

HOUSING BOARD OF ADJUSTMENTS & APPEALS
MONDAY, JULY 1, 1991, 1:00 P.M.

The Canton Housing Board of Adjustments & Appeals met at 1:00 p.m. in the Canton City Hall for a called meeting. Members present were Bill Bethune, Marcus Burrage, and Alton Smith. Members absent were Don Cannon and Harry Minton.

Mr. Burrage, acting chairman, called the meeting to order to discuss the structure located at 601 S. Buffalo. Johnny Mallory informed the Board of his study and findings pertaining to said property. Mr. Mallory's recommendation is to demolish the structure and clear the property of overgrowth. Upon questions from the Board, investigation will need to be made as to the possible presence of a well on the property.

Mr. Walter Wilson, owner of said property, informed the Board that he was in agreement with Mr. Mallory, however, he did not have the funds to demolish the structure. Mr. Wilson favored the City instigating the demolition and placing a lien on the property equivalent to the cost. Upon selling the property, the City would receive said funds.

Bill Bethune motioned to recommend demolition of structure at 601 S. Buffalo to the Canton City Council. Alton Smith seconded the motion and all were in favor.

Mr. Wilson asked to be contacted as to when the City Council would meet to consider the Board's recommendation.

As there were no other agenda items, Bill Bethune motioned to adjourn. Alton Smith seconded and all were in favor.

Meeting adjourned.

CANTON BOARD OF ADJUSTMENTS
1:00 P.M., TUESDAY, JULY 30, 1991

The Canton Board of Adjustments met for a Called Meeting on Tuesday, July 30, 1991, in the Canton City Hall. Members present were Marcus Burrage, Harry Minton, and Alton Smith. Those absent were Bill Bethune and Don Cannon. The meeting was called to order and City Manager, Johnny Mallory, reviewed a variance request received from Mrs. Winnie R. Priest.

Mrs. Priest's request pertains to a vacant lot located on Mill Creek Road, Lot #7, presently zoned R2 (Residential 2). In order to build a home on said lot, a rear property set back variance of 12 feet was requested. This variance would allow the construction of a home up to 8 feet of the rear property line rather than 20.

Mr. Frank Stringer, a potential buyer of the lot, was present and reviewed proposed plans for future construction. Mr. Stringer stated that construction may not be for a few years, if at all, however, he could not consider purchasing said lot if he would not be able to construct a home at a later date.

The Board was informed that all adjoining property owners had been notified of this request and that none had stated any objections. Following a brief discussion, Alton Smith motioned to grant a rear property setback of 12 feet on aforementioned lot #7, allowing wall construction to be 8 feet from the rear property line. Marcus Burrage seconded and all were in favor. The variance was granted.

Mr. Mallory briefly discussed another oral request he had received concerning an addition to Pierce's Auto Sales. The Board unanimously agreed to meet Friday, August 2, 1991, at 1:00 p.m. to consider this matter.

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

CANTON BOARD OF ADJUSTMENTS
1:00 P.M., FRIDAY, AUGUST 2, 1991

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

City Manager, Johnny Mallory, reviewed a variance request received from Mr. Virgil Pierce requesting a 5 ft. height variance for construction at his place of business at 501 E. Dallas. Mr. Pierce is planning to construct a second floor above his existing showroom which would give the building a total height of 40 feet rather than 35 feet as regulated by the zoning ordinance.

Mr. Ricky Tidwell, who will be in charge of the construction, presented plans to the Board for their review.

Following a brief discussion, Harry Minton motioned to grant requested variance of 5 feet in height. Marcus Burrage seconded the motion and all were in favor.

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

CANTON BOARD OF ADJUSTMENTS
CALLED MEETING
1:00 P.M., FRIDAY, OCTOBER 11, 1991

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

1. CALL MEETING TO ORDER - 1:00 p.m.
2. CONSIDER REQUEST RECEIVED FROM MR. WENDELL L. GUEST FOR A VARIANCE ON THE NORTH SIDE PROPERTY SET BACK AT 601 S. BUFFALO - City Manager Johnny Mallory reviewed Mr. Guest's request with the Board. Mr. Guest requested a 5 foot variance on the north side property line of the home at 601 S. Buffalo in order to rebuild a garage. This variance would allow him to utilize a portion of the existing slab for the 14' x 24' garage.

