

**Town of Yadkinville  
Board of Adjustment  
Minutes  
June 24, 2013 @ 7:00 P.M.**

**MEMBERS PRESENT:**

Rhyne Dowell  
Mary Driver Reavis  
Virgil Dodson  
Kelly Oliver  
H.L. Wooten

**MEMBERS ABSENT**

Dale Wilhelm

**STAFF PRESENT:**

Christopher Ong, Town Manager  
Paul Lowe, Town Planner

**Meeting Called to Order**

Chairman Dowell called the meeting to order at 7:01 P.M., in the Yadkinville Town Hall, and established that a quorum was present to conduct Board business. Quorum Requirement: Five (5) Members, which was realized.

**Minutes**

Chairman Dowell noted that some errors were found in the May meeting minutes. Mr. Lowe informed the Chairman that the minutes would be corrected. Upon a motion by Mr. Dodson and a second by Mr. Oliver, the board voted unanimously to approve the minutes from the May 20, 2012 meeting as presented, after the errors were corrected.

**New Business**

Chairman Dowell swore in petitioner, Juan Calderon, and Town Manager Christopher Ong at 7:03 PM.

**Variance Request**

Mr. Ong introduced Juan Calderon, of 116 Jefferson Street, who was seeking a variance to Town Zoning Ordinance 9-3-131, which regulates the minimum setbacks and lot requirements in the various zoning districts. Ong stated that Mr. Calderon completed a variance application on May 30, 2013 and was seeking a ten (10) foot variance to the minimum backyard setback of thirty (30) feet in the R-10 (Neighborhood Residential) zoning district. According to Ong, Calderon plans to construct a covered porch on the rear of his home. The structure would be fourteen (14) feet long and twenty eight (28) feet wide, or three hundred ninety two (392) square feet. The proposed structure would extend ten (10) feet into the backyard setback necessitating the variance request. Mr. Ong also informed the Board that Staff had properly advertised the meeting by advertising in a local paper and posting a sign on the subject property. Mr. Ong reminded members of the Board of Adjustment that the Findings of Fact should guide their discussion and turned the meeting over to Chairman Dowell.

Mr. Dodson asked if any neighbors had complained about the proposed request. Calderon stated that he had not heard of any complaints regarding his variance request. Mr. Ong informed the Board that Staff had not received any calls concerning the hearing. Mr. Lowe stated that he had sent a letter to the adjoining property owner and did not receive any response as a result.

No one spoke in opposition to the variance request. After a brief discussion, Mr. Dodson had a motion to approve the motion with a second from Mr. Wooten; the vote to approve the variance was unanimous. Vote: 5/0.

**Adjournment**

With no further businesses, Mr. Oliver made a motion to adjourn the meeting with a second from Mrs. Reavis. The vote to adjourn was unanimous. The meeting adjourned at 7:09 P.M.

  
Rhyne Dowell, Chairman

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Paul Lowe, Director of Development & Planning

Paul Lowe is no longer with the town. CLH 1