

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JULY 18, 2024**

The Northport Zoning Board of Adjustment was called to order at 6:08 p.m. on Thursday, July 18, 2024, in the Council Chambers of the Northport City Hall by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mr. Chad Haynie, Mr. Kevin Shobe, and Mrs. Jennifer Taylor-White. Absent and failing to vote was Mr. Aubrey Dale, Ms. Tena Phifer, and Mr. Brian Chandler. Also present were staff members Mr. Shaun Patten, Ms. Meredith Mullins, Mr. Chris Cunningham, Mrs. Holly Phillips and Mrs. Morgan Williams.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for June 20, 2024. **Seconded by Mr. Haynie** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Haynie – Yes; Mr. Garner – Yes; and Mrs. Taylor-White - Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Mr. Haynie to approve the agenda for July 18, 2024. **Seconded by Mr. Shobe** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Garner – Yes; and Mrs. Taylor-White - Yes. **Motion Carried.**

Approval of Proper Notification- Mr. Patten informed the Board that proper notification was given.

Verification of No Conflict of Interest - None

Notice of Right to Appeal

Old Business

New Business

- A. **V-24-11** – Insite Engineering is requesting variances for the property located at 2511 Lurleen B. Wallace Boulevard.
- a. Requesting a variance from the building orientation standards found in section 509.04.C
 - b. Requesting a variance from the trash receptacle standards found in section 506.02
 - c. Requesting a variance from curb cut spacing standards found in section 418.01
 - d. Requesting a variance from the frontage, perimeter, and foundation landscaping standards found in Article V
- . **Applicant asked to continue until August.**

No Vote Taken.

- B. **V-24-12** – Patrick and Jennifer Howell are requesting a variance from the maximum allowed ISR requirements found in Table 6-2 for a property located at 14043 Briar Meadow Lane.

Patrick Howell, 14043 Briar Meadow Lane, stated that their family would like to install an inground pool in their backyard to enjoy and increase their property value. He stated that their neighborhood consists of over 374 lots with a new phase of over 70 lots starting with one neighborhood pool for all to share. Mr. Howell stated a list of homes in the neighborhood that have installed inground pools that are the same size or smaller than our lots based off a satellite view online are 13748 Randa Parkway, 13747 Winslow Avenue, 13944 Prince William Way, and 13937 Prince William Way. He stated these pools were put in in 2015-2021. He stated that the homeowners' association has approved via email for their construction of the pool. The property should not have any drainage issues that come out to others.

Mrs. Taylor-White stated that she lived and this neighborhood and clarified that the homeowner's association was ok with installing the pool. She asked if there were others in the neighborhood with pools. Mr. Howell stated yes.

Jennifer Howell, 14043 Briar Meadow Lane, stated that their family would use this inground pool to be able to enjoy themselves with their family. She stated that they have recently had some legal issues at their neighborhood pool, and they believe having their own pool at their residence will provide a safe environment for their children. She stated that they have contacted the homeowner's association and they have given the ok for the installation.

Chairman Garner opened the floor up for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

Motion by Mr. Haynie I make a motion to grant Patrick and Jennifer Howell a variance from ISR requirements to allow construction of a swimming pool as shown on the site sketch for the property located at 14043 Briar Meadow Lane. **Seconded by Mr. Shobe** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Garner – Yes; and Mrs. Taylor-White – Yes. **Motion Carried.**

C. **V-24-13** – Kathleen Ruffino-Dearden is requesting a variance from the maximum allowed ISR requirements found in Table 6-2 for a property located at 11769 Arbor Oaks Road.

Kathleen Ruffino-Dearden, 11769 Arbor Oaks Road, stated that they would like to have a pool in the backyard. She stated that her husband and her moved here to be close to their family. Ms. Ruffino-Dearden stated that they met with a pool company before purchasing the property to make sure they could install a pool in the backyard. They had the property surveyed, got the HOA approval, consulted with an engineer on a retainer wall, installed door chimes then to be denied for their building permit. She stated that there are other neighbors that have inground pools. Mrs. Ruffino-Dearden stated that the reason for the denied permit was due to the ISR. She stated that they spoke with the neighbors who received their notices and received signatures for their approval. She stated that the drainage issue will be controlled by a concrete drain and with the retaining walls but as of right now their property does not have any issues with drainage. Mrs. Ruffino-Dearden stated that they are retired and having the pool will provide them with a place for physical therapy and to enjoy.

Chairman Garner opened the floor up for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

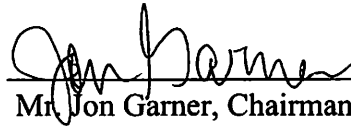
Motion by Mr. Haynie I make a motion to grant Kathleen Ruffino-Dearden a variance from ISR requirements to allow construction of a swimming pool as shown on the site sketch for the property located

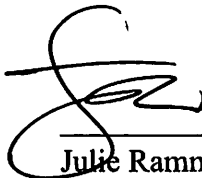
at 11769 Arbor Oaks Road. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie- Yes; Mr. Shobe – Yes; Mr. Garner – Yes; and Mrs. Taylor-White – Yes. **Motion Carried.**

X. DISCUSSION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:22pm.


Mr. Jon Garner, Chairman


Julie Ramm, Secretary