

**MINUTES OF THE SPECIAL  
MEETING OF THE  
LAKESITE CITY ZONING BOARD OF APPEALS**

**JUNE 10, 2003**

Chairman Bernard Gloster called the special meeting of the Lakesite Zoning Board of Appeals to order at 8:00 p.m. Board members in attendance were Chairman Gloster, Phil Burkett, and John McPherson. Robert Mullin and Ken Wilkerson were absent. John McPherson made a motion to accept the minutes of the June 4, 2003 meeting. Phil Burkett seconded the motion. All members voted aye and motion carried.

Tammy Brewton, of 2323 Buffalo Lane, asked for a variance to allow her to rebuild her home which burned and was a total loss in March 2003. Her insurance payoff allowed for rebuilding of the same size home as the one which burned. Under R1 zone, page 23 of the Zoning Ordinance, floor regulations require 1600 square feet for a one story home. Under non-conforming uses, page 13 of the Zoning Ordinance, (Chapter II, Section 205.04) states that nothing in this ordinance.....prevent the restoration within one year of the building destroyed to the extent of not more than 60% of its value by fire. The home was destroyed by more than 60%. The new home would be 1385 square feet, 85 square feet larger than the 1300 square foot home destroyed. Ms. Brewton said that she was unable to afford the 1600 square foot home.

This change is requested on the grounds that a practical hardship exists. The relief of the hardship is in harmony with the general intent of the Zoning Board; it will not establish substantial detriment to the public good.

Phil Burkett made a motion to grant a variance to the size requirement of a home to be constructed at 2323 Buffalo Lane from 1600 square feet to 1385 square feet. John McPherson seconded the motion. Roll call vote: all members voted aye and the variance request was granted.

Chairman Gloster adjourned the meeting at 8:10 p.m.

Minutes:      Approved ( )  
                  Amended ( )

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Recorder

\_\_\_\_\_  
Date

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Chairman