

**Minutes of the Regular Meeting of the  
BOARD OF ADJUSTMENTS  
Tuesday, July 16, 2002  
4:00 p.m.  
Lake Lure Municipal Center**

PRESENT:           Beth Rose, Chairman  
                  Mary Ann Dotson  
                  Robert Beach  
                  Werner Maringer  
                  Ken Jordan

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

Chairman Rose called the meeting to order at 4:10 p.m.

Mr. Maringer and Mr. Jordan, alternates, were sitting in for Mike Williams and Fred Noble, they were not present at this meeting.

Mr. Jordan moved for approval of the agenda. The motion was seconded by Mr. Beach and unanimously approved.

The minutes from the May 21, 2002 were considered upon a motion from Mr. Maringer. The motion was seconded by Mr. Beach and unanimously approved.

Chairman Rose asked that new business be next on the agenda. She requested to have the meeting time moved to 4:30 p.m. for those who travel from far away. Mr. Beach moved for 4:30. The motion was seconded by Mr. Maringer and unanimously approved.

**1.     ZV-02-05, a request from Larry Lindsay for a variance from section 94.040 front street yard of 40' to 20' at Lot 192 Buzzards Place, Riverbend.**

Mr. Lindsay was sworn in. He answered several questions from the board. This request is being made due to the topography of the lot. Development is severely restricted on this lot by topography and elevation. The covenants of the Riverbend Subdivision may prohibit development within this setback. However, the Town of Lake Lure does not enforce, or endorse any subdivisions covenants. This is considered a private contract between property owner and developer. The applicant is however, in compliance with Lake Lure Ordinance. The granting of this variance will not supercede the covenant restrictions of the subdivision. The applicant is aware of this.

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**Mr. Maringer moved to grant the variance for ZV-02-05. The motion was seconded by Mr. Beach and unanimously approved.**

In old business, Chairman Rose reminded the board of the meeting in Asheville if anyone would like to go, to get with Terri on those dates.

Since there was no further business the meeting was adjourned at 4:40 p.m.