

**BOARD OF ZONING APPEALS**  
**October 17, 2024 – 6:00 P.M.**  
**CITY COUNCIL CHAMBER**

**Members Present:** Valerie Boatwright, Adam Jones, Seth Sanders and Jonathan Silkworth

**Members Absent:** Abbas Fiuzat, Robert Healy and Karen Ware

**Staff Present:** Jacob Peabody, Zoning Administrator, and Rebekah Wilbanks, Recording Secretary

**1. Call to order:** Vice Chairman Valerie Boatwright called the meeting to order at 6:00 p.m.

**2. Adoption of Minutes:** Jon Silkworth moved the Minutes of the August 15, 2024 meeting be adopted as presented. Adam Jones seconded the motion. Minutes adopted by unanimous vote. (1:56)

**3. Action Items**

- a. **2024-V-07:** Applicant Paul Gordon is requesting a variance from Section 19-305 C.19.a.3 - rear setback for a pool at 105 Catawbah Rd.

**Staff Report:** Jacob Peabody informed the board the property is zoned R20 and is required to have a 10-foot setback for any proposed pool including the 4-foot apron around the pool. This proposal is up against the property line. The city is requesting clarification regarding the drainage. (2:15)

**Applicant:** Applicant Paul Gordon informed the board the property is severely sloped and the yard is oddly shaped. There have been multiple conversations held with the neighbor who owns the property to the rear and they have no concerns. He explained that the project may require retaining walls and once the board approves the project, there will be engineered plans submitted with the permits. (3:15)

Discussion Followed. (5:53)

Vice Chairman Boatwright ask if the board members if item “A” met the justification for a variance. Board discussed how the project met the justification and justification for item “A” was passed by unanimous vote. (26:22)

Vice Chairman Boatwright ask if the board members if item “B” met the justification for a variance. Board discussed how the project met the justification and justification for item “B” was passed by unanimous vote.

Vice Chairman Boatwright ask if the board members if item “C” met the justification for a variance. Board discussed how the project met the justification and justification for item “C” was passed by unanimous vote.

Vice Chairman Boatwright ask if the board members if item “D” met the justification for a variance. Board discussed how the project met the justification and justification for item “D” was passed by unanimous vote.

Vice Chairman Boatwright ask if the board members if item “E” met the justification for a variance. Board discussed how the project met the justification and justification for item “E” was passed by unanimous vote.

Adam Jones made the motion to approve the variance with the stipulation there is a two-foot barrier from the property line. Seth Sanders seconded the motion. Variance was approved by unanimous vote. (39:47)

**5. Staff Reports:** None.

**6. Other Items:** None.

**7. Adjourn** – 6:41 p.m.

Respectfully submitted,

Rebekah Wilbanks  
Recording Secretary

*Note: Proceedings of this meeting have been recorded on a digital recorder and Live streamed on the City of Clemson YouTube website.*