

BOARD OF ADJUSTMENTS

December 6, 1985

12:30 p.m.

On Friday, December 6th, 1985, the Board of Adjustments met at City Hall at 12:30 p.m. at a called meeting. Members Present were Russell Eubank, Henry Lewis, Glen Wallace and Ron Sanford. Guests attending were Norman Butts and Gene Levine who were asking for a special exception to allow manufacturing of wooden toys at the old lumber yard on Highway 64 near Highway 19.

Russell Eubank was elected chairman of the Board of Adjustments.

Henry Lewis motioned to grant the request of Gene Levine. Glen Wallace seconded the motion and all were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS

September 2, 1986

2:00 p.m.

The Board of Adjustments met at a called meeting on Tuesday, September 2nd, 1986, at 2:00 p.m., in the Canton City Hall. Russell Eubank, Arnold Paul, Ron Sanford and Glen Wallace were present. Henry Lewis was absent.

Discussion was held concerning the request received from the First National Bank for a variance on the lot set back. They would like to extend their building and require a variance. The Board was in unanimous agreement to grant the variance as outlined.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
September 30, 1986  
12:00 p.m.

The Board of Adjustments met at a called meeting on Tuesday, September 30th, 1986, at 12:00 p.m., in the Canton City Hall. Glen Wallace, Henry Lewis, Russell Eubank and Ron Sanford were present. Arnold Paul was absent.

Discussion was held concerning the request from the Kreymer KCompanies for a variance on the density requirement for multip-family residential areas. They requested a variance from the 12 units per acre to 20 units per acre. Henry Lewis motioned with Ron Sanford seconding, to grant the requested variance. All were in favor.

Miss Gail's Pre-School is presently located in single family detailed residential area. A Variance is needed to comply with the zoning ordinance. Glen Wallace abstained from this issue due to conflict of interest. Ron Sanford motioned, with Henry Lewis seconding, to allow the variance. All were in favor.

The Canton Child Development Center is also currently located in a single family detached residential area, which zoning allows a child care facility by special exception. After discussion, Henry Lewis motioned, seconded by Ron Sanford to grant a special exception to allow the Canton Child Development Center to conduct business in the single family detached residential area. All were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
October 16, 1986  
12:00 p.m.

The Board of Adjustments met at a called meeting on Thursday, October 17th, 1986, at 12:00 p.m., in the Canton City Hall. Glen Wallace, Ron Sanford and Jimmy Boroughs were present. Henry Lewis and Russell Eubank were absent.

Discussion was held concerning the request received from Bonny Sumner for a variance on the lot set back at his property known as the Minit Stop. He would like to construct a canopy at this location which would require a variance of 13 feet on the West side of the property and 4 feet on the South side. Glen Wallace motioned to grant the variance and Ron Sanford seconded the motion. All were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
January 16, 1987  
12:00 p.m.

The Board of Adjustments met at a called meeting on Friday, January 16th, 1987, at 12:00 p.m., in the Canton City Hall. Jimmy Borroughs, Ron Sanford, Glen Wallace and Henry Lewis were present. Russell Eubank was absent.

Discussion was held concerning the request from Mrs. Val Goggans of 672 Sides Circle for a 25 foot set back variance so that she could construct a carport. It was brought to the Board's attention that the deed restrictions for that subdivision call for a minimum of a 20 foot set back. Board stated that they did not have the power to alter deed restrictions and thus the variance could not be granted.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
January 19, 1987  
11:00 a.m.

The Board of Adjustments met at a called meeting on Monday, January 19th, 1987, at 11:00 a.m., in the Canton City Hall. Russell Eubank was the only member absent.

Discussion was held concerning the request from Larry Neal doing business as Canton Tires & Radio Shack for a variance of 8 feet on the 25 feet set back on Zoning B-2. Jimmy Boroughs motioned with Glen Wallace seconding, to grant the variance. All were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
June 10, 1987  
1:00 p.m.

The Board of Adjustments met at a called meeting on Wednesday, June 10th, 1987, at 1:00 p.m., in the Canton City Hall. Jimmy Boroughs, Ron Sanford and Henry Lewis were present.

Discussion was held concerning a request from Mrs. Winnie Priest for a variance on the lot set back on Lot #7 of Mill Creek Homes Addition. It was pointed out to the Board that the home could be located in such a manner on the lot that the set back requirements would be met.

Discussion was also held on a request from Claudette Anderson for a variance in the Non-Conforming usage of the property located at 920 South Highway 19. The location is presently being utilized by Total Interiors but Comet Printing is interested in buying the property. As Comet Printing is essentially operated in the same manner as Total Interiors, it was recommended to the Board that the variance be granted.

Henry Lewis motioned with Jimmy Boroughs seconding, to grant the variances as requested. All were in favor.

Meeting adjourned.

PLANNING AND ZONING COMMITTEE

July 6, 1967

1:00 p.m.

