

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

APRIL 3, 2007

The April meeting of the Lenoir City Board of Zoning Appeals was called to order at 6:00 PM. Present were Mr. Lingenfelter, Mr. Simpson, Ms. Watson, Mr. Ghormley, and Mr. Wilkerson. Ms. Ross arrived during discussion of Item A. Mr. Harris was absent and Mr. Lingenfelter chaired the meeting in Mr. Harris' absence.

Motion to approve the minutes of the March 6, 2007 meeting was made by Mr. Simpson, seconded by Mr. Ghormley and approved 5-0.

Request approval of a variance to construct accessory structure on property with no primary structure for property located at 211 C Street, referenced by Map 20K, Group L, Parcel 32.00, Zoned R-3, High Density Residential District. Owner: Calvary Baptist Church

Mr. Robert McCarter was present for the applicant. He stated the church wants to build a carport for their two vans and one bus. They own this lot and also the property on the corner above it that has a house on it. They want to have gravel, not asphalt, for a parking surface.

Mr. Newman stated that the request would fall in to the category of an accessory structure on a parcel with no primary structure, which was done mainly to prevent properties being used for storage, and for the aesthetics of the property.

Mr. Lingenfelter noted that this lot is very narrow and would be difficult to site a house on.

Ms. Ross asked if this parcel could be combined with the adjoining parcel the church already owns, which would eliminate the need for a variance.

Mr. Newman asked Mr. McCarter if combining the two parcels was a possibility.

Mr. McCarter asked if the item could be tabled at this time until he could talk to the committee at the church.

Ms. Watson made the motion to table the item, Mr. Wilkerson seconded, and motion was approved 6-0.

With no further comments from the Board or the audience, the meeting was adjourned at 6:15 PM

Signed

Dated