



Board of Adjustments Regular Meeting Minutes

October 21, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Michael Clary, Robert Trompke, Aimee Hitchner, Jeanne Reynaud, Christopher Morrison

Absent

Frank Pruitt, Jim Fitch

Staff Present

City Attorney Hillary Griffith, Planner II Nicholas Lewis, Planner I Corinna Lundgren,
Administrative Coordinator Mary Bush

1. Call to Order

Chairman Trompke called the meeting to order at 5:02 p.m.

2. Consent Agenda

- a. Approve the minutes of September 16, 2025.

No one from the public wished to speak. The public hearing was closed.

Motion made by Michael Clary, seconded by Chris Morrison for approval of the September 16, 2025, regular meeting minutes.

The motion carried unanimously by a 5-0 vote. (Frank Pruitt and Jim Fitch were absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. BOA-2025-0010. Request of Leonardo Gomes with Mint Homes USA LLC: for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A.

Ms. Lundgren provided a summary of the request. She noted that the primary home is located along Nairn Drive, where a mixture of properties are zoned, O-2, R-2, and R-1A. The majority of the lots zoned R-1A are 140 feet in depth and the required front yard setback for the applicant's property is 28 feet. She explained that the applicant was requesting 31 feet, which is over the 20 percent standard calculation. She then noted that most of the structures along the same side of Nairn Drive have roughly a 25-to-35-foot front setback. The properties on the other side of Nairn Drive are zoned R-2, which allows a 25-foot front setback by code. Ms. Lundgren indicated that the requested 31 feet falls more in conformance with the block structure than the existing 51.5 feet. She also indicated that it was worth noting that the adjacent home to the east is the only other home setback about 50 feet and had submitted a letter in support of the variance requested as well as one other neighbor to the east. She then summarized the discussion noting that the lot is consistent with the character of the neighborhood, where single-family homes have a setback of around 20 percent of the 140-foot lot depth. The applicants can meet all code requirements except the front. Because the ask of 31 feet is greater than 20 percent, and the home will sit in line, if not a little behind the homes along Nairn Drive, staff does not believe that the request would allow for a special privilege to any other lands, structures, or buildings in the same zoning district regarding the variance requested.

Staff recommendation was for approval of the request.

No one from the public wished to speak. The public hearing was closed.

The Board shared their thoughts on the request and were overall in favor of the request.

Motion made by Chris Morrison, seconded by Aimee Hitchner, for a variance approval from Section 58-65 subsection (f)(6), to allow a 31-foot front yard setback for a new single-family home in lieu of the required principal setback of 51.5 feet of the recently demolished home, located at 2162 Nairn Drive, zoned R-1A.

The motion carried unanimously by a 5-0 vote. (Frank Pruitt and Jim Fitch were absent from the meeting.)

5. Non-Action Items

6. Staff Updates

Mr. Lewis noted that the scheduled November meeting would be canceled due to no hearing items.

7. Board Comments

8. Upcoming Agenda Items

9. Adjournment

The meeting adjourned at 5:30 p.m.

Minutes approved by the Board on March 17, 2026.

ATTEST:

/s/ Mary Bush, Recording Secretary