

February 16, 1981

The Winchester Board of Zoning Appeals met with the following:

Members Present

Bill Anderton, Chairman  
John Blevins  
Ben Spaulding  
Wayne Spaulding  
Wayne McDowell  
Don Hall  
Marion Anderton

Others

Art Brown, State Representative  
George Benson, Building Inspector  
Charles Grover

Members Absent

Fred Blackwell  
Howard Hall

The first order of business brought before the Board was the adoption of the by-laws for the Board of Zoning Appeals. Upon motion by John Blevins and seconded by Ben Spaulding, the new By-Laws for the Board were unanimously adopted.

Mr. Charles Grover appeared before the Board requesting action regarding the possible expansion of a nonconforming cabinet making shop.

The property, located at 407 Elm Street, is presently zoned as R-2, medium-density residential. Mr. Brown reviewed a staff report prepared by his office relaying specific information on the existing property as well as the proposed expansion. The report recommended the Winchester Board of Zoning Appeals permit Mr. Grover's expansion on Grover's Cabinets, based on the following:

1. Compliance with the provisions governing a nonconforming use in the Winchester Zoning Ordinance is being observed.
2. Adequate off-street parking is provided for the cabinet shop operation.
3. Property line setback requirements for accessory structures in a R-2 District is in compliance.
4. Maximum lot coverage for all buildings on the parcel does not exceed standard (40% of total lot area) for a R-2 district.
5. The proposed expansion does not involve the acquisition of additional land.
6. Neighboring property owners and/or residents have voiced no objections to the cabinet making activity or its proposed expansion.

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Also included in Mr. Brown's report was the following:

1. Winchester Fire Chief should inspect the cabinet shop to ensure compliance with local fire safety standards.
2. Landscaping should be continued along property lines near the accessory structure.
3. Keep outside storage of materials and/or waste to a minimum.

After a discussion of existing fire protection and what would be expected, upon motion by Ben Spaulding and seconded by Wayne McDowell, the Board voted to allow the expansion of the non-conforming cabinet shop.

There being no other business and upon motion by Wayne McDowell and seconded by Marion Anderton, the meeting was adjourned.

November 16, 1981

The Winchester Board of Zoning Appeals met with the following:

Members Present

Bill Anderton, Chairman  
Bill Blair  
Marion Anderton  
Ben Spaulding  
Wayne McDowell

Others Present

Art Brown, State Representative  
George Benson  
Frank King, WCDT  
Clint Confehr  
Harold Long

Mr. Harold Long appeared before the Board of Zoning Appeals to request that he be allowed to remove an older mobile home and replace it with a newer mobile home. The property in question is located in Myers Subdivision. The property is in a R-1 district and thus the existing mobile home in question comes under a nonconforming use. (Section 6.020 paragraphing C of Zoning Ordinance). Because this mobile home was of <sup>non</sup>conforming use in a R-1 District, the Board of Zoning Appeals denied the motion for change.

There being no other business, upon motion by Wayne McDowell and seconded by Bill Blair the meeting was adjourned.

*Robert M. Anderton*  
Secretary