

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, June 4, 2015**

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

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

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: None**
- 2. APPEAL: None**
- 3. VARIANCE: Four**
 - 1005 Keener Road**
 - 1136 Bert Garner Lane**
 - 3830 Jay Kerr Road**
 - 2938 Quarry Hollow Road**

Special Exception:
None

Appeal:
None

Variance:
1005 Keener Road

This request is for a variance from the front setback requirements. This property located at 1005 Keener Road and is identified on tax map 031, parcel 010.01 and is zoned R-1. The required front setback is 30 feet from the property line. The request is for a 5 feet variance to allow the garage to be built out of the flood zone that runs along the back of this property. This request will leave them with a 25 feet setback from the front property line and allow them to keep the structure up out of the flood zone.

Bruce Skolfield, the property owner, spoke in favor of the variance.

No one spoke in opposition.

Larry Chesney made a motion to approve the variance. Brian King seconded the motion.

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

1136 Bert Garner Road

This request is for a variance from the density requirements at 1186 Bert Garner Road (Map 091 and parcel 014.00) and is in the S-Suburbanizing zone. The required density is 1.2 units per acre. The applicant is requesting a variance from the density requirements for a second home to be placed on this property. There has been a second home on this property in the past and one could replace that one on the same footprint without having to get a variance. That is in accordance to section 6.1 of our regulations. The applicant would like to relocate the home for a couple of reasons. The septic system that is already in the ground is a pump system and he would like to put a new tank in the ground and just use a gravity system. The old location is also a poor one. It was at the very corner of the property right at the intersection of Bert Garner Road and Carpenters Grade Road and would not meet our setback requirements, but is grandfathered. The new location will be on the other end of the property away from the intersection and will meet all building setback requirements.

Barry Walker spoke in favor of the variance. He stated that everything that was stated is what he wished to do.

Carol Bolton, next door neighbor, spoke in opposition of the variance. She stated that putting a mobile home on this property would be detrimental to the neighbors. She stated that the homes in the area are nice homes and the mobile home would bring their property values down.

Mr. Walker stated that the home was built in 1936 and the mobile home was about 30 feet from the home. He stated that the new location they desire is between the detached garage and the woods. He stated that putting the mobile home there would look better for the neighborhood.

Roger stated that all setback regulation would be met.

Morris Griffin lives next door to the property. He stated that the location of the mobile home would be within 50 feet from their well. He also stated that they would have another lot to put the mobile

home. He stated that he would rather have the mobile home placed at the corner than the location near the woods. He stated that the placement of the mobile home would block their view.

Larry Chesney made a motion to approve the variance. No one seconded the motion. Larry Chesney made a motion to approve the variance. Stanley Headrick seconded the motion.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Brian King	YES
	Rob Walker	NO

3830 Jay Kerr Road

This request is for a variance from the side setback requirements for a garage at 3830 Jay Kerr Road. This property is identified on tax map 019, parcel 039.01 and is located in the R-1 zone. The required side setback is 10 feet. The request is for an addition to an existing accessory structure that is already within that setback requirement. The requested amount of variance is 5 feet. The property line abuts a common driveway easement with a ditch in between the property line and the driveway. The applicant wants to build the addition in line with the existing structure. The applicant provided a site plan.

Allen Reihl spoke in favor of his request. He stated that he is retired and would like to have a structure to store his VW bus. He stated that he would be using reclaimed lumber to build the structure.

No one spoke in opposition.

Stanley Headrick made a motion to approve the variance. Larry Chesney seconded the motion.

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

2938 Quarry Hollow Road

This request is for a variance from density requirements in the R-1 zone, which are 1.2 dwelling unit per acre. The property is at 2938 Quarry Hollow Road and is identified on tax map 044, parcel 005.02. The owner of this property had placed a camper trailer on her property

for her daughter to reside in and learned that the unit crosses the property line between her and her sister's property.

Patricia Dalton spoke in favor of the request.

Roger Fields stated that a camper if used as a residence would have to obtain a building permit to place the camper.

Patricia Dalton stated that the property is being switched between sisters so that her daughter can be closed to her. Therefore, her daughter would be there to help her mother when she needed to.

Stanley Headrick made a motion to approve the variance. Larry Chesney seconded the motion.

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

Other Business:

None

THE MEETING WAS ADJOURNED.