

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, JUNE 20, 2024**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, June 20, 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. Aubrey Dale, Mr. Jon Garner, Mr. Chad Haynie, Mr. Kevin Shobe, Mrs. Jennifer Taylor-White, and Mr. Brian Chandler. Absent and failing to vote was Ms. Tena Phifer. Also present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Mr. Chris Cunningham, Mrs. Holly Phillips and Mrs. Morgan Williams.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for May 16, 2024. **Seconded by Mr. Haynie.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Haynie – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mrs. Taylor-White; and Mr. Chandler - Yes. **Motion Carried.**

Approval of Agenda

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

Approval of Proper Notification- Mrs. Ramm 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-24-10** – Kimberly Lavender is requesting a variance from the side setback requirements found in Table 4-3 for RS-1 (Single-Family Residential) for a residence located at 4 Booth Estates.

Kimberly Lavender, 4 Booth Estates, stated that she has lived at the residence for over 11 years now and is a schoolteacher with supplies she stores within her home. She stated that the home is an older home with limited storage and closet space is very slim and she wants to create closet space.

Mr. Garner asked if the petitioner had plans to make those additions to the home on either side of the home. Ms. Lavender stated yes. Mr. Garner clarified that the right side of the home is a bedroom, and the left side of the home is a carport and laundry area. Ms. Lavendar stated yes. Mr. Garner asked what the petitioner's plan was on materials used for the additions and would the addition be tied into the existing roof line. Ms. Lavender stated that the contractor she has been using stated that she could use vinyl or brick for the

addition. She stated that she would like to use brick from a chimney from the home that had been torn down or matching it if this could be done.

Mr. Shobe asked if the petitioner, if the bricks did not match would she be opposed to painting the home to match. Ms. Lavender stated no that was not a problem.

Mr. Chandler asked about the outside air conditioning unit and would it be moved. Ms. Lavender stated that her contractor stated that with the addition the unit would have to be moved to the back of the home.

Mr. Garner asked if the power was run from the carport side. Ms. Lavender stated yes.

Chairman Garner opened the floor up for a public hearing.

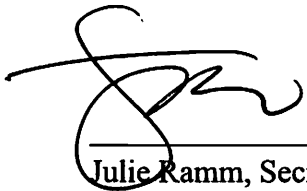
With no one to appear before the board, Chairman Garner closed the public hearing.

Motion by Mr. Haynie to grant Kimberly Lavender a variance to reduce the side yard setbacks on a RS-1 lot to allow the addition shown with a reduce setback to 9 feet on the east side of the property located at 4 Booth Estates with the condition that the materials match the current materials of the house. **Seconded by Mr. Chandler.** Roll call was as follows: Mr. Haynie – Yes; Mr. Chandler – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mr. Shobe – 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.



Julie Ramm, Secretary

Mr. Jon Garner, Chairman