

CITY OF MOODY
ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

The Zoning Board of Adjustments and Appeals held a called meeting on February 18, 2020. Chairman Joe Wilson called the meeting to order at 5:59 P.M.

ROLL CALL: Present: Chairman Joe Wilson, Members, Robert Fraser, Mike Newton, David Huckabee, Matthew Dyer and Attorney Joseph Kemp

Absent: Jason Tuggle

APPROVE MINUTES FROM JANUARY 21, 2020: Member Robert Fraser made a motion to approve the meeting minutes from January 21, 2020. Member David Huckabee seconded the motion. All present voted AYE: the vote to approve the meeting minutes from January 21, 2020 was unanimous.

PUBLIC HEARING-RICK LAYFIELD REQUESTS A VARIANCE TO REDUCE SIDE SETBACK AT 309 VIRGIL COURT AND FURTHER IDENTIFIED AS ST. CLAIR COUNTY TAX ID #24-04-17-0-001-008.033.

Rick Layfield addressed the board to request a 2 ft. 4 in. setback variance on the back right hand side of the stated property. He explained that another builder had begun the house without attaining a variance and then abandoned the job. When Layfield was hired to finish the house he had it surveyed and found it to be only 7 ft. 6 in. from the side property line rather than the 10 ft. distance required in city ordinance. He is seeking a variance because it is too late for the house to be moved and Regions bank is unwilling to fund any more to the project unless a variance is approved.

J.W. ~~Acting Chairman Robert Fraser~~ *Joe Wilson* opened the board for public hearing. After all present had an opportunity to address the board, Acting Chairman Robert Fraser closed the public hearing for discussion/action by the board.

Member Robert Fraser made a motion to approve the variance request. Member Mike Newton second. All present voted AYE: Motion to approve the request was unanimous.

There being no further business to come before this Board, Chairman Joe Wilson adjourned the meeting at 6:01 P.M.

X *Elisabeth Kannon*

Elisabeth Kannon
Administrative Assistant

X *Joe Wilson*

Joe Wilson
Chairman