The Board of Adjustments met at 1:00 p.m. in Canton City Hall with Henry Lewis, Jimmy Boroughs, and Ron Sanford present.

The request from Marland Fierke to allow his present non-conforming use of his property on Goshen Street to be changed was discussed. He would like to change the property from a secondhand store to a bed and bath house which would only operate approximately 5 days per month. Henry Lewis motioned to allow a temporary change of the non-conforming use for a period of 6 months. At the end of the 6 months if the business is operating in the manner as outlined at the meeting, then possibly around January 1, 1968, the change could be put on a permanent basis. Ron Sanford seconded the motion and all were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
July 15, 1987  
1:22 p.m.

The Board of Adjustments met at 1:22 p.m. at Canton City Hall with Jimmy Borouhns, Ron Sanford, and Glen Wallace attending.

Discussion was held concerning the request by Mr. Duke of E & B Patio to allow a variance on the lot set back on his property located on South Highway 19. A letter from Mr. Duke's neighbor was presented to the Committee in which Mr. Daugherty stated that he did not mind the proposed changed in lot set back. Ron Sanford motioned to allow the variance with Jimmy Borouhns seconding. All were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS

August 14, 1987

1:00 p.m.

The Board of Adjustments met August 14th, 1987, at 1:00 p.m., in the Canton City Hall. Henry Lewis, Jimmy Borroughs and Glen Wallace were present.

The request of Tommy Eubank for a lot set back variance for his furniture store located at 205 W. Tyler Street was discussed. Mr. Eubank is requesting the variance to enable him to construct an awning 20' X 80" on the east and west sides of the building. After discussion, Henry Lewis motioned, with Jimmy Borroughs seconding, to grant the variance as outlined. All were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
September 17, 1987  
1:00 p.m.

The Board of Adjustments met September 17th, 1987, at 1:00 p.m., in the Canton City Hall. Ron Sanford, Jimmy Borroughs and Glen Wallace were present.

Discussion was held on the request of Claudia Styles to allow a variance on property located at 730 S. Highway 19, which was previously occupied by D. Bauman Construction. Mrs. Styles was making her request so that she could operate an insurance agency at that location. Ron Sanford motioned to allow the variance with the condition that no vehicles be allowed to park on the street or highway right-of-way. Jimmy Borroughs seconded the motion and all were in favor.

The meeting adjourned.

BOARD OF ADJUSTMENTS  
MAY 16, 1988  
1:00P.M.

The Board of Adjustments met May 16, 1988 at 1:00p.m. in the Canton City Hall. Ron Sanford, Glen Wallace, and Jimmy Borroughs were present.

Discussion was held on the request of Lonnie Browning to allow a variance on property located at 210 East Dallas.

Mr. Browning is requesting the variance to build on added office and retail space. He will add thirty feet to the back, and twelve feet to the side. The frontage will be ten feet to twelve feet from the curb which is consistent with other buildings in the area. After discussion, Jimmy Borroughs motioned, with Ron Sanford seconding to grant the variance as outlined. All were in favor.

The Assembly of God Church located at East Highway 243, requests a variance in order to place a mobile home on the church property for Sunday School classes. The mobile home will be temporary, as the Church intends to accelerate their payments on existing debts. After payment of same, the Church intends to build permanent classrooms. the area consists of all businesses and was brought into the city limits last year. No complaints concerning placement of the mobile home have been received. Jimmy Borroughs motioned with Ron Sanford seconding to allow the variance. All were in favor.

Fred Bush met with the board requesting a variance in the West Ridge Addition. After discussion and visual examination of the property on Lisa Circle the board ruled there was no basis for a variance. there are no deed restrictions recorded for the subdivision, and the zoning ordinance was not in effect when building in the addition began.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
MAY 31, 1988

The Board of adjustments met at 1:00 p.m. in the Canton City Hall with Henry Lewis, Ron Sanford, and Jimmy Borroughs attending.

Billy J. Deen was requesting a variance to the zoning code pertaining to restrictions limiting placement of a mobile home inside the City limit. His business property, located at the intersection of W. Dallas and Old Kaufman Road is zoned commercial. In a letter to the Board he stated a need for 24 hour security requiring living quarters and an office. He stated a permanent building was not feasible due to future expansion plans and expense. Henry Lewis motioned to allow the variance for a one year trial period. At the end of this period if the area has been neatly maintained the variance would be granted permanently. Ronald Sanford seconded the motion and all were in favor.

The request of Jack Etheridge for a lot set back variance for his property located at 1755 Desert Willow was discussed. Mr. Etheridge was requesting the variance to build a 20 x 22 carport. Ronald Sanford motioned to table the request. Henry Lewis seconded the motion and all were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
JUNE 8, 1988

The Board of Adjustments met at 1:00 p.m. in the Canton City Hall with Henry Lewis, Ronald Sanford, and Glen Wallace attending.