Following discussion, Bill Bethune motioned to grant the 5 foot variance at 601 S. Buffalo. Harry Minton seconded and all were in favor.

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

NOTICE OF BOARD OF ADJUSTMENT MEETING

1:00 P.M., FRIDAY, FEBRUARY 28, 1992
CANTON CITY HALL
290 E. TYLER STREET
CANTON, TEXAS

THE CANTON BOARD OF ADJUSTMENT COMMITTEE WILL MEET AT THE ABOVE NAMED DATE, TIME, AND LOCATION FOR THE PURPOSE OF CONSIDERING A VARIANCE REQUEST FROM MR. GILMER COIL AND MR. NOLEN BLACK TO OPERATE A BUSINESS AT 202 E. GOSHEN STREET.

NO OTHER MATTERS ARE SCHEDULED TO BE DISCUSSED AT THIS MEETING.

Posted on City Hall window, Monday, February 24, 1992, at 1:00 p.m.

ATTEST:

Michelle Wilson, City Secretary

THE ABOVE CALLED MEETING WAS POSTPONED DUE TO PRIOR COMMITMENTS OF THREE BOARD MEMBERS. THE MEETING WAS RESCHEDULED FOR TUESDAY, MARCH 3, 1992, AT 1:00 P.M. IN CITY HALL.

BOARD OF ADJUSTMENT MEETING
1:00 P.M., TUESDAY, MARCH 3, 1992

The Canton Board of Adjustment Committee met at the above named date and time in the Canton City Hall. Members present were Bill Bethune, Alton Smith, and Harry Minton. Those absent were Marcus Burrage and Don Cannon.

City Manager Johnny Mallory offered background information to the Board concerning Mr. Gilmer Coil's request for the continuance of a Non-Conforming Use at 202 E. Goshen Street. Mr. Coil has a prospective buyer for the property, Mr. Nolen Black, who desires to open a business at this location for the purpose of selling and leasing textiles. Mr. Mallory informed the Board that a request for a zoning change had been presented to the Planning and Zoning Committee however, several residents opposed such a change. As the property has not been vacant of a business for a term of one year, it may still classify as Non-Conforming Use with the Board of Adjustment's approval. Each and every time the type of business may change, the Board's approval would be required.

Responses had been received from 10 property owners, 7 in favor and 3 opposed. Seven other property owners had not responded. The Board also received copies of Mr. Black's business plan for this location addressing the number of employees, parking facilities and environmental issues. (A copy of said business plan shall be attached to these minutes.)

Bill Bethune made a motion to allow said business proposed by Mr. Black at 202 E. Goshen Street, allowing said location to continue it's classification of Non-Conforming Use. Harry Minton seconded the motion and all were in favor. Motion carried.

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

BOARD OF ADJUSTMENT MEETING
1:00 P.M., TUESDAY, APRIL 28, 1992

The Canton Board of Adjustment Committee met at the above named date and time in the Canton City Hall. Members present were Bill Bethune, Don Hackney, and Harry Minton. Those absent were Marcus Burrage and Alton Smith.

City Manager Johnny Mallory offered background information to the Board concerning Mr. Dumas' request of a variance on the lot size requirement pertaining to the construction of a duplex on the corner of Big Rock and College Streets. Mr. Minton asked if there were any complaints from neighbors. There were none.

With no further discussion, Bill Bethune made a motion to grant the variance. Harry Minton seconded and all were in favor. Motion carried.

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

BOARD OF ADJUSTMENT MEETING
1:00 P.M., TUESDAY, APRIL 28, 1992

The Canton Board of Adjustment Committee met at the above named date and time in the Canton City Hall. Members present were Bill Bethune, Don Hackney, and Harry Minton. Those absent were Marcus Burrage and Alton Smith.

