

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

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

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

**CASES BEING HEARD AND ACTIONS TAKEN:**

- 1. SPECIAL EXCEPTION: None**
- 2. APPEAL: None**
- 3. VARIANCE: One**  
**6654 Old Walland Hwy**

***Special Exception:***

None

***Appeal:***

None

***Variance***

1. The applicant's request is for a variance from the front and side setback requirements for a small one bedroom cabin at 6654 Old Walland Hwy. The property is identified on tax map 083N, group A, parcel 015.00 and is located in the R-1 zone. The required setback is 30 feet, and the required side setback is 10 feet.

The requested setbacks are 10feet from the front and 5 feet from the side property lines. The variance is being requested due to the hardships of the size of the property and the location of the property between the road and Little River. This is a very small lot that does present a very difficult site to build on. Not only will the structure be required to meet our flood zone regulations, but a septic system may prove to be very difficult to install on the property. If this variance is granted all other permits must be obtained prior to construction. After a conversation with our Environmental Health Director, we will require the septic system be installed and approved prior to a building permit being released.

Kris Meyer, Engineer with Fulghum MacIndoe and Associates, spoke in favor of the variance. Mr. Meyer's firm was hired by the owner, Mark Payne, to assist with the construction process. He stated that with the septic layout there was a hardship to get the home, septic field, and driveway on the property. The

property has been in the owner's family since the 1970s. The owner started the process of building this property in 2008. He also stated that the owner will be using this property as a weekend home and that it would not be used for commercial rental purposes.

Bruce Damrow made a motion to approve the request and Andy Allen seconded

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

The motion was approved by a 4 to 1 vote.

THE MEETING WAS ADJOURNED.