

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, November 6, 2014**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, Bruce Damrow, Rob Walker, and Brian King. .

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

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: One
602 Chilhowee View Road**

- 2. APPEAL: None**

- 3. VARIANCE: Two
4147 Franklin Hill Blvd
1138 Summerfield Drive**

Special Exception:

602 Chilhowee View Rd

This request is for a family commercial enterprise to move his existing fence business to his home at 602 Chilhowee View Rd. The property is identified on tax map 070, and part of parcel 0126.00 and is zoned R-1 (Rural District 1). Family commercial enterprises are permitted as special exceptions in the R-1. The applicant plans on having a small home office with very basic office equipment and use a portion of the existing barn to store equipment. The applicant plans on ordering supplies for each individual job and will not store large amounts of extra materials.

The property was recently divided by will. This use will be established on the five acres shown on the survey and the surrounding property is the remainder of the family farm. Buffering this use will not be required because the only abutting property within view is commercially used for automobile repairs.

Terry Warwick spoke in favor the motion. He stated that the business in town had been closed so by moving in do the home would make it easier for the owner. He stated nothing would be visible from the

front of the property. He stated there would be one work truck and delivery truck ever so often.

No one spoke in opposition.

Larry Chesney made a motion to approve the exception and it was seconded by Bruce Damrow. The vote received a unanimous approval.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	YES

Appeal:

None

Variance:

4147 Franklin Hill Blvd

This request is for a variance from the side setback requirements at 4147 Franklin Hill Blvd. The property is identified on tax map 038D, group B, parcel 013.00. The property is zoned R-1 with required setback of 10 feet. The applicant is requesting a variance of 5 feet in order to place a detached garage at the end of the driveway. The applicant is asking for this variance in order to be able to build a two car garage. The subdivision plat has 5 feet utility easements established along the side property lines, but does not indicate a building setback. The applicant is requesting this variance prior to obtaining a building permit.

Jim Burnside spoke in favor of this request. He stated that he had been at the property since 1998. The current home is 33 feet from the property line. Therefore with the 10 feet setback, he would not be able to construct a two car garage. He stated that the detached garage would match the current home and there would be no living quarters in the garage.

No one spoke in opposition.

Bruce Damrow made a motion to approve the variance and it was seconded by Larry Chesney. The vote received a unanimous approval.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	YES

1138 Summerfield Drive

This request is for a variance from the front setback requirements at 1138 Summerfield Drive. The property is identified on tax map 066M, group C, parcel 004.00. The property is zoned R-1 with a required setback of 30 feet. The applicant is requesting a variance of 10 feet in order to place a new home on this lot. The main body of the house will meet the setbacks, but their plans have a drive thru carport on the front that would extend 10 or 12 feet into the 30 feet setback. The claimed hardships are that this is a corner lot with two front setbacks, slope of the property, and the limited location of the septic system. If the home was pushed back and down the hill, it will encroach into the area that is reserved for the field lines. That area is hatched on the site map.

Michael Howe spoke in favor of the motion. He stated that James Gregory, architectural review committee of the subdivision, told them that the circle driveway and the drive thru carport must be added to the property.

Chris Marshall, who lives at 1205 Dakota Dr, spoke in favor of the motion. He stated with the lot and the added expense that this variance is legitimate.

Roger Fields stated that James Gregory told him that he would handle the private deed restrictions with the variance.

No one spoke in opposition.

Larry Chesney made a motion to approve the variance and it was seconded by Bruce Damrow. The vote received a unanimous approval.

Vote:	Larry Chesney	YES
	Bruce Damrow	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	YES

Other Business:

Roger Fields reminded the board that the end of the year is approaching and they need to make sure that the members have obtained their required training hours.

THE MEETING WAS ADJOURNED.