

HARRIS COUNTY BOARD OF ZONING ADJUSTMENTS

February 28, 2019

7:00 PM

Harris County Courthouse, Room 223, Hamilton, GA

Members Present: Chris Butzon, Dewey Batchelor, Lora Taft, Tim Shelton and Michael Downs.
Staff Present: Brian Williams

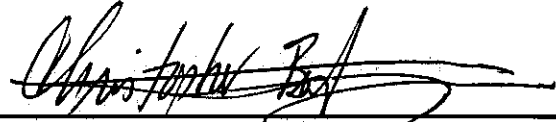
1. **CALL TO ORDER.** Chairman Butzon called the meeting to order with a quorum present and welcomed new BZA Board Member, Lora Taft.
2. **MINUTES.** The motion to approve minutes of the December 6, 2018 meeting was made by Mr. Downs, seconded by Mr. Shelton, and passed unanimously.
3. **ELECTION of CHAIRMAN and VICE-CHAIRMAN.**

A motion was made by Mr. Batchelor to nominate Mr. Butzon as Chairman, seconded by Mrs. Taft, and passed unanimously.

A motion was made by Mr. Downs to nominate Mr. Batchelor as Vice-Chairman, seconded by Mr. Butzon, and passed unanimously.
4. **ADOPTION OF 2019 SCHEDULE.** The motion for the adoption of the 2019 Board of Zoning Adjustments schedule was made by Mrs. Taft, seconded by Mr. Batchelor, and passed unanimously.
5. **NEW BUSINESS**
 - A. **Variance Request of Sarah Barr regarding the placement of a garage/workshop in front of the residence adjacent to driveway; property located at 242 Richardson Road, Fortson, Ga.** Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. Mrs. Taft asked if the structure would interfere with the existing septic system. The applicant, Sarah Barr, responded that the proposed location of the detached garage will not interfere with the septic system, that it would be used only as a detached garage and would not be visible to adjacent properties. Chairman Butzon asked Brian Williams if letters had been sent to adjacent property owners and if ads had been published in the local paper. Mr. Williams indicated that ads had been published and letters were sent to adjacent property owners and that no comments had been received concerning the variance as of February 22, 2019. There being no further comments or questions, the motion to approve the variance was made by Mr. Shelton, seconded by Mr. Downs, and passed unanimously.
 - B. **Variance Request of Howard P. Schneider regarding the placement of a detached garage (accessory structure) to be located in the front yard; property located at 184 Green Ridge Road, Cataula, Ga.** Chairman Butzon asked if the board members had reviewed the application and asked if there were any questions. Mr. Williams noted to the Board that this is an existing detached carport and did not require a building permit. Mr. Downs asked if the structure required approval from an HOA Architectural Control Committee. The applicant, Howard Schneider, replied that there is not an HOA Architectural Control Committee in his subdivision. Chairman Butzon asked Mr. Schneider what was the height of the roof, to which Mr. Schneider replied "8 feet". Chairman Butzon asked Brian Williams if letters had been sent to adjacent property owners and if the ads had been published in the local paper.

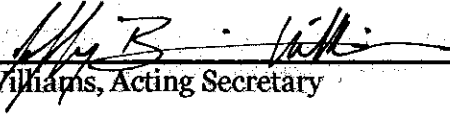
Mr. Williams indicated that ads had been published and letters were sent to adjacent property owners and that no comments had been received concerning the variance as of February 22, 2019. There being no further comments or questions, the motion to approve the variance was made by Mr. Downs, seconded by Mrs. Taft, and passed unanimously.

4. **ADJOURNMENT.** There being no further business to discuss, the motion to adjourn was made by Mr. Shelton, seconded by Mrs. Taft, and passed unanimously.



Christopher Butzon, Chairman

Attest:



Brian Williams, Acting Secretary

5-30-2019