

UNIFIED BOARD OF ZONING APPEALS
Meeting Minutes
August 10, 2016

I. Call to order

Chairman Kenneth Harless called to order the meeting of the Unified Board of Zoning Appeals at 12:00 PM on Wednesday, August 10, 2016 in the council chambers at Dalton City Hall.

II. Roll call

The following persons were present:

Board members:

Mike Brown

Debby Peppers

Kenneth Harless

Austin King

Tracy Ward

Staff members:

Jean Price-Garland, Dalton-Whitfield Zoning

Robert Smalley, County Attorney

Ethan Calhoun, Northwest Georgia Regional Commission

III. Approval of minutes from last BZA meeting

Motion to approve the minutes of the July 13, 2016 Unified Board of Zoning Appeals meeting was made by Tracy Ward and seconded by Austin King. The motion was approved 5-0.

IV. New Business

Appeal Hearing

Applicant: John Davis, Agent

Owner: Battle Ridge Land Company; 310 Selvidge Street (City of Dalton)

Juan Lama and Randy Parker were present at the hearing representing John Davis. Staff presented a GIS layout of the property, and explained the circumstances surrounding the case. The subject property consists of approximately 0.47 acres located along the east side of Selvidge Street north of Waugh Street in downtown Dalton. A former residence which has been converted to a professional office building is located on the property. The property is zoned C-4, Transitional Commercial, and is located within the city limits of Dalton.

Staff explained the following:

The zoning ordinance requires a fifteen foot front building setback in the C-4 zoning district. Because the existing building is only sixteen feet from the right of way of Selvidge Street, the proposed 8-foot wide porch would encroach seven (7) feet into the building setback. The properties along this portion of Selvidge Street are former residences now used as professional offices. While Selvidge Street is a two lane street, it has an unusually wide 80-foot right of way. This causes the former residences to be very close to the edge of the right of way even though they are quite far from the edge of the pavement. The former residence on this property in particular is only sixteen feet from the right of way but is forty feet from the edge of the pavement. It is the intent of the

owner to add to the aesthetic appearance of the building in an attempt to give it a “residential” feel similar to the other residences-turned-offices in this area of downtown Dalton. The owner intends to remove the fabric window dormers and construct a covered 8’x26’ porch along the front. Other former residences in this section of Selvidge Street have been allowed to construct handicap ramps, signage, and porches to enhance the offices while still maintaining the residential appearance of the area. This is not a situation unique to Dalton, but is very much in keeping with a tradition of transitioning downtown area residences to professional offices. The Dalton Public Works Director has stated this portion of Selvidge Street has minimal traffic volume and it is very unlikely that it will be widened in the foreseeable future. If the variance is granted, the new porch addition will be 32 feet back from the edge of the pavement and 8 feet back from the edge of the right of way.

The applicant requested a variance from Chart 3.7 of the Unified Zoning Ordinance to allow the construction of a porch addition within the required fifteen (15) foot front building setback area for a parcel in the C-4, Transitional Commercial zoning district.

Noting that all the conditions for granting a variance had been met, Tracy Ward made a motion, seconded by Mike Brown, to grant the variance.
The motion passed 5-0.

V. Other business

Staff reported there was no other business to discuss.

VI. Adjournment

Chairman Kenneth Harless adjourned the meeting at 12:06 PM.

Minutes respectfully submitted by: **Jean Price-Garland**