

REGULAR SESSION

AUGUST 14, 2012

The Zoning Board of Adjustments of the City of Athens, Texas met in Regular Session on Tuesday, August 14, 2012, 4:00 p.m. in the Council Chambers of Athens City Hall Annex with the following members present, to-wit:

Bob McDonald
Jack Bateman
Mamie Stafford
Joe Whatley
Todd Fowler

Gary Crecelius, Director of Planning & Development
Pam Watson, City Secretary
Pam Burton, City Administrator

others present: Nancy Duff and other interested citizens;

constituting a quorum at which time the following proceedings were enacted, to-wit:

Member McDonald called the meeting to Order.

CONSIDER APPROVING THE MINUTES OF THE MARCH 13, 2012 REGULAR SESSION

A motion was made by Member Whatley, seconded by Member Stafford to approve the minutes of the March 13, 2012 Regular Session, as written. The motion carried unanimously.

PUBLIC HEARING CONCERNING VARIANCE TO CENTRAL BUSINESS DISTRICT, SECTION 27.4 SPECIAL REQUIREMENTS, C. DESIGN STANDARDS, 7. AWNINGS FOR LOT 3A, BLOCK 9, ATHENS ORIGINAL TOWN, OWNED BY HENRY REALTY CO., INC./NANCY DUFF (114 N. PALESTINE ST.)

Gary Crecelius, Director of Planning & Development explained that Ms. Duff is requesting a variance to allow for a metal awning to be placed over the existing wooden awning located on property she currently leases to Harris Furniture on the East side of the square. He stated that the Central Business District Design Standards, as revised in October 2011, prohibit metal awnings and require them to be constructed of woven cloth or linen fabric.

Ms. Duff explained that she will be removing the wooden shingles, however, she will be leaving the existing timber frame which will be reinforced and the metal awning will be placed over the frame. She stated that her contractor has informed her that the existing frame cannot be removed or the building will be damaged. She stated that she is also requesting a metal awning due to cloth awnings requiring constant repair.

Member Bateman expressed his desire to see the East side of the square cleaned up.

Member McDonald expressed concerns with the existing framework, feeling that the basic structure should be inspected to assure that it will support an awning, with Ms. Duff stating that her contractor has assured her that it will support a metal awning. He also expressed concerns with setting a precedence if the variance is granted.

Mr. Crecelius stated that he has serious reservations concerning the framework under the existing awning.

After discussion, Member Stafford recommended that the item be tabled to allow Ms. Duff to obtain her Contractor's opinion in writing, with Member Fowler recommending that the Contractor be present.

CONSIDER VARIANCE TO CENTRAL BUSINESS DISTRICT, SECTION 27.4
SPECIAL REQUIREMENTS, C. DESIGN STANDARDS, 7. AWNINGS FOR LOT
3A, BLOCK 9, ATHENS ORIGINAL TOWN, OWNED BY HENRY REALTY
CO., INC./NANCY DUFF (114 N. PALESTINE ST.)

A motion was made by Member Stafford, seconded by Member Whatley to table the item until the next meeting to allow Ms. Duff to obtain the Contractor's opinion concerning the existing structure, either in person or in writing. The motion carried unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED THIS 11TH DAY OF SEPTEMBER, 2012.

Bob McDonald, Chairman

ATTEST:

Pam Watson, City Secretary