

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

OCTOBER 2, 2007

The October meeting of the Lenoir City Board of Zoning Appeals was called to order at 6 PM. Present were Mr. Ghormley, Mr. Lingenfelter, Mr. Simpson, Mr. Wilkerson, Ms. Ross and Mr. Grindstaff. Absent was Ms. Watson.

Motion to approve the minutes for the September 4, 2007 meeting was made by Ms. Ross, seconded by Mr. Wilkerson and approved 6-0.

Ms. Ross did question if Mr. Newman had contacted LCUB regarding tree cutting and he said he would do so.

Agenda Item A: Request consideration of approval of 3' side yard setback variance (from 6' to 3') for property located at 107 Candlenook Lane, referenced by Tax Map 20-B, Group C, Parcels 42.00 & 44.00, Zoned R-2, Medium Density Residential District. Owner: Roger Mowery [07-08-194-SU-LE]

Mr. Reynolds described the property and location for the Board, noting the variance is for existing structures. The owners are purchasing property from the parcel behind them for their pool. The existing structure was built in the 1960's of 1970's.

Mr. Simpson made the motion to approve, Mr. Lingenfelter seconded, and motion was approved 6-0.

Agenda Item B: Request consideration of approval of 7' front yard setback variance (from 30' to 23') for property located at 2619 Crooked Oak Drive, referenced by Tax Map 19-E, Group A, Parcel 8.00, Zoned R-1-S, Single Family Residential District. Applicant: Jerry Bird, Carlin Properties, Owner: Balie M. Ross

Ms. Ross stated this was her property and recused herself from the discussion and the vote.

Mr. Reynolds described the property and location for the Board, noting that the property drops off quite a bit in the back.

Mr. Bird said that the variance would line the house up with the one next door. The house on the other side is in a curve and it will not be lined up directly with it.

Mr. Newman also cited significant topographical issues with the property. He recommended approval of the request.

Mr. Wilkerson made the motion to approve, Mr. Grindstaff seconded, and motion was approved 5-0.

Agenda Item C: Request consideration of approval of 13' road frontage variance (from 25' to 12') for property located at 201 Jim Hartsook Lane, referenced by Tax Map 20-B, Group A, Parcel 14.00, Zoned R-3, High Density Residential District. Owner: Belinda Croft and Ken Tilley Jr. [07-09-207-SU-LE]

Mr. Tilley was present.

Mr. Reynolds described the property and location for the Board, noting it is near the Dogwood Terrace housing development. Jim Hartsook Drive is a city street. The owner wants to divide the house and a parcel of property off from the rest of the farm.

Mr. Newman asked where the rest of the farm would have road frontage, and Mr. Tilley said that Parcel 11 has been purchased and allows access from Ash Ave. Negotiations are ongoing with Habitat for Humanity to purchase the rest of the farm.

Mr. Lee Trout with the housing authority questioned if the right of way was dedicated to the city along with the street, and expressed concerns about the rest of the farm being cut off from Jim Hartsook Drive.

Mr. Newman said that would affect the rest of the property, but not the lot in question.

Mr. Tilley again said there were plans to combine the farm with Parcel 11 to give access to the property from Ash Ave. Mr. Simpson made the motion to approve the lot frontage on the condition that Parcel 11 and the remainder of Parcel 14 be combined and that combination be verified by the Planning Office. Ms. Ross seconded, and motion was approved 6-0.

Other Business

Mr. Wilkerson asked for the definition of Single Family Residential. Both Ms. Bogus and Mr. Newman stated it would be members of a family dwelling together, brothers, sisters, parents, etc.

With no further comments from the Board, the meeting was adjourned at approximately 6:20 PM

Signed

Dated