

## MINUTES OF MEETING

### HOOVER BOARD OF ZONING ADJUSTMENT

**Date:** January 3, 2019  
**Time:** 7:30 P.M.  
**Place:** Hoover Municipal Center  
**Present:** Mr. Dan Mikos  
Mr. Jim Brush  
Mr. Kyle Puchta  
Mr. Lawren Pratt  
Mr. Curtis Jackson  
Mr. David LeCompte  
Mr. TJ Dolan

**Also Present:** Mr. Mac Martin – City Planner  
Ms. Vanessa Bradstreet – Zoning Assistant

#### 1. CALL TO ORDER

The meeting was called to order by Mr. Mikos. The secretary had the roll call and a quorum was present. Mr. Mikos welcomed BZA's newest member, Mr. TJ Dolan, to the board. Mr. Mikos announced the voting members for this meeting would be himself, Mr. Puchta, Mr. Brush, Mr. LeCompte, and Mr. Pratt.

2. Mr. Mikos asked if anyone had any additions or corrections to the minutes from the November 1<sup>st</sup> and December 6, 2018, BZA meetings. There being none, Mr. Mikos asked for the minutes to be approved by acclamation.
3. Election of Officers: Mr. Mikos asked if there was a nomination for Chairman. Mr. Brush nominated Mr. Mikos for Chairman. Mr. Puchta seconded the nomination. Mr. Mikos asked if there were any other nominations. There were none. The nominations were closed. Mr. Mikos was unanimously elected Chairman for the upcoming year.

Mr. Mikos then asked for a nomination for Vice-Chairman. Mr. Brush nominated Mr. Puchta for Vice-Chairman. Mr. Pratt seconded the nomination. Mr. Mikos asked if there were any other nominations. There were none. A vote was taken and Mr. Puchta was unanimously elected Vice-Chairman for the upcoming year.

4. **BZA-0119-01** – Mr. Jon Rasmussen, PE, Gonzalez-Strength & Associates, acting on behalf of the owner, Kiritkumar M. Parekh, is requesting to extend previously approved variances at **2311 John Hawkins Parkway** for an increase in site coverage of the building to 16.7% and permit a maximum area for signage on the building at 58 square feet. This request is for a proposed Pet Suites Resort. The property is zoned C-1 (Neighborhood Shopping District).

Mr. Charlie Beavers, attorney on behalf of the applicant, stated as indicated on the application request, this case was simply asking permission to extend the variances that were previously granted for the size and footprint of the building in respect to the size of the signage. Mr. Beavers explained the building was exactly the same size and had been moved forward some on the site to move it further from the neighborhood. Mr. Beavers stated the change in the development plan was not part of the variances that were granted but there was a significant change in that there would be no outdoor run or activities of any kind associated with the development but everything else remained the same.

Mr. Brush asked how many feet forward the building was going to move. Mr. Beavers answered it was approximately between 30 and 40 feet as he recalled. Mr. Beavers stated the purpose of that was simply to shift it forward and give it more buffer between there and the neighborhood. Mr. Brush also asked about the additional landscaping that was being proposed. Mr. Jon Rasmussen showed plans that depicted how the building had been shifted up toward Hwy 150 (again, giving more buffer between the building and the residents behind the building).

Mr. Beavers stated there had been quite a bit of additional plantings and bufferings done since this board had first seen the plan. Mr. Mikos asked if there were any other questions from the board members. There were none. Mr. Mikos asked for a motion. Mr. Pratt made a motion to approve BZA-0119-01 as submitted. Mr. Puchta seconded the motion. With a roll call vote, Mr. Mikos, Mr. Puchta, Mr. Brush, Mr. LeCompte, and Mr. Pratt unanimously approved this case.

With no further business, the meeting was adjourned.

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Vanessa Bradstreet, Secretary, Board of Zoning Adjustment