

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, June 6, 2013**

BZA MEMBERS PRESENT: Andy Allen, Larry Chesney, Stanley Headrick

Chairman Walker entertained a vote to approve last months minutes which received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. APPEAL: One**
 5227 Brickmill Commercial Dr
- 2. VARIANCE: Two**
 5817 Lakeshore Dr
 627 Sawgrass Way
- 3. OTHER BUSINESS:**
 None

Appeal:

1. The applicant is appealing the determination that a gymnastics facility is not a permitted use in the RAC zone. The applicant has recently sold their existing gym and is looking to relocate at 5227 Brickmill Commercial Drive just off of 411 Hwy. This property is identified on tax map 100 and parcel 008.00.

The structure in question used to house a wakeboard tower business that manufactured and installed towers onto boats. This use was established prior to the changes that were made to give use the current regulations for the RAC zone, therefore that use was grandfathered and this could be considered a change of use.

The applicant argues that the gymnastics facility is in the business of selling memberships and the impact is less than the previous business.

-- Larry Chesney made a motion to approve the appeal. Stanley Headrick made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES

The motion was approved by a unanimous vote.

Variance:

1. The applicant is requesting a variance of 15 feet front setback, which would make the front setback 15 feet. This is a very small lot positioned along the lake at "Top-O-the-

World". The applicant would like to replace the existing structure with a new one. The existing structure does not currently meet the setback requirements, but the new one will be moved forward on the property in order to keep it out of the flood hazard area. Most of the homes in this area do not meet the building setback, and this request would be in line with the existing setbacks in the area.

--Larry Chesney made a motion to approve the variance. Stanley Headrick made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES

The motion was approved by a unanimous vote.

2. The applicant is requesting a 22 feet front setback which would be an 8 feet variance. This home was built prior to our codes inspections and there were no site inspections at that time. A permit was issued with the required setbacks on it. The permit notes that all building setbacks are the responsibility of the builder. Now the property is up for sale and a variance is being requested to clean up the title so that the home can be financed.

--Stanley Headrick made a motion to approve the variance. Larry Chesney made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES

The motion was approved by a unanimous vote.

Other Business:

None

THE MEETING WAS ADJOURNED.