

CANTON BOARD OF ADJUSTMENT
1:00 P.M., WEDNESDAY, FEBRUARY 14, 1996
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers with Chairman Ben Shirey presiding. Members present were Don Hackney and Charles Lide. Members absent were Alton Smith and Harry Minton.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Shirey
2. DISCUSS AND CONSIDER A REQUEST FOR A VARIANCE PERTAINING TO THE FRONT PROPERTY LINE SET BACK ON LOT 15 OF THE WESTRIDGE ADDITION (LISA CIRCLE) - City Manager Johnny Mallory explained Mr. McQueen applied for a building permit on said lot, however, constructing the home in line with the existing homes on the same side of the street would encroach on the 30 foot front property line set back requirement. Mr. McQueen is requesting a variance which would allow the construction of his home to be no closer to the front property line than the others on the same block. Neighboring property owners responded in favor by signatures.

Don Hackney made a motion to grant said variance. Charles Lide seconded and all were in favor.

3. ADJOURN - There being no other items for discussion, the meeting adjourned at 1:20 p.m.

CANTON BOARD OF ADJUSTMENT
1:15 P.M., WEDNESDAY, FEBRUARY 21, 1996
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers with Chairman Ben Shire presiding. Members present were Harry Minton, Don Hackney, and Charles Lide. Alton Smith was absent.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER A REQUEST FOR A 7 FOOT VARIANCE PERTAINING TO THE FRONT PROPERTY LINE SET BACK ON A TRACT OF LAND ON HIGHWAY 243 ACROSS FROM TRADER'S VILLAGE SHOPPING CENTER - Chairman Shirey explained he would be abstaining from any action as the request is from the First National Bank of Canton, his employer. He explained the bank's desire to build a drive-thru facility on the property between Lloyd's Lube and State Farm Insurance, the lot being approximately 95 feet deep and 220 feet wide. Mr. Shirey reviewed a site plan of the construction and explained the 25 foot front property line set back would require the bank to eliminate one of the drive thru lanes. He requested, on behalf of the bank, the Board allow them a 7 foot variance, building 18 feet off the front property line.

Following a brief discussion, Harry Minton made a motion to grant the requested variance. Don Hackney seconded and all were in favor with Ben Shirey abstaining.

3. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT
1:00 P.M., TUESDAY, APRIL 23, 1996
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers. Members present were Don Hackney, Alton Smith, Harry Minton, and Charles Lide. Chairman Ben Shirey was absent.

1. CALL MEETING TO ORDER - Don Hackney
2. DISCUSS AND CONSIDER A REQUEST FOR VARIANCE OF FOUR (4) FEET ON THE BACK AND SIDE PROPERTY SET BACKS - MR. KEVIN PIERCE, 342 W. GOSHEN - The Board reviewed the request along with a drawing of the proposed detached carport/shop. All responses received from neighboring property owners were in favor. Alton Smith made a motion to grant the 4 foot variance on both the back and side property set backs, allowing construction up to 4 feet of the property line rather than 8 feet. Harry Minton seconded and all were in favor.
3. DISCUSS AND CONSIDER GRANTING CANTON RESIDENTIAL CENTER, 1755 ELLIOTT DRIVE A SPECIAL EXCEPTION USE IN MULTIPLE FAMILY RESIDENTIAL DISTRICTS FOR THE OPERATION OF THE EXISTING NURSING/CONVALESCENT TYPE FACILITY - Mr. Mallory explained the existing facility has operated as non-conforming since the adoption of the zoning ordinance. The City Council recently changed the zoning on said property to Multi-Family Residential - 1. This type facility is allowed in MF-1 by special exception from the Board. Harry Minton made a motion to grant a special exception for the operation of the Canton Residential Center in a multiple family residential district. Alton Smith seconded and all were in favor.
4. ADJOURN - There being no further items for consideration, the meeting adjourned at 1:15 p.m.

CANTON BOARD OF ADJUSTMENT
1:00 P.M., MONDAY, JULY 22, 1996
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers. Members present were Don Hackney, Harry Minton, Alton Smith, and Walter Clemments. Chairman Ben Shirey was absent.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Don Hackney
2. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO REQUEST FROM KELLY DYKES FOR A VARIANCE ON PROPERTY SET BACKS FOR THE REPLACEMENT OF A CARPORT AT 161 E. GOSHEN STREET - City Manager Johnny Mallory explained Mr. Dykes is requesting to tear down an existing carport at his residence, 161 E. Goshen, and replace it with a new carport and storage facility. The existing carport was built prior to the zoning ordinance and placed on the side and rear property lines rather than 8 feet from the line. One response has been received from neighboring property owners, it being in favor of the request. Following a brief discussion, Alton Smith made a motion to grant the variance. Harry Minton seconded and all were in favor.
3. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT
1:00 P.M., THURSDAY, AUGUST 22, 1996
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers. Chairman Ben Shirey presided and members present were Walter Clemments and Harry Minton. Those absent were Don Hackney and Alton Smith.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER REQUEST FOR SET BACK VARIANCES OF 7 FEET FROM THE BACK AND EAST SIDE PROPERTY LINES ON THE VACANT LOT NEXT TO 1220 TOWER - MR. HOWARD PAUL STEGALL - The Board reviewed Mr. Stegall's request to build a detached carport at the back of his property within one foot of both the side and back property lines. No objections were received from neighboring property owners. Harry Minton made a motion to grant the requested variance. Walter Clemments seconded and all were in favor.
3. DISCUSS AND CONSIDER A REQUEST FOR A SET BACK VARIANCE OF 5 FEET FROM THE FRONT PROPERTY LINE AT 1335 SHADY LANE - MRS. HAVAH THURMAN - City Manager Johnny Mallory explained Ms. Thurman had moved in an aluminum carport without knowledge of the 30 foot set back requirement off the front property line. The carport presently sets 25 feet from the property line, requiring a 5 foot variance. No objections were received from neighboring property owners. Walter Clemments made a motion to grant the 5 foot variance. Harry Minton seconded and all were in favor.
4. DISCUSS AND CONSIDER A REQUEST FOR A SET BACK VARIANCE OF 7 FEET FROM THE FRONT PROPERTY LINE AT 540 S. ATHENS - MR. W. BRIAN MILLER - The Board reviewed Mr. Miller's request to add a front porch to the house at 540 S. Athens, extending the porch up to 23 feet from the front property line. Again, no objections were received from neighboring property owners. Responses received were in favor as they felt it would improve the appearance of the home. Walter Clemments made a motion to approve a 7 foot variance off the front property line set-back. Harry Minton seconded and all were in favor.
5. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT
1:00 P.M., TUESDAY, NOVEMBER 19, 1996

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers. Members present were Don Hackney, Harry Minton, and Ben Shirey. Those absent were Walter Clemments and Alton Smith.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO REQUEST FROM MS. PAULA WILLIAMSON FOR A 5 1/2 FOOT SET BACK VARIANCE ON THE NORTH SIDE PROPERTY LINE AT 315 S. GRAND SALINE STREET - The Board reviewed the application for a variance and were informed that no responses had been received from neighboring property owners either in favor or against the request. Ms. Williamson was present and explained the variance would be for the construction of a lattice work/partial fiber glass detached carport. Following a brief discussion, Harry Minton made a motion to grant the requested variance. Don Hackney seconded and all were in favor.
3. ADJOURN - There being no additional agenda items, the meeting adjourned at 1:10 p.m.