City Manager Johnny Mallory offered background information to the Board concerning Mr. Dumas' request of a variance on the lot size requirement pertaining to the construction of a duplex on the corner of Big Rock and College Streets. Mr. Minton asked if there were any complaints from neighbors. There were none.

With no further discussion, Bill Bethune made a motion to grant the variance. Harry Minton seconded and all were in favor. Motion carried.

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

425 Pacific Street
Canton, Texas

April 24, 1982

Mr. Johnny M. Mallory
City Manager
City of Canton
P. O. Box 245
Canton, Texas 75103

Dear Mr. Mallory:

I would like to submit my resignation from the Board of Adjustment due to ill health reasons.

I have enjoyed working with the Board of Adjustments members and the City Officials.

Sincerely

Marion Burgett

CANTON BOARD OF ADJUSTMENT

1:00 p.m., Monday, July 13, 1992

The Canton Board of Adjustment met at the above named date and time in the City Hall Council Chambers. All members were present as follows: Don Hackney, Bill Bethune, Alton Smith, Harry Minton, and Bob Alexander.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - City Manager Johnny Mallory opened the meeting and requested the Board elect a Chairman. Don Hackney made a motion to appoint Bob Alexander to serve as Chairman of the Board. Bill Bethune seconded and all were in favor.
2. CONSIDER ALL MATTERS PERTAINING TO THE DEMOLITION ORDER OF THE STRUCTURE LOCATED AT 1220 BIG ROCK STREET, CANTON, TEXAS IN ACCORDANCE WITH CITY ORDINANCE #91-5 - Mr. Joe Hadley addressed the board explaining he had purchased the property in March, 1992, and did not plan to begin structural improvements until fall. Mr. Hadley requested time to get improvements made and stated the property could be brought into compliance. He explained all of the flooring needs to be ripped out and the entire house needs to be re-plumbed and re-wired, then sheet rock will be hung. He admitted he had been lax on the upkeep of the grounds.

Mr. Mallory informed the board the renovation of the structure would be a major undertaking and the primary problem is that of time restraints as the city is receiving several complaints from neighbors. He asked the board to consider two factors, one being the requirement to clean up the grounds, and two being a time allotment for the improvements. A neighboring property owner, Mr. Vandeventer informed the board that his major concerns were that the windows be repaired, replaced, and/or installed, the grounds be cleared of tires, sheet rock, etc.

Bill Bethune made a motion to allow Mr. Hadley 15 days to bring the yard into compliance with City ordinances and 30 days to bring the exterior structural repairs including the removal and debris and restoring the front facade. Alton Smith seconded and all were in favor. Mr. Hadley stated he could probably inform the board during the next week of a date he could begin interior renovations.

3. CONSIDER REQUEST FROM STEPHEN BOX FOR A REAR PROPERTY SET BACK VARIANCE AT 1460 FORREST - Mr. Mallory informed the board that the house had already be moved onto the vacant lot and fell in compliance with the property set backs, therefore a variance was no longer needed.
4. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENTS
1:00 P.M., WEDNESDAY, JUNE 9, 1993

The Canton Board of Adjustments met at the above named date and time in the City Hall Council Chambers. Chairman Bob Alexander presided and members present were Don Hackney and Bill Bethune. Harry Minton and Alton Smith were absent.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Alexander
2. DISCUSS AND CONSIDER REQUEST FROM MR. & MRS. JOE SHEPERD FOR A FOUR (4) FOOT VARIANCE ALONG THE NORTH SIDE PROPERTY LINE AT 605 S. BUFFALO - Mr. Joe Sheperd informed the Board that he was unaware of the zoning requirements before he began construction of a storage building in the rear yard of the above stated property. He further explained that the present house is approximately two feet from the side property line and respectively requested a four foot variance for the storage building to be four feet from the property line rather than the required eight feet. He also stated the property owner to the south, Ms. Sharon Bauman, had agreed to give him an easement for access if needed.

