

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, September 12, 2013**

BZA MEMBERS PRESENT: Andy Allen, Larry Chesney, Bruce Damrow, and Rob Walker

Chairman Walker entertained a vote to approve last month and May's minutes which received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: None**
- 2. APPEAL: None**
- 3. VARIANCE: Two**
826/830 Brickmill; 6140 Harrison Carver
450 Joe Pye Ln

Special Exception:

None

Appeal:

None

Variance

1. The applicant's request is for a variance from the minimum lot size requirements for a re-plat of three lots identified on tax map 111 and parcels 096.00, 096.01, and 096.02. These lots are located in the R-1 zone and the minimum lot size requirement is 30,000 square feet.

The applicant is the current owner of all three lots and is proposing this re-plat to clean up a lot line issue and to capture a second garage on the main parcel. Currently, the lot line goes through the side of one garage and cuts the second garage off from the house that it goes with. This division will leave two lots with 26,066 square feet and one with 57,317 square feet.

Glenn Harrelson was present to speak in favor of the motion and explained that there was a loss of right of way dedication on Brickmill Rd.

No one spoke in opposition.

Bruce Damrow made a motion to approve and Larry Chesney seconded.

Vote: Andy Allen YES

Larry Chesney	YES
Bruce Damrow	YES
Rob Walker	YES

The motion was approved by a unanimous vote.

2. The applicant is requesting a variance from the side setback requirements at 450 Joe Pye Lane. The property is identified on tax map 082 and parcel 067.31 and is zoned PPRD-Planned Rural Resort District. The side setback requirements are 10 feet from the side property lines.

The proposed structure is called a wood shed but will be used as a detached room for accommodations. The property line separates this parcel from a conservation easements set aside for this development. The claimed hardship has to do with the architectural design of the structure and overall development of this parcel.

Matt Smith spoke in favor of the variance. He explained the need for the hardship.

No one spoke in opposition.

Larry Chesney made a motion to accept the changes and Bruce Damrow seconded.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Bruce Damrow	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

THE MEETING WAS ADJOURNED.