

**BOARD OF ADJUSTMENT
207 S 6th ST
JUNE 14, 2022
5:30 PM
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Board members present were Jennifer Love, Diane Letendre, Becky Clements, Ashley Flammond, and Shawna Taylor. Two members of the public were present. Also present were Deputy Clerk/Treasurer Tonya Owens and Councilman Taylor.

PUBLIC COMMENT

None

211 N 6TH ST- ACCESSORY DWELLING UNIT VARIANCE REQUEST

Motion-Clements; Second-Flammond; Vote-3 For (Clements, Love, Flammond), 2 Against (Taylor, Letendre): Motion failed to approve the variance request for 211 N 6th St to allow an accessory dwelling unit without the property being owner occupied.

Love stated that a vote of 4 is needed to approve the variance.

Clements asked when the applicants took ownership of the property. The Board read the deeds of record. According to the deeds, the applicant took ownership in 2001. The Board read Ordinance No. 253 which established the Zoning Code in 1998. ADUs were not a permitted use or a conditional use in R-1 at that time. Accessory dwelling units were added to Town Code in 2006.

Dennis Richardson, 210 N 6th: He stated that the Town would benefit from the ADU for more rental opportunities and tax revenue. He added that there are many being built in town. He would occupy the bottom of the ADU as a shop.

Love stated that the decision must be based on the findings of fact according to the application worksheet questions. She stated that zoning that was established in 1998. The Clerk read aloud the Ordinance 253 defining R-1 permitted and conditional uses in 1998. The Clerk also read aloud the definitions for single-family dwelling, guest house, accessory buildings, and accessory uses from the 1998 ordinance. The definitions do not apply to ADUs.

Love read the worksheet questions on the variance application and the Board filled out the worksheets. The board members discussed amongst themselves the findings of fact.


The Clerk stated that the property was purchased after the zoning was established in 1998 but before ADUs were a conditional use to R-1 in 2006.

APPROVAL OF MINUTES- June 1, 2022

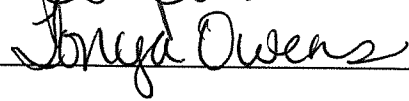
Motion-Letendre; Second-Flammond; Vote-Unanimous: Motion passed to approve the minutes from June 1, 2022.

ADJOURN

Motion-Clements; Second-Flammond; Vote-Unanimous: Motion passed to adjourn the meeting.



President



Secretary