The Board reviewed a letter from Mr. Wendell Guest who was opposed to the variance.

Following a brief discussion, Don Hackney made a motion to grant the requested variance. Bill Bethune seconded and all were in favor.

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

CANTON BOARD OF ADJUSTMENTS
1:00 P.M., FRIDAY, JULY 23, 1993

The Canton Board of Adjustments met at the above named date and time in the City Hall Council Chambers. Chairman Bob Alexander presided and members present were Harry Minton and Alton Smith. Members absent were Bill Bethune and Don Hackney.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Alexander
2. DISCUSS AND CONSIDER REQUEST FROM MR. & MRS. T. A. BADER FOR A ~~FOUR~~ (2) FOOT VARIANCE ALONG THE WEST SIDE PROPERTY LINE AT 405 BEARD STREET - The Board reviewed a request from Mr. and Mrs. Tracey A. Bader along with responses from two adjoining property owners in favor of the request. There were no objections received from surrounding property owners. Mr. Bader explained to the Board that his home is also 6 feet from the side property line as it was constructed prior to the adoption of the property set backs in the zoning ordinance. Mr. Bader further explained his plans of building a 192 square foot storage building in the back yard of which he would like to set 6 feet from the property line rather than 8 feet for easier access and alignment with the house.

Harry Minton made a motion to grant Mr. Bader a two foot variance on the west side property line at 405 Beard Street. Alton Smith seconded and all were in favor.

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

CANTON BOARD OF ADJUSTMENTS
1:00 P.M., FRIDAY, SEPTEMBER 10, 1993

The Canton Board of Adjustments met at the above named date and time in the City Hall Council Chambers. Chairman Alexander presided and all members were present as follows: Don Hackney, Alton Smith, Bill Bethune, and Harry Minton.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Alexander
2. DISCUSS AND CONSIDER REQUEST FROM MR. KIRK WILKERSON FOR A TWO (2) FOOT VARIANCE ALONG THE SOUTH SIDE PROPERTY LINE AT 876 S. BUFFALO - The Board opened discussion pertaining to the above named request. City Manager Johnny Mallory informed the Board that four property owners had been notified and only one written response had been received which was from Mr. Emerson who had no objections. Ms. Martha Weatherall, adjoining property owner on the south side, was present and informed the Board that she had no objections as long as the property was kept neat and clean and the structure did not become a business.

Following a brief discussion, Alton Smith made a motion to grant the requested two foot variance. Harry Minton seconded and all were in favor.

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

CANTON BOARD OF ADJUSTMENTS
1:00 P.M., THURSDAY, OCTOBER 28, 1993

The Canton Board of Adjustments met at the above named date and time in the City Hall Council Chambers. Chairman Bob Alexander presided and members present were Don Hackney, Harry Minton and Alton Smith. Bill Bethune was absent.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Alexander
2. DISCUSS AND CONSIDER REQUEST FROM MRS. ROXIE CLUCK FOR A BUSINESS VARIANCE ON RESIDENTIAL PROPERTY LOCATED AT 657 S. TRADE DAYS BLVD. (HIGHWAY 19) - Chairman Alexander opened discussion pertaining to the above stated request. City Secretary Michelle Wilson informed the Board that four property owners had been notified and only one response was received which was in favor. Mrs. Roxie Cluck informed the Board of her plans should the variance be granted. Mrs. Cluck would re-locate her law office to this location and temporarily client parking would be in the circular drive. Future plans would include adding additional parking in the rear which abuts commercial use. Mrs. Cluck further informed the Board that she would not be changing the character of the property.

Following a brief discussion, Don Hackney made a motion to grant the variance and allow Mrs. Cluck to utilize the property as a business. Harry Minton seconded and all were in favor.

Chairman Alexander requested the Board's consent in sending a letter to the City Council and request they have the Planning & Zoning Committee review Highway 19 for possible dual use zoning. The Board was in agreement and Chairman Alexander stated he would send such a letter to the Council.

