

**ATHENS-CLARKE COUNTY HEARINGS BOARD**  
**MINUTES**  
**November 12, 2014**

The Athens-Clarke County Hearings Board met and considered the following item at a public meeting at 3:00 p.m. on Wednesday, November 12, 2014, at 120 W. Dougherty Street, Athens, Georgia:

**MEMBERS PRESENT:** Ricky Boggs, David Ellison (Chair), Pat Shearer, Ed Simpson (Vice-Chair), and Laura Wiese

**MEMBERS ABSENT:** Beverly King and Adrian Pritchett

**STAFF PRESENT:** Rick Cowick, Jane Erwin, and Bryce Hix (ACCUG Planning); Jim Davis (ACCUG Attorney)

**CALL TO ORDER AND APPROVAL OF MINUTES:**

1. **Introduction of Staff reports and all other documents submitted to the Hearings Board at the meeting into the official record.** Mr. Ellison made a motion to introduce all reports and documents into the official record. Mr. Simpson seconded the motion, which passed unanimously.
2. **Adoption of Minutes from the October 8, 2014 Hearings Board meeting.** Mr. Ellison made a motion to approve. Ms. Wiese seconded the motion, which passed unanimously.

**NEW BUSINESS:**

1. **1450 WEST HANCOCK AVENUE           VAR-2014-10-1927**  
Petitioner: Michael and Mary Songster  
Zoning: RM-1 (Mixed Density Residential)  
Tax ID: 122B3 D007B  
Request: A. Variance to reduce off-street parking from 2 spaces to 0  
          B. Variance to reduce front yard setback from 15' to 8'-1"  
          C. Variance to reduce rear yard setback from 10' to 2'-3"

**Mr. Hix gave the staff report with the recommendation of approval.**

**In Favor:** Michael Songster  
**In Opposition:** None

**Board Discussion:** Mr. Ellison said that this is a thorough application and each standard is being met for the variances. The extraordinary and exceptional circumstance is the size of the parcel. Strict application of the ordinance would cause an undue and unnecessary hardship because it may be impossible to do anything on the lot without these variances. The special conditions and circumstances did not result from the actions of the applicant; they did not subdivide the property to make a small parcel. The benefits of granting the variances are greater than any negative impacts. It is good to have some new development in that area. These would be the minimum variances granted. The applicant did their best to fit everything on the lot. He added that all five standards have been met and that he agrees with Staff that the variances should be approved.

Mr. Simpson said that he agreed with Mr. Ellison.

**Motion:** Mr. Ellison made a motion to approve all three variances. Mr. Simpson seconded the motion, which passed unanimously.

**OTHER BUSINESS:**

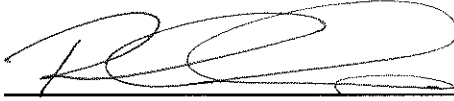
*Directors Report:* Mr. Cowick and Ms. Erwin announced that the next meeting is scheduled for December 10, 2014, at which time two applications are scheduled to be heard.

The meeting was adjourned at 3:15 p.m.



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David Ellison, Chair



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Brad Griffin, Director/Secretary