

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

JUNE 5, 2007

The June meeting of the Lenoir City Board of Zoning Appeals was called to order at 6:00 PM. Present were Mr. Harris, Mr. Lingenfelter, Mr. Simpson, Ms. Watson, Mr. Ghormley and Ms. Ross. Absent was Mr. Wilkerson.

Motion to approve the minutes of the May 1, 2007 meeting was made by Ms. Ross, seconded by Mr. Ghormley and approved 6-0.

Request consideration of approval of 10' rear yard setback variance (from 35' to 25') for property located at 115 Johnson Drive and variance to change the setback orientation on lot of building on property located at 117 Johnson Drive, referenced by Tax Map 20H, Group B, Parcels 17.00 & 17.02, Zoned R-1-S, Single Family Exclusive Overlay District. Owner: Larry Jones [07-05-94-SU-CO]

Mr. Jones was present.

Mr. Reynolds described the property and location for the Board, noting how the houses are oriented to Johnson Drive. He explained that when the rear house was built and inspected, measurements were taken from pins that had been placed incorrectly by the surveyor. The builder had also wanted to change the orientation of the house, so the setback orientations were changed, and that variance is also needed. Since the location of the pins created a problem, the owner of lot 1R1R is selling 10' of property to the owner of lot 1R2R, and a rear setback variance for lot 1R1R will also be needed.

Mr. Newman recommended approval of the request since there are no further lots being created and the variances are for existing structures.

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

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

Signed

Dated