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

May 17, 1994

Dear Board of Adjustment Members:

Due to my recent elected position to the Canton City Council, I feel the necessity to resign from the Canton Board of Adjustment.

I have certainly appreciated the hard work and support of the Board during my two year term and realize the efforts each member must put forth in making the sometimes difficult decisions brought before you.

Thank you for the opportunity to serve with each of you.

Sincerely,

A handwritten signature in cursive script that reads "Bob".

Robert (Bob) Alexander

CANTON BOARD OF ADJUSTMENT
1:15 P.M., WEDNESDAY, JULY 27, 1994

The Canton Board of Adjustment met at the above named date and time in Canton City Hall. All members were present as follows: Bill Bethune, Don Hackney, Harry Minton, Ben Shirey, and Alton Smith.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - The meeting was called to order.
2. ELECTION OF CHAIRMAN FOR THE BOARD - Don Hackney made a motion to elect Ben Shirey as Chairman. Bill Bethune seconded and all were in favor.
3. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO ZONING DETERMINATION OF PROPERTY OWNED BY MR. PAUL MICHAEL ON FM ROAD 859 TO INCLUDE ANY REQUEST FOR VARIANCE(S) FOLLOWING DETERMINATION -City Manager Johnny Mallory informed the Board that when Mr. Paul Michael was buying the property in question, approximately one (1) acre, from Mr. Wallace, Mr. Mallory believed the property to be zoned Residential 1. Upon further investigation, a question regarding the dividing line between R1 and RA arose. Mr. Mallory requested the Board determine which side of the dividing line the property in question lies. Mr. Mallory also reviewed the property set backs in both Residential and Agriculture zonings.

Don Hackney discussed the distance of the property from Highway 64 and stated his belief that the property lies within the Agriculture zoning as does Mr. Haynes' property according to the official zoning map.

Mr. John Haynes and Mr. Kenneth Tucker, adjoining property owners, voiced opposition to the type of construction Mr. Michael is planning with primary emphasis on the use of metal. Mr. Michael informed all present that he plans to construct a 40' x 40' metal structured home trimmed with brick columns as well as a detached 40' x 60' garage with four doors. Mr. and Mrs. Michael explained that the structures would not look like "Red Dot buildings" and would be a nice home.

Ben Shirey chose to abstain from any voting as he also owns adjoining property.

Don Hackney made a motion, seconded by Alton Smith, that the zoning of the property in question be determined as Agriculture (RA) with the dividing line being south of Glen Lakes Subdivision and north of Mr. Haynes' property. All were in favor with the exception of Mr. Shirey's abstention.

Mr. Michael then requested a variance from the required 5 acres for a residence in Agricultural zoning. The Board discussed the existing homes in the same zoning being on acreage of less than 5 acres. Don Hackney motioned that a variance of the 5 acre property requirement be reduced to the size of Mr. Michael's lot in order to construct a residence. Alton Smith seconded and all were in favor with the exception of Mr. Shirey who abstained.

Mr. Mallory informed the Board that the City is presently attempting to update the Planning & Zoning maps as to zoning changes in hopes of preventing any future determination questions. All information will be forwarded to the Planning & Zoning Commission

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

CANTON BOARD OF ADJUSTMENT

3:00 p.m., Monday, February 20, 1995

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 Harry Minton and Alton Smith. Those absent were Bill Bethune and Don Hackney.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Shirey
2. ELECTION OF BOARD MEMBER TERMS - City Manager Johnny Mallory explained the City Council's desire to have all appointed boards and committees on scheduled terms in order to assist in timely appointments. The members agreed the terms of Bill Bethune and Don Hackney shall expire May, 1995 and those of Ben Shirey, Harry Minton, and Alton Smith shall expire May, 1996.
3. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO THE CONDITION OF PROPERTY LOCATED AT 657 S. BUFFALO - MRS. MARY LOU ALLEN -
4. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO THE CONDITION OF PROPERTY LOCATED AT 1212 BIG ROCK - MR. STEVE BOX
5. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO THE CONDITION OF PROPERTY LOCATED AT 1342 SHADY LANE - MR. STEVE BOX

The board discussed items 3, 4, and 5 in conjunction with Mrs. Allen and Mr. Box, the property owners. Both property owners explained they are planning improvements to the properties. Following discussion, the board agreed to meet at 3:00 p.m., March 20, 1995, to further discuss the properties and asked Mrs. Allen and Mr. Box to attend and present schedules and time frames for completion of the projects.

