

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, January 8, 2015**

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

Larry Chesney was appointed as chairman.

Bruce Damrow entertained a vote to approve last month minutes and seconded was made by Brian King. The vote received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

1. **SPECIAL EXCEPTION: None**

2. **APPEAL: None**

3. **VARIANCE: One**
2670 Ellejoy Rd

Special Exception:
None

Appeal:
None

Variance:
2670 Ellejoy Road

This request is for a variance from the density and lot size requirements at 2670 Ellejoy Road. The property is identified on tax map 040, parcel 069.00. The property is zoned R-1 with a required density of 1.2 units per acre and a minimum lot size of 30,000 square feet or 0.68 acres.

The applicant is requesting to divide their property into two lots in order to secure a mortgage on the residence. The property has three dwellings currently located on it and the division will leave one dwelling on a 0.47 acre lot and two dwellings on a 1.1 acre lot. There will not be any additional dwellings located on the property. This subdivision will also have to receive a variance from the Planning

Commission and get approval from the Environmental Health Department.

Mamie Thompson Lowe and Al Ward spoke in favor of the variance. They stated that the division of the property is to obtain a reverse mortgage and the back lot would be given to her brothers. They stated the existing home had been there around 30 years and the mobile home was moved in around 17-18 years ago.

Bruce Damrow made a motion to approve the variance and no one seconded.

Stanley Headrick made a motion to deny the variance because one property currently not conforming and approving would leave two properties that are not conforming. Brian King seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Bruce Damrow	NO

Other Business:

None

THE MEETING WAS ADJOURNED.