

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

APRIL 1, 2008

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

Motion to approve the minutes of the March 4, 2008 meeting was made by Ms. Watson, seconded by Ms. Ross, and approved 6-0 with Ms. Dunn abstaining due to her absence at the March meeting.

Agenda Item A: Review violations of conditions of approval of Certificate of Appropriateness issued for 405 Hill Street, The Certificate of Appropriateness approved installation of three over one windows, six over six windows have been installed. Referenced by Tax Map 20-K, Group G, Parcel 27.00, Zoned R-1-S/HZ, Single Family Residential District with Historic Zoning Overlay. Owner: Bobby Eblen, Applicant: Mitch Ledbetter

Mr. Simpson made the motion this item be postponed, due to the owners of the property not being notified of this meeting. Ms. Ross seconded, and motion was approved 7-0.

Agenda Item B: Request consideration of approval of 6' rear yard setback variance for addition of screen porch to property located at 701 Glenview Circle (The Villas at Harrison Glen), referenced by Tax Map 20-A, Group D, Parcel 5.01, Zoned R-4, Residential District. Owner: James Schaad

Mr. David Harbin was present for the applicant. He told the Board the villas had ended up being larger units than planned, and the same units on the interior area of the development have screened porches but they did not have the setback issue this unit has. The back of these units do face the detention basin and not someone else's home.

Mr. Newman said the screen room addition is buyer driven, and that aesthetically the screened porches look better than a patio with items sitting on it.

Mr. Wilkerson asked about units 3, 4, and 5, would the builder be coming back before the board with a request for those also.

Mr. Harbin said there were no plans at this time.

Ms. Watson made a motion to approve the variance, and motion died for lack of second. Item was automatically denied.

Agenda Item C: Request consideration of approval of 6' rear yard setback variance for addition of screen porch to property located at 703 Glenview Circle (The Villas at Harrison Glen), referenced by Tax Map 20-A, Group D, Parcel 5.01, Zoned R-4, Residential District. Owner: James Schaad

Mr. Harbin told the Board this is the other side of the unit that was just discussed.

Ms. Ross made the motion to deny, Mr. Wilkerson seconded, and motion to deny was approved 6-1 with Ms. Watson voting nay.

Agenda Item D: Request consideration of approval of 4' front yard variance (from 20' to 16') for 611 N. B Street and 2' rear yard variance (from 15' to 13') for property located at 609 B Street, referenced by Tax Map 20K, Group D, Parcel 32.00, Zoned R-2, Medium Density Residential District. Owner: James Bowers [08-03-84-SU-LE]

Mr. Bowers was present.

Mr. Newman explained to the Board this item was heard last year for a lot size variance, because Mr. Bowers wanted to make sure he could divide the houses before he went to the expense of having it surveyed. Once the property was surveyed, it was discovered the two setback variances would be required. He recommended approval of the variance requests.

Mr. Simpson made the motion to approve, Mr. Wilkerson seconded, and motion was approved 7-0.

Agenda Item E: Request consideration of approval of 72 square foot variance for building face sign on property located at 535 Highway 321 N, referenced by Tax Map 15M, Group E, Parcel 18.00, Zoned C-3, Highway Commercial District.

Applicant: O'Reilly Auto Parts

Mr. Jason Frizell was present for the applicant. He stated that this is the standard building signage used by O'Reilly.

Mr. Newman told the board this is an existing 76' long building that formerly housed the Dollar General Store. The sign package for the free standing sign is 140 square feet, which is well below the 300 that is allowed. The total of the wall sign and the free standing sign is 286.88 square feet, and they would be allowed a total of 376 square feet. He recommended approval of the request on the condition that the free standing sign square footage is limited to what has been submitted at this time. That still keeps the total square footage below what would be allowed overall.

Ms. Ross made the motion to approve with Mr. Newman's condition regarding the free-standing sign, Ms. Watson seconded, and motion was approved 7-0.

Additional Comments

Ms. Paige Leslie told the Board she had received a letter to appear before the board because of changing out her windows in the Historic District. She stated she did not know she needed a permit for that, and she had been the Historic District president for two years.

Mr. Newman said there had not been a need for her to appear, that Ms. Johnson was notifying them of the procedure and having them come in for the COA.

Ms. Johnson stated it would be beneficial for the residents to receive a copy of the guidelines now that they have been approved.

With no further comments, the meeting was adjourned at approximately 6:30 PM

Signed

Dated