6. ADJOURN - There being no other items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT

1:00 p.m., Thursday, March 9, 1995

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, Ben Shirey, and Harry Minton. Those absent were Alton Smith and Bill Bethune.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO THE CONDITION OF PROPERTY LOCATED AT 657 S. BUFFALO - MRS. MARY LOU ALLEN - Mrs. Allen informed the board she should be able to bring the property into compliance within 6 months. She reported roof repairs are presently being made with painting and foundation work to follow. The board instructed Mrs. Allen to complete repairs no later than September 9, 1995.
3. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO THE CONDITION OF PROPERTY LOCATED AT 1212 BIG ROCK - MR. STEVE BOX - Mr. Box informed the board he is presently in the process of buying this property and cannot invest alot of funds in the restoration until after closing on the property. He did report that since the February 20th meeting, the property has been secured with the installation of a new door lock and new glass installed in all broken windows. He then presented a plan in writing for repairs scheduled after the purchase is finalized. Mr. Box stated the foundation and flooring in the living room could be repaired within 3 months followed by painting and other repairs to be completed within 6 months. Mr. Box requested 6 months to complete the improvements and the board set completion date for September 9, 1995.
4. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO THE CONDITION OF PROPERTY LOCATED AT 1342 SHADY LANE - MR. STEVE BOX- Mr. Box requested 6 months for the completion of this project as well. He presented a list of items which have been taken care of and those scheduled. Mr. Box had also secured this property since the last meeting by locking doors, repairing, installing, and boarding windows until the roofing is complete. The board set the same completion date of September 9, 1995, on this property.

The board asked both property owners to continue working on the properties, striving for significant improvements each month without waiting until the end of the 6 month time frame.
5. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT

3:00 p.m., Monday, July 17, 1995

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

1. CALL MEETING TO ORDER - Acting Chairman Don Hackney
2. DISCUSS AND CONSIDER REQUEST FOR A ZONING VARIANCE ON SIDE PROPERTY LINE SET BACK AT 503 S. BUFFALO - MR. JAMES GOLDEN - City Manager Johnny Mallory reviewed Mr. Golden's request for a three foot variance on the side property set back in order to build a carport. Mr. Golden presented three letters from adjoining property owners in favor of his request. Charles Lide made a motion to approve the variance, allowing Mr. Golden to build up to five feet from the side property line at 503 S. Buffalo. Harry Minton seconded the motion and all were in favor.
3. DISCUSS AND CONSIDER REQUEST FOR A ZONING VARIANCE ON THE FRONT PROPERTY LINE SET BACK AT 261 NICHOLS - MR. J. T. LEMLEY - Mr. Lemley explained his request to the board for a 20 foot variance in order to extend his carport up to 10 feet from the front property line. Mr. Lemley presented a letter from one adjoining property owner in favor of the request. There were no responses in opposition. Charles Lide made a motion to approve the variance, allowing Mr. Lide to extend his carport up to 10 feet from the front property line. Harry Minton seconded the motion and all were in favor.
4. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT

1:00 p.m., Friday, August 18, 1995

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, Harry Minton, 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 APPLICATION FOR A CHILD CARE CENTER BY SPECIAL EXCEPTION TO THE ZONING ORDINANCE ON A PORTION OF AN 8.7 ACRE TRACT OF LAND ON SOUTH HIGHWAY 198 BETWEEN SHORT STREET AND CANTON HEALTHCARE CENTER - Mr. Dan Nino, agent for the applicant, Ms. Tanya Lowder, presented a layout of the proposed child care facility to be located on State Highway 198 just north of the Canton Healthcare Facility Center and south of Short Street. City Manager Johnny Mallory informed the board the tract of land falls within two zoning areas, Business 1 and Residential 1, both of which require a special exception from the board for the operation of a child care facility. Mr. Nino explained the exception was being requested strictly for the dimensions of the facility shown on the layout, the front portion of the property.