The request of Jack Etheridge for a lot set back for his property located at 1755 Desert Willow was discussed. A letter signed by seven of Mr. Etheridge's neighbors was presented to the board stating they had no objection to the proposed 20 X 22 carport. Henry Lewis motioned to allow the variance provided Mr. Etheridge obtain the signature of one more neighbor. Glen Wallace seconded, and all were in favor.

Meeting adjourned.

CANTON BOARD OF ADJUSTMENTS MEETING  
October 28, 1988  
1:00 P.M.

The Board of Adjustments met in the City Hall with Henry Lewis, Ron Sanford, Jimmy Borroughs, Russell Eubank, and Glen Wallace in attendance.

Billy J. Keener requested a zoning variance for placement of a carport closer than 8' to his property line at 1213 S. Big Rock. Mr. Keener presented two letters from the property owners of 1201 and 1221 S. Big Rock, each stated they had no objection. Henry Lewis motioned, with Ron Sanford seconding to approve the variance. All were in favor.

Mother Frances Hospital of Tyler, Texas requested a variance to the zoning code pertaining to restrictions limiting placement of a mobile home in an area not designated as a mobile home park. The mobile home will be placed on vacant land located at 351 E. Hwy. 243 in Trader's Square Shopping Center. The placement will be temporary until a permanent medical office structure can be constructed on the property. The merchants in the shopping center did not object to the temporary placement of the mobile home. Henry Lewis motioned to approve, with Ron Sanford seconding. All were in favor.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
TUESDAY, AUGUST 29, 1989  
1:00 P.M.

The Board of Adjustments Committee met at the above named date and time in Canton City Hall. All members were present as follows: Harry Minton, Bill Bethune, Alton Smith, Marcus Burrage, and Don Cannon. Others present were Mr. F.A. Phillips and City Secretary Al Campbell.

The committee discussed Mr. Phillips' request for a zoning variance at his residence, 1471 Shady Lane. Mr. Phillips' request was to allow constructing a carport ending two (2) feet from the front property line. The committee recessed to view Mr. Phillips' property.

Upon reconvening, the committee asked Al Campbell to contact six (6) residents neighboring Mr. Phillips as to any objections. After the contacts have been made, the committee will meet again for further consideration.

Meeting adjourned.

BOARD OF ADJUSTMENTS  
THURSDAY, SEPTEMBER 28, 1989  
CANTON CITY HALL, 1:00 P.M.

The Board of Adjustments Committee met at the above named date, time, and location. All members were present as follows: Harry Minton, Bill Bethune, Alton Smith, Marcus Burrage, and Don Cannon.

As Mr. Cannon would be late and wished to abstain from voting on the request from Mr. F. A. Phillips, the committee discussed this request prior to Mr. Cannon's arrival.

City Secretary Al Campbell informed the committee that he had spoken with six neighbors on Shady Lane as to their opinions of Mr. Phillips extending his carport within two feet of the front property line. Five residents had no objections and one objected due to the appearance and visibility.

Following discussion, Marcus Burrage motioned to deny this request. Harry Minton seconded the motion and the five committee members were in favor. The committee did state they would entertain another request from Mr. Phillips if he so chooses to change the length of extension.

Committee member Don Cannon then joined the meeting.

The committee then reviewed a request received from Mr. Mike Reynolds asking permission to move a trailer house on property behind Amy Street which is out of the city limits however, within the Extra Territorial Jurisdiction. Al Campbell had spoken with neighbors in this area all of which had no objections.

Following discussion, Marcus Burrage motioned to grant the request. Harry Minton seconded and all were in favor.

The last request for consideration was from Mr. Henry Lewis who was requesting a variance to allow extending his carport at 130 Boundary from eight feet of the property line to five feet of the property line. Mr. Campbell had also spoken with neighbors who had no objections.

Following discussion, Marcus Burrage motioned to grant the request. Harry Minton seconded and all were in favor.

There being no further items for consideration, the meeting adjourned.

BOARD OF ADJUSTMENTS  
THURSDAY, MAY 17, 1990  
1:00 P.M.

The Board of Adjustments Committee met for a Called Meeting in the Canton City Hall Council Chambers. Members present were Harry Minton, Bill Bethune, Marcus Burrage, and Don Cannon. Alton Smith was absent.

The Committee reviewed a variance request from Tommy and Geraldine Weatherall of 320 Nichols. Mr. & Mrs. Weatherall's request was to build a detached garage 5 feet from the back property line and 3 feet from the north side property line. The Committee recessed to view the proposed construction site. The Committee also visited with Mr. Weatherall at the site to discuss the request.

Following discussion upon reconvening at City Hall, Marcus Burrage motioned to allow building 5 feet from the back property line and 5 feet rather than 3 feet from the north side property line. Harry Minton seconded the motion and all were in favor.

There being no other requests for consideration, the meeting adjourned.