

**January 31, 2012**

The Munford Regional Board of Zoning Appeals met on Tuesday, January 31, 2012 at 6:00 P.M. in the Munford Municipal building located at 69 College Street with the following:

**PRESENT:** Chairman Keith Jones, Ray Pafford, Billy McCormick, Vernon Paimore, and Nancy Baker.

**ALSO PRESENT:** Bryan Childress, Lindsey Lombardo, Mayor Cole, Lea Yarnold, Mike Durham, Building Inspector/Code Enforcement Officer Albert Bell, and Recording Secretary Barbara Younger

The meeting was called to order at 6:00 P.M. There was a quorum present.

There was a motion by Nancy Baker, seconded by Billy McCormick to approve the minutes of March 8, 2011 as presented. Motion carried.

**ELECTION OF OFFICERS:**

Mayor Cole ran the election of officers.

There was a motion by Nancy Baker, seconded by Billy McCormick to nominate Keith Jones Chairman. Motion Carried by acclamation.

There was a motion by Billy McCormick, seconded by Nancy Baker to nominate Vernon Paimore Vice-Chairman. Motion Carried by acclamation.

There was a motion by Vernon Paimore, seconded by Billy McCormick to nominate Nancy Baker Secretary. Motion Carried by acclamation.

Chairman – Keith Jones  
Vice-Chairman – Vernon Paimore  
Secretary – Nancy Baker

**NEW BUSINESS:**

**A. Lea Yarnold Use on Appeal Request for Home Occupation.**

Background:

Lea Yarnold has made a use on appeal request for a home occupation to be established within her residence located at 2963 Drummonds Road. The property is zoned R (Residential)

Analysis:

Ms. Yarnold has requested permission to operate a pet grooming service 2 days per week in her residence. Chapter V, Section 5.02 Uses Permitted on Appeal Sub-section (B) of the Munford Regional Zoning Ordinance states the following:

Incidental Home Occupations – Customary incidental home occupations; provided that no building permit or certificate of occupancy for such use shall be issued without

written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to preserve and protect the character of the neighborhood in which the proposed use is located; and provided further that:

1. Location – The proposed use shall be located and conducted in the principal building only.
2. Principals and employees – The principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located.
3. Floor area – Not more than twenty percent (20%) of the total floor area in a dwelling unit shall be devoted to such use.
4. Storage – The proposed use shall not be the primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere.
5. Visibility – No activity, material, goods, or equipment indicative of the proposed use shall be visible from any public street or alley.
6. Advertising – The proposed use shall not be advertised by the use of signs on the lot on which the proposed use is located.
7. Undesirable effects – The proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, nor nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located.
8. On-site Retail Sales – Retail sales of firearms shall not be permitted as a home occupation.

Some concerns to address: hours of operation, number of animals permitted on site, boarding possibilities, etc.

Recommendation:

Staff recommends approval subject to conditions and safeguards determined by the Munford Regional Board of Zoning Appeals.

There was a motion by Vernon Pairmore, seconded by Ray Pafford to approve the request for the business of Lea Yarnold to operate a pet grooming service in her residence. Motion Carried.

There being no further business, the meeting was adjourned at 6:20 P.M. on a motion by Billy McCormick, seconded by Vernon Pairmore. Motion carried.

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Jerry Trobaugh, Chairman

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Nancy Baker, Secretary

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Barbara Younger, Recording Secretary