

**Minutes of the Marion County Board of Adjustments
May 13, 2025**

The Marion County Board of Adjustments met at 3014 E. Main St., Knoxville, Marion County Office Building on May 13, 2025, at 5:00 p.m.

Members Present: Danielle Huffine, Dale Miller, Jan Szlachetka, Loren Van Wyk

Member Absent: Debra Kearney

Public Present: Dan Rowley, Ron Findley

Chair Huffine called for a motion to approve the January 14, 2025 minutes. Miller made a motion to approve. Second by Szlachetka.

Huffine	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Poffenbarger presented Variance 2025-959 – Daniel and Katherine Rowley filed a variance request for relief from the requirements of 55.23 (6) Bulk Regulations that define the side yard setback of a principal structure as fifteen (15) feet. The request is for a six (6) foot variance to allow for the structure to be setback nine (9) feet from the property line on the property addressed 1296 Emerald Dr., Otley. Reviewed Facts and Findings. The road system within North Shore Cove is a private road system. The impact of this request is on the neighboring property 1294 Emerald Dr. The owners of the property were notified by U.S. Mail as required by the Marion County Zoning Ordinance. The placement of the house in 2009 restricts the ability to apply the required setback of fifteen (15) feet on the side property line. The addition to the garage is proposed to be nine (9) feet from the side property line. Placement of the house was restricted by the drastic fall of the lot. The lot has a 20-foot fall in the front 140 feet of the lot.

Huffine asked for a motion to close the public portion of the hearing. Miller made a motion to close the public hearing. Second by Van Wyk.

Huffine	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Huffine asked for a motion to take action on Variance 2025-959 – Daniel and Katherine Rowley request for relief of 55.23 (6) regulations requiring a fifteen (15) side yard setback in A-1; Agricultural zoning of a six (6) foot variance to allow for the structure to be built nine (9) feet from the side property line. Van Wyk made the motion to approve Variance 2025-959 as requested. Second by Szlachetka.

Huffine	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Poffenbarger reviewed legislation recently signed by Governor Reynolds and to be effective July 1, 2025:

HF 652 – Relating to regulation of real property and the powers granted to a Board of Adjustment.
SF 592 – Relating to regulation of Accessory Dwelling Units (ADU's).

Huffine called for a motion to adjourn. Szlachetka made the motion to adjourn. Second by Van Wyk.

Huffine	aye
Miller	aye
Szlachetka	aye
Van Wyk	aye

Minutes by: Karie Ellwanger