**Boone County Board of Zoning Appeals**

**June 26, 2024, at 7:00 PM**

**Lamar Meeting Room - Boone County Government Building**

**Members Attending:** Brent Henschen, Kasey Copeland, Sam Mitchell, Danielle Morrison and

John Merson

**Members Absent:** None

**Staff Attending:** Ashley Elliott (Administrative Assistant) and Mallory Kaehr (Representative Attorney on behalf of the Boone County BZA and APC)

**A. Administrative Issues**

**1.** John Merson opened the meeting at 7:00 pm by leading the Pledge of Allegiance.

Introductions followed.

**2. Determination of Quorum:** 5 of 5 members present.

**3. Approval of Minutes for May 22, 2024, meeting:**

Kasey Copeland made a motion to approve the minutes from May 22, 2024.

Danielle Morrison seconded the motion. Motion carried 5-0.

**4.** **Approval of the Agenda:**

Representative Attorney Mallory Kaehr stated petition 24JE-14-078 Ethan Cain was tabled until the July 24, 2024 BZA meeting due to lack of providing agenda notices.

**B. Old Business Public Hearings:**

**1. 24JE-14-078 Ethan Cain; Development Standard Variance for Accessory Structure within the 40 Foot Agricultural Buffer**

Tabled until the July 24, 2024, BZA meeting.

**C. New Business Public Hearings:**

**1. 24JE-7-109 and 24JE-14-116 Sharon Rolston; Special Exception to Build a New Single-Family Home**

**and Development Standard Variance for 3:1 Depth to Width Ratio**

Representative Attorney Mallory Kaehr read the staff report.

Scott Rolston came forward on behalf of this petition. Mr. Rolston wanted to note that there is a signed agreement with the neighbor and a driveway easement written up by an Attorney to have the shared driveway off. No one else came forward.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Kasey Copeland made a motion to approve 24JE-7-109 and 24JE-14-116 with the conditions stated in the staff report and the easement be recorded with the deed along with the covenant that the property can’t be further subdivided.

Danielle Morrison seconded the motion. Motion carried 5-0.

**2. 24JA-14-110 Jordan Keesling; Development Standard Variance for Accessory Structure Larger than the Primary Structure**

Representative Attorney Mallory Kaehr read the staff report.

Jordan Keesling came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Brent Henschen made a motion to approve 24JA-14-110 with the conditions stated in the staff report.

Kasey Copeland seconded the motion. Motion carried 5-0.

**3. 24CE-14-111 Eric Smith; Development Standard Variance for Accessory Structure Larger than the Primary Structure**

Representative Attorney Mallory Kaehr read the staff report.

Eric Smith came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Sam Mitchell made a motion to approve 24CE-14-111 with the conditions stated in the staff report.

Kasey Copeland seconded the motion. Motion carried 5-0.

**D. Reports, Resolutions, Communication & General Discussion**

None at this time.

With no further business, Kasey Copeland made a motion to adjourn at 7:47pm.

Danielle Morrison seconded the motion. Motion carried 5-0.