

**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**  
**January 23, 2023**  
**5:30 PM**

**LOCATION:**  
City /County Meeting Room  
905 West Avenue

**MEMBERS PRESENT:**  
Sharon T. Bryant, James Bradshaw, Leah Hamilton, Lucy McCarl, Tim Scobie

**STAFF PRESENT:**  
Hannah Williams, Lauren Hartley

A quorum was established and Chairperson Bryant called the meeting to order.

**MINUTES:**

Board Member McCarl moved approval of the meeting minutes of April 25, 2022. Board Member Scobie seconded the motion, which was voted upon and passed by unanimous vote.

**NEW BUSINESS:**

**1. 701 Stage Street NW**

Applicant: James Goines  
Owner: James Goines  
Location: 701 Stage St NW  
**V# 2-22** A variance requesting 15 ft. to allow a 10 ft. street side yard setback, where 25 ft. is required (R-6 standards, sec. 800, table A).

*Recommended Action:* Staff recommends approval of the variance request, subject to the conditions in the staff report.

Hannah Williams and James Goines were placed under oath.

This item was presented by Hannah Williams using a PowerPoint presentation. The variance request is for 701 Stage Street NW, located in the West End neighborhood. Ms. Williams stated for the record, a correction on page 1 of the staff report should read, *A sign was posted on the subject property advertising the evidentiary hearing on January 23, 2023.*

The applicant has requested a 15 ft. variance from the street side yard setback of 25 ft. to allow for a 10 ft. setback. The current 25 ft. setback gives very little room for any kind of construction. It is shown in the staff report where the Duke Power lines run across the property and the right of way. Staff was unable to find any recorded right of way from Duke Power. Staff is recommending approval of the variance. Hannah Williams read the staff findings and conditions for the record.

General discussion from the Board ensued.

The applicant, James Goines of 418 Realty Street approached the podium. He addressed the concerns regarding the Duke Power right of way and stated he is in contact with a Duke Power engineer. Mr. Goines stated he is aware no structure can be within 25' from a pole. He would like to possibly have three structures on the property.

Chairperson Bryant closed the public hearing.

**Board Member McCarl made a motion to approve the variance request with the four conditions as presented in the staff report. Board Member Hamilton seconded the motion, which was voted upon and passed unanimously.**

**ADJOURNMENT:**

There being no further business to be brought before the Board, Chairperson Bryant adjourned the meeting at 6:00 p.m.

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**Sharon T. Bryant, Chair**

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**Hannah Williams,  
Planning Director**