

REGULAR SESSION

SEPTEMBER 11, 2012

The Zoning Board of Adjustments of the City of Athens, Texas met in Regular Session on Tuesday, September 11, 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

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

others present: Nancy Duff, Jerry Don Vaught, Kathy Means, and other interested citizens;

with the following member absent: Todd Fowler;

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 AUGUST 14, 2012
REGULAR SESSION

A motion was made by Member Bateman, seconded by Member Whatley to approve the minutes of the August 14, 2012 Regular Session, as written. The motion carried unanimously.

DISCUSS/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.)

Gary Crecelius, Director of Planning & Development, explained that this item was tabled during the August meeting to allow Ms. Duff to have her Contractor present for discussions concerning the strength of the structure and if it was sufficient to support a metal awning.

Member McDonald stated that the Board should be discussing whether a hardship exists and not the structure itself.

John Griffin, Contractor for Ms. Duff, explained that the wooden framework is attached to the building, with there being a metal structure underneath. He stated that they would like to remove the wooden structure and be allowed to utilize the metal structure that exists.

Member Whatley expressed his feelings that this could be considered either an awning or canopy. After discussions, Mr. Crecelius explained that the definitions in the Zoning Ordinance were utilized in making the determination that this is an awning.

Member McDonald asked Mr. Griffin why the entire structure could not be removed, with Mr. Griffin stating that it could be removed.

Member McDonald expressed his feelings that an awning can be installed at this location, the hardship is economic, and the Board is not authorized to grant a variance based on an economic hardship.

Member Bateman expressed his concerns with creating consistency around the downtown square, as well as concerns with setting a precedence.

After discussion, a motion was made by Member Bateman, seconded by Member Stafford to deny the variance to Central Business District, Section 27.4 Special Requirements, C. Design Standards, 7. Awnings for Lot 3A, Block 9, Athens Original Town. The motion carried unanimously.

ADJOURN

The meeting was adjourned.

PASSED AND APPROVED THIS 9TH DAY OF OCTOBER, 2012.

Bob McDonald, Chairman

ATTEST:

Pam Watson, City Secretary