

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, November 7, 2013**

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

Larry Chesney entertained a vote to approve last month minutes and Bruce Damrow seconded. The vote received a unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: One  
1625 S Odell Road**
  
- 2. APPEAL: None**
  
- 3. VARIANCE: Three  
Lake Farms Subdivision  
1027 Adas Way  
408 Lee Lambert Road**

***Special Exception:***

1. The applicant's request is for a change of use at 1625 S Odell Road. The property is identified on tax map 056, parcel 109.21 and is zoned S-suburbanizing. The property was recently used for a pet supplies company and the proposed use will be as a light manufacturing of small electrical devices and equipment. There will be no retail sales and the business will have ten or less employees. Tractor and trailer activity is expected to be less than once a week, but could be once a day at busiest. Daily parcel delivery trucks are expected. The applicant reports that there will be no environmental impacts from this use.

No one spoke in favor or in opposition of the special exception.

Larry Chesney made a motion to approve the special exception and was seconded by Bruce Damrow.

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

***Appeal:***

None

**Variance**

1. The applicant’s request is for a variance from the front setback requirements for lots 13-19 of Lake Farm Subdivision. These properties are identified on tax map 008L, group A, and parcels 028.00-034.00 and are zoned S-suburbanizing. The front setback requirement is 30 feet from the front property lines. The applicant is requesting a 5 feet front setback for each of these lots. The hardships are slope and size of the lots. These lots are very small and there is a significant drop from the first few feet of the lots down to the edge of the water. Sewer is going to be made available to the lots.

Peter McKevez spoke in favor of the motion. Mr. McKevez provided site plans of each lot showing the driveway and distance from the road.

No one spoke in favor or in opposition.

Larry Chesney made a motion to approve the request and Bruce Damrow seconded

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	NO
	Rob Walker	YES

The motion was approved by a 4 to 1 vote.

2. The applicant’s request is for a variance from the lot size minimum at 1027 Adas Way. The property is identified on tax map 093 parcel 036.25 and is zoned R-2. The minimum lot size in the R-2 Zone is 5 acres. This proposed lot will be 0.015 of an acre, but is only being created for the placement of a utility structure (water pump station). This will take the structure off of private property and create a lot for South Blount Utility to place a new pump station.

No one spoke in favor or in opposition of the variance

Bruce Damrow made a motion to approve the request and Stanley Headrick seconded

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

The motion was approved by a unanimous vote.

3. The applicant’s request is for a variance from the side setback requirements at 408 Lee Lambert Road. The property is identified on tax map 059E, group A, parcel 035.00 and is zoned R-1. The required setback is 10 from the side property line. The requested setback is 8 feet from the side property for a

detached garage. This would keep the garage lined up with the existing driveway. The plat mentions that all setbacks meet the zoning regulations, which at the time of the development of this subdivision was five feet, and that is reflected in the home owner's deed. The deeded setbacks do match the setbacks that were required at the time of this development. The subdivision was developed in 2005 and we changed our setback requirements in 2007.

David Kaun spoke in favor of the motion. He said that he has adjusted the size of the garage a little to have the same square footage desired with a more narrow building. By placing the garage there, he would also be able to use the existing driveway.

The neighbor spoke in favor of the request.

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

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

The motion was approved by a unanimous vote.

THE MEETING WAS ADJOURNED.