Board member Harry Minton expressed concern with drainage and Mr. Mallory explained the back portion of the property does lie in the flood zone, which would prohibit or limit any type of construction in the future.

Following further discussion, with no objections being received from adjoining property owners, Don Hackney made a motion to allow the proposed child care facility as shown in the plan by special exception. 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, September 21, 1995

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

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER ALL MATTERS PERTAINING TO RENOVATION OF THE FOLLOWING PROPERTIES:
 - A. 1212 BIG ROCK - MR. STEVE BOX
 - B. 1342 SHADY LANE - MR. STEVE BOX
 - C. 657 S. BUFFALO - MS. MARY LOU ALLEN

The City of Canton Public Works Director, Pete Lucas, reported the following to the board:

- A. 1212 Big Rock had been inspected and determined to be in compliance with renovations being complete.
- B. 1342 Shady Lane had been inspected last week and was determined to be 90% complete and was probably 100% by the time of this meeting.
- C. Upon inspection of 657 S. Buffalo, the exterior renovations had been complete however, he was not allowed access in the home and could not report on the inside repairs.

Mrs. Allen, the property owner of 657 S. Buffalo, was present and informed the board she had completed the work she had previously agreed to. She also denied access inside the home as said her legal counsel had informed her the board did not have that right. City Manager Johnny Mallory gave Mrs. Allen a copy of the ordinance authorizing such an inspection and the board stated they would be happy to submit a letter to her attorney. Mrs. Allen refused to give the name of her attorney and requested the letter be sent to her as she would forward it to the attorney.

Don Hackney made a motion to write a letter requesting inside inspection of the structure at 657 S. Buffalo. Charles Lide 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., Friday, October 20, 1995

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 Harry Minton. Those absent were Charles Lide and Alton Smith.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER REQUEST FROM MR. DUITSMAN FOR A 9 FOOT VARIANCE FROM THE FRONT PROPERTY LINE AT 330 N. TRADE DAYS BLVD (N. HWY 19) - City Manager Johnny Mallory explained the existing structure on the requested on the stated property is sixteen (16) feet from the front property line as it was constructed prior to the adoption of the zoning ordinance. Mr. Duitsman wishes to add on to the existing building, requesting a variance of nine (9) feet to keep the addition in line with the front of the existing structure.

Don Hackney made a motion to grant the 16 foot variance on the front property set back at 330 N. Trade Days Blvd. Harry Minton seconded and all were in favor.
3. DISCUSS AND CONSIDER REQUEST FROM MR. BONNY SUMNER FOR A 5-9 FOOT VARIANCE FROM THE FRONT PROPERTY LINE ON EAST HIGHWAY 19 - This item was removed from the agenda as Mr. Sumner received a zoning change and did not require a variance.
4. ADJOURN - There being no further items for discussion, the meeting adjourned.

CANTON BOARD OF ADJUSTMENT
1:00 p.m., Thursday, December 14, 1995

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, Charles Lide, and Harry Minton. Alton Smith was absent.

Discussion and action were as follows:

1. CALL MEETING TO ORDER - Chairman Ben Shirey
2. DISCUSS AND CONSIDER REQUEST FROM MR. & MRS. MATT STROUD FOR A NINE FOOT (9') VARIANCE ON THE SIDE PROPERTY LINE SET BACK AT 300 NICHOLS - The board reviewed the request for a nine (9) foot variance on the side property line in order to add a two (2) stall carport. The adjoining property owners who had responded were in favor. The board discussed which access as it presently appears to be off Old Kaufman Road.

Harry Minton made a motion to approve the request and grant a 9 foot variance on the side property line abutting Old Kaufman Road in order to construct a carport 6 feet from the property line. Charles Lide seconded and all were in favor.

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