

**MINUTES**

**LOUDON COUNTY BOARD OF ZONING APPEALS**

**JULY 15, 2008**

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

Motion to approve the minutes of the June 17, 2008 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 8 unit multi-family structure on 1 acre and a lot size variance of 5,440' sq. ft. (from 49,000 sq. ft. to 43,560 sq. ft) property located at 12570 Hwy 70 E, referenced by Tax Map 7, Parcel 112.00, Zoned R-1, Suburban Residential District, 5<sup>th</sup> Legislative District. Owner: John Tuck [08-06-163-SE-CO]**  
Mr. Tuck was present.

Mr. Lambert described the property and location for the Board, noting the R-1 Zoning allows for apartments if approved as a special exception, as long as certain conditions are met. This property has water, electric, sewer and gas availability. Also requested is a lot size variance due to the regulations requiring a 49,000 sf lot for eight units and this lot is only 43,560 sf. He noted that a drawing of the proposed building and site plan had been included in the agenda packets.

Mr. Newman noted that if the number of units was reduced to only 6, the footprint of the building would not change.

Mr. Tuck said he had attempted to have the property rezoned to commercial, but that had not been done.

Mr. Brown noted he felt this request was reasonable.

Mr. McEachern made the motion to approve the request for the special exception and the variance for the square footage for an 8 unit building. Ms. Terry seconded, and motion was approved 5-0.

With no additional comments from the Board or the audience, the meeting was adjourned at approximately 6:30 PM

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Signed

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Dated