

**Minutes of the Regular Meeting of the
BOARD OF ADJUSTMENTS**

**Tuesday, March 16, 2004
4:00 p.m.
Lake Lure Municipal Center**

PRESENT: Beth Rose, Chairperson
 Mary Ann Dotson, Vice Chairperson
 Fred Noble
 Stephen Webber
 Werner Maringer
 Harvey Jacques, Alt.

Also present were: Terri Potts, Zoning Administrator
 Monica Stofer, Recording Sec.
 Blaine Cox, Liaison

Absent: Scott Salik, Alt.

Chairperson Rose called the meeting to order at 4:05 p.m.

The agenda was moved for approval by Mr. Noble. The motion was seconded by Mr. Maringer and then unanimously approved.

The minutes from the February 24, 2004 meeting were moved for approval by Mr. Maringer. The motion was seconded by Mr. Noble and then unanimously approved.

1. ZV-04-01, a request from Allen Bosworth for an after the fact lake front yard setback variance.

Mr. Jacques sat in place of Mr. Noble, he was absent last month.

Mr. Bosworth was present and sworn in. Mr. Bosworth stated that he was asked to work with Ms. Potts and feels that they have done that. The changes are brought before you now. The request is to remove the front portion which is in the setback and leave the back part. The deck will be like the drawing in the package.

Mr. Maringer moved to grant ZV-04-01, according to the drawings submitted by Mr. Bosworth with such stipulations, that the structures are limited to those in particular application and no additional structure is to be built in this variance in the 35' setback other than what was specified. The motion was seconded by Mr. Jacques and approved with 4 yes and 1no.

2. ZV-04-02, a request from Steven Pruette, acting as agent, for Susan Edwards from

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section 92.040, front yard street setback.

Mr. Pruette was sworn in. Mr. Pruette stated that the applicant is handicapped and the oversized garage would make it easier for the van and the applicant if it were level with the house.

Based on the finding of facts, Mr. Webber moved that ZV-04-02 be approved. The motion was seconded by Mr. Noble and unanimously approved.

3. ZV-04-03, a request from Mike and Diane Sheehan from section 92.040, front yard street setback.

Mr. Sheehan was sworn in. Mr. Sheehan stated that he has owned the property for six years. The home is now 1,000 square feet. They are now doing interior work.

Mrs. Rose moved to table to next month meeting with more information provided. The motion was seconded by Mr. Noble and approved with a four to one vote.

Under old business, Ms. Potts informed the board that a few changes have been made and the Planning and Zoning board has sent to council.

Since there was no further business, the meeting was adjourned at 5:15 p.m.