

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

MAY 6, 2008

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

Vice Chairman Terri Watson introduced Mr. Bill Thomas as the new member of the Board. She also announced the resignation of Mr. Ghormley and opened the floor for nominations of a new chairperson. Mr. White nominated Ms. Ross for that position, seconded by Mr. Lingenfelter. Ms. Ross was elected Chairman by a vote of 7-0. At this point in the meeting Ms. Ross took over the position of Chair.

Motion to approve the minutes of the April 1, 2008 meeting was made by Ms. Watson, seconded by Ms. Dunn and approved 7-0.

Agenda Item A: Request review of approval of certificate of appropriateness for addition to a carport on property located at 404 East Second Avenue, referenced by Tax Map 020-L, Group A, Parcel 28.00, Zoned R-1-S/HZ, Single Family Residential District with Historic Zoning Overlay District. Applicant: Matthew & Larisa Brass

Codes Enforcement Officer Leslie Johnson told the Board this item was originally heard in September 2007, at which time the family had expanded, they needed more space, they enclosed their carport, and then were called before the Board where the use of the windows they had been given was denied. The family now wants to finish the outside work, and plans to do solid walls and brick since the cost for new windows would be too much for them. They have been using the interior for living space. Due to life safety issues and codes issues, she cannot allow them to finish the enclosure that way because there has to be two points of egress in the event of an emergency. She noted that the other windows in the home are a mixture of 6/6 windows and 8/8 windows, and she does not have a problem with the 9/9 windows that are being used since there was already a hodgepodge of windows in place before the carport was closed in.

Mr. Newman noted that the neighborhood committee had also appeared before the Board in September in support of these windows being used. Since the use of the windows that were donated was turned down, there has been no more work on the exterior of the house. He also noted the design guidelines encouraged the use of wood windows, but did not require them. He recommended approval of the windows that are already in place due to the mix of windows that exists on the house and to maintain the window pattern across the front facade that would be lost if no windows are installed in the addition..

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

Agenda Item B: Request consideration of approval of certificate of appropriateness for addition of sunroom to back of house located at 303 Second Avenue East, referenced by Tax Map 20-K, Group A, Parcel 41.00, Zoned R-2/HZ, Medium Density Residential District with Historic Zoning Overlay District. Applicant: Alfred Hathcock, Jr.

Mr. James Crook, Mr. Hathcock's contractor, was present. He explained this is for a 10 x 10 addition, and the owner has done research on the siding and the brick and found both to match what is currently in place. They will be saving the window that will be removed to reuse it.

Ms. Johnson stated the homeowner has done their homework and the items they have found to use. This will be an extension off of the kitchen area.

Ms. Watson noted the addition would not be seen from the street or the alley. She made the motion to approve the request. Mr. Simpson seconded, and motion was approved 7-0.

Agenda Item C: Request consideration of approval of lot size variance for two proposed lots located at the corner of Doyle and Houston Streets, 844 SF for Lot 1 (from 15,000 SF to 14,156 SF) and 846 SF for Lot 2, (from 15,000 SF to 14,154 SF), referenced by Tax Map 20-G, Group I, Parcels 3.00 & 4.00, Zoned R-1, Low Density Residential District. Owner: Chris Clabough [08-03-86-SU-LE]

Mr. Clabough was present.

Mr. Simpson noted that the variance sign had not been posted until the previous day, and made the motion to postpone the item for one month to give the neighbors adequate notice. Mr. Lingenfelter seconded and motion was approved 7-0.

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

Signed

Dated