

**CANTON BOARD OF ADJUSTMENT
12:30 P.M., THURSDAY, FEBRUARY 8, 2018
CANTON CITY HALL
201 N. BUFFALO, CANTON, TEXAS**

MINUTES

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Candice Benson, Jerry Yarbrough, Gerald Reed, and Buddy Jacobs. Member Terrica Stowell was absent. Also present was Assistant City Manager Andy Wolfe.

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Candice Benson called the meeting to order and declared a quorum present at 1:05 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF OCTOBER 5, 2017 MEETING – The minutes of the October 5, 2017, meeting were approved with the stated change upon motion by Jerry Yarbrough and second by Gerald Reed.
3. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO THE 1985 ZONING ORDINANCE REGULATING THE SETBACK REQUIREMENT TO CONSTRUCT A PORCH ON A PRIMARY BUILDING AT 110 GROVES STREET, CANTON, TEXAS, CURRENTLY OWNED BY HENRY LEWIS – Mr. Wolfe reported six letters were sent to adjoining property owners with one response returned in favor. Jerry Yarbrough made a motion to grant the request for a variance. Mr. Lewis said he wanted to have a variance of seven feet so he would be eighteen feet from the property line to build a porch. The setback is set at twenty-five feet. Buddy Jacobs seconded the motion. All voted in favor.
4. DISCUSS AND CONSIDER REQUEST FOR A VARIANCE TO THE 1985 ZONING ORDINANCE REGULATING THE SETBACK REQUIREMENT TO CONSTRUCT A RESIDENCE ON LOT 4, BLOCK 2 OF THE REID ADDITION (ON LITTLE ROCK STREET AT ELM), CANTON, TEXAS, CURRENTLY OWNED BY MOLLIE TRENT – Mr. Wolfe said eleven letters were sent to neighboring property owners. No responses were received. Mr. Wolfe explained the lot was a lot smaller than currently allowed in the zoning. It was legal non-conforming. Mr. Jacobs made a motion to grant the request for a variance from thirty to twenty feet. Gerald Reed seconded. All voted in favor.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 1:20 p.m.

ATTEST:


Debra Johnson
City Secretary


Candice Benson, Chairperson