

**CITY OF HILLSBORO**  
**ZONING BOARD OF APPEALS**  
**MEETING MINUTES**

DATE: January 17, 2012

TIME: 6:00 pm

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Bob Albracht, Chairman | <input checked="" type="checkbox"/> David Hamblin | <input checked="" type="checkbox"/> Quorum (4) Present |
| <input checked="" type="checkbox"/> Clyde Chesser          | <input type="checkbox"/> Gene Knisley             | <input type="checkbox"/> Quorum Not Present            |
| <input type="checkbox"/> Lyn Fugate                        | <input checked="" type="checkbox"/> Rice Phillips |  |
| <input checked="" type="checkbox"/> Dick James             |   |  |

**Petitioner:** Judy Tucker

**Address of Variance Request:** Corner of Mechanic and Vandalia Street

**Brief Description of Variance Request / Basis for Meeting:**

Petitioner requests a variance of zoning from the current R-1 to allow her to conduct a "Quilting Shop" and all that it may entail as a business. Plans are to have an illuminated sign placed on an accessory building where the home-based business is to be housed.

**Minutes of meeting and findings:**

Following a discussion and question/answer session with Ms. Tucker, the following action was taken:


To grant Ms. Tucker an annually renewable\* "Special Use Permit" to operate a "Quilting Business" (and all that it may entail as a business), with a one-time fee (as set by zoning schedule); and a variance concerning the size of the sign on the accessory building, not to exceed 4 square feet. The sign shall not be illuminated. ***Motion by James, second by Chesser, passed 5-0.***

\*One-time fee to be paid prior to February 1, 2012;  
renew date (no fee) to be on February 1 of each  
succeeding year.

**Other business:**

NONE

ADJOURNMENT: 6:30

  
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(Acting) Recording Sec'y, Hillsboro Zoning Board of Appeals