

The Smithfield Board of Zoning Appeals held its regular meeting on Tuesday, August 15<sup>th</sup>, 2017. The meeting was called to order at 7:30 p.m. Members present were Ms. Faye Seeley, Chair, Ms. Catherine Bowden, Mr. Christopher Gwaltney, and Mr. Robert Briggs. Mr. Clem Batten, Vice Chairman, was absent. Staff members present were Mr. Joseph Reish, Planning Technician and Mr. William H. Riddick III, Town Attorney. There was one (1) citizen present. The media was not represented.

Chair Seeley – Good evening. I would like to call the August 15<sup>th</sup>, 2017 meeting of the Board of Zoning Appeals to order. We have two (2) items on the agenda. Our first item is a Special Yard Exception – 200 Washington Street. Could we have a staff report please?

Planning Technician – Thank you, Madam Chair. Mr. Coleman is here and he owns these three (3) lots. They are on the corner of Washington and First Street. He wants to build a house on the lot that is immediately adjacent to First and Washington Streets. However, he ran into a slight problem because of the ordinance. Prior to 1998, the lots of record in the Downtown Neighborhood Residential district require five (5') foot setbacks for the inside lot and then a ten (10') foot setback for ones that are adjacent to the right-of-way. They have since acquired the house at 202 Washington Street. As you can see, there are three (3) lots. The house sits on two (2) of those lots. What he would like to do is to remove the lot line that runs right down the middle of the structure at 202 Washington Street. Once that is out of the way, he wants to move the other lot line over a few feet to give the corner lot a little bit more room. Unfortunately, the zoning ordinance does require the setback increase for new lots of record from five (5') foot to ten (10') foot and then ten (10') foot to twenty (20') foot. Basically, he is asking to encroach five (5') feet on the interior side and then 3.8 feet into the twenty (20') on the corner lot side. He is just asking to be able to go back to the old Downtown Neighborhood Residential setbacks instead of having to run with the new ones. Mr. Saunders, our Planning and Zoning Administrator, wrote a recommendation for approval of this. It is a rare occurrence for town staff to make a recommendation on these types of matters. He recommends it to be approved for two (2) reasons. The first is that it will get rid of the horrible, non-conformity of a lot line that runs right down the middle of a house. The second reason is because it will give 6.2 more feet of distance when you pull up to the stop sign to see past it. There are a lot of good things to

recommend it; but the ordinance does specify the setback increase from ten (10') feet to twenty (20') and from five (5') feet to ten (10') feet. I will be glad to answer any questions you may have. Thank you.

Chair Seeley – Is there anyone here who would speak on this application?

Mr. Coleman – I am the owner at 202 Washington Street and also the lot at 200 Washington Street. I do not know if you all have seen what we have done with 202 Washington Street. It was in serious neglect and disrepair. We have been working with the Planning Department for the last three (3) years on this project. I had to go to the family and start the process to try to purchase 202 Washington Street. One of the things we worked on through the years was the ability to take some of the double lot and add it to the corner lot. We already have approval for a very narrow house which, quite frankly, is much less appealing than the eighteen (18') foot wide houses. I have built four (4) of them in that neighborhood. So, we started the process to try to build a much nicer house there which would be much more fitting for that area. I built both of the houses across the street. This house would be similar to those in size. It would improve that whole area a great bit. If you think about the narrow house that I already have approval for, three (3') feet may not seem like a lot; but it is huge. All up and down the streets of this town there are eighteen (18') foot houses. If you go down Mason Street just before you hit the dip to come up into the ritzy section, there are three (3) homes right there on the left that are eighteen (18') foot wide. I have built four (4) in Riverview. This will be a much nicer situation; plus, we are getting rid of a lot line right down the middle of a house. The town is very anxious to get rid of those types of situations. We will still have ten (10') feet on the driveway side for 202 Washington Street which will meet all of the ordinances. It will allow for two (2) parking spots down that side. There will still be fifteen (15') between the two (2) houses. If you look at the plat, the driveway for 200 Washington will come off of First Street at the rear of the house. The front view will be beautiful with no driveway there. I am open to any questions that you might have.

Ms. Bowden – Have you had any concerns or opposition from any of the neighbors in that area?

Mr. Coleman – No. Quite frankly, they want it. I have not had any opposition whatsoever. The neighbors that have voiced any opinion at all have all been positive.

Chair Seeley – Are there any other questions? Do any Board members have any discussion on this application? If not, I will entertain a motion.

Mr. Briggs – I would like to make a motion to approve as presented.

Ms. Bowden – Second.

Chair Seeley – A motion has been made and properly seconded. All in favor signify by saying aye, opposed say nay.

On call for the vote, four members were present. Chair Seeley voted aye, Ms. Catherine Bowden voted aye, Mr. Christopher Gwaltney voted aye, and Mr. Robert Briggs voted aye. There were no votes against the motion. The motion passed.

Chair Seeley – The motion passed. Our next item is Approval of the December 20<sup>th</sup>, 2016 Meeting Minutes.

Town Attorney – Madam Chair and members of the Board, I recommend the minutes be approved as presented.

Mr. Gwaltney – So moved.

Mr. Briggs – Second.

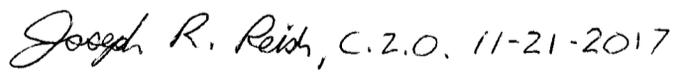
Chair Seeley – A motion has been made and properly seconded to approve the minutes as presented. All in favor signify by saying aye, opposed say nay.

On call for the vote, four members were present. Chair Seeley voted aye, Ms. Catherine Bowden voted aye, Mr. Christopher Gwaltney voted aye, and Mr. Robert Briggs voted aye. There were no votes against the motion. The motion passed.

Chair Seeley – Seeing no further business, this meeting is adjourned.

The meeting adjourned at 7:39 p.m.

  
Faye M. Seeley  
Chair

  
Joseph Reish  
Planning Technician