

MINUTES

LOUDON COUNTY BOARD OF ZONING APPEALS

APRIL 15, 2008

The April meeting of the Loudon County Board of Zoning Appeals was called to order at 5:55 PM. Present were Mr. Harrison, Mr. Brooks, Mr. Brown, Mr. McEachern and Ms. Terry.

Motion to approve the minutes of the February 19, 2008 meeting was made by Mr. Brooks, seconded by Mr. Brown and approved 5-0.

Request consideration of approval of the following variances for property located at 892 Hickory Creek Road, referenced by Tax Map 10-J, Group A, Parcel 30.00, Zoned R-1, Suburban Residential District, 5th Legislative District. Owner: Shannon Sexton [08-03-83-SU-CO]

1. Side yard setback variance of 2' (from 5' to 3') for accessory structure on Lot 2

2. Side yard setback variance of 13' (from 15' to 2') for house on Lot 2

Mr. Lambert described the property and location for the Board. He noted that the only lot line change was the addition of a line between the two existing houses on the property. Both lots meet subdivision requirements but variances are needed for both the house and the accessory structure.

Mr. Newman recommended approval of the variance requests.

Mr. McEachern stated he felt the accessory structure should be moved, since the Board had just changed the setback to 5 feet he did not feel they should be granting variances for any closer to property lines. He made the motion that the variance be approved for the existing house, but if it was ever replaced there would be no variance for the new structure, and included in his motion denial of the variance for the accessory structure. Mr. Brown seconded, and motion was approved 5-0.

With no additional business, the meeting was adjourned at approximately 6:10 PM

Signed

Dated