

## MINUTES

### LOUDON COUNTY BOARD OF ZONING APPEALS

APRIL 17, 2007

The April meeting of the Loudon County Board of Zoning Appeals was called to order immediately following the RPC meeting. Present were Mr. Harrison, Mr. McEachern, Ms. Terry, Mr. Brown and Mr. Brooks.

Motion to approve the minutes of the March 20, 2007 meeting was made by Mr. McEachern, seconded by Mr. Brown and approved 5-0.

**Agenda Item A: Request consideration of approval of special exception for mini-storage facility at 2000 Hwy 11 E, referenced by Tax Map 20, Parcel 16.00, Zoned C-2, General Commercial District. Owner: Tony Williford**

Mr. Williford was present.

Mr. Newman described the property and location for the Board and explained that Mr. Williford wanted to have a mini-storage facility on the property. He also noted that the site drops off about 40' from the road to the back of the property. The property is heavily wooded and there is possibly a creek at the bottom of the property that runs from Leeper's Parkway. He expressed concerns about the impact of filling the site, which would require approximately 35,000 cu. yds. of fill.

Mr. Williford noted he planned an apron along the road, or a proposed lane into the property.

Mr. Newman noted there is good sight distance at the location. The proposed usage would have a low impact on the road. He recommended approval of the request.

Mr. Brooks made the motion to approve, Mr. McEachern seconded, and motion was approved 5-0.

**Agenda Item B: Request consideration of approval of special exception for assisted living facility located on Shaw Ferry Road, referenced by Tax Map 15, Parcel 95.00 & 96.00, Zoned R-1, Suburban Residential District, 2<sup>nd</sup> Legislative District. Owner: Independent Healthcare Properties**

Mr. Greg Vital was present for the applicant. He explained that his company planned an assisted living facility, and displayed a drawing of the proposed footprint of the building for the Board. He also noted that neighbors of the property were present and had no objection to the request.

Mr. Newman noted this would be a good transition to the residential area from the commercial and office area adjacent to it. He recommended approval of the request.

Mr. McEachern made the motion to approve, Mr. Brooks seconded, and motion was approved 5-0.

**Agenda Item C: Request consideration of approval of height variance of 40' (from 20' to 60') and square footage variance of 315 sq/ ft. (from 120 sq. ft. to 435 sq. ft.) for sign located at 14542 El Camino Lane, referenced by Tax Map 4, Parcel 4.02, Zoned C-2, General Commercial District.**

**Owner: Fowler Holdings, LLP**

Mr. Fowler was present. He explained that the other businesses have large signs along the Interstate, and due to his building sitting at the back portion of the property, he needed more Interstate visibility. He stated he had asked for no other variances for his building. He said he could reduce the height request to 50' if necessary

Mr. Newman noted that Mr. Fowler did have somewhat of a hardship compared to comparable signage and no where else on the property the sign could be located.

Mr. McEachern made the motion to approve the request as it was made, Mr. Brooks seconded, and motion was approved 5-0.

**Agenda Item D: Request consideration of approval of 10' rear yard setback variance (from 25' to 15') for existing accessory structure on property located at 14587 Virtue Road, referenced by Tax Map 16, Parcel 146.00, Zoned R-1/R-E, Suburban Residential District with Single Family Exclusive Overlay District, 6<sup>th</sup> Legislative District. Owner: Darlene Zimmer [07-03-57-SU-CO]**

Mr. Reynolds explained that this variance request is for an existing shed on property that was being divided, and the property line that it was along was an existing one.

Mr. McEachern made the motion to approve, Mr. Brooks seconded, and motion was approved 5-0.

**Agenda Item E: Request consideration of approval of 8' front yard setback variance (from 30' to 22') for property located at 145 Zane Lane, referenced by Tax Map 10F, Group A, Parcel 53.00, Zoned R-1/PUD, Suburban Residential District with Planned Unit Development Overlay District, 5th Legislative District. Owner: Mike O'Domirok**

Mr. O'Domirok was not present.

Mr. Reynolds explained that this is a corner lot with two front setbacks, plus a curve in Zane lane that eats into the lot.

Mr. Brown made the motion to consider Zane Lane a side yard which would eliminate the need for a variance. Mr. Brooks seconded, and motion was approved 5-0.

**Agenda Item F: Request consideration of approval of 10' front yard setback variance (from 30' to 20') for property located at 140 Cassidy Court, referenced by Tax Map 10F, Group A, Parcel 17.00, Zoned R-1/PUD, Suburban Residential District with Planned Unit Development Overlay District, 5th Legislative District. Owner: Joe Hube**

Mr. Hube was not present.

Mr. Newman described the property and location for the Board, noting this home was under construction. It appears the builder measured from the curb, and not from the property line.

After discussion regarding building inspections, Mr. McEachern made the motion to approve the requested setback for the construction footprint as it is currently built. Mr. Brown seconded, and motion was approved

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With no additional comments from the Board or the audience, the meeting was adjourned at approximately 7:05 PM

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Signed

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Dated