

MINUTES

LENOIR CITY BOARD OF ZONING APPEALS

JUNE 3, 2008

The Lenoir City Board of Zoning Appeals was called to order at 6:00 PM. Present were Ms. Ross, Mr. Lingenfelter, Mr. Simpson, Mr. Wilkerson, Mr. White, and Mr. Thomas. Ms. Watson arrived after the vote on the minutes. Absent was Ms. Dunn.

Motion to approve the minutes of the May 6, 2008 meeting was made by Mr. Simpson, seconded by Mr. White and approved 6-0.

Agenda Item A: 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, Parcel 4.00, Zoned R-1, Low Density Residential District. Owner: Chris Clabough [08-03-86-SU-LE] (Postponed from May meeting)

Mr. Clabough was not present.

Mr. Lambert described the property and location for the Board, noting the surveyor shows that a lot line is being moved. The property is actually made up of three and a half old city lots, and this is actually only one parcel. The owner wants to create an additional lot, which would create two substandard lots. There is no hardship or topographical issues with the property. He recommended denial of the request.

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

Agenda Item B: Request consideration of approval of 17' front yard setback variance (from 20' to 3') and 8' side yard setback variance (from 8' to 0') for property located at 205 Pike Street, referenced by Tax Map 20-L, Group K, Parcel 15.00, Zoned R-3, High Density Residential District. Owner: Kay Arnwine

Ms. Arnwine was present.

Ms. Johnson passed out photos and drawings to the Board of the house and the planned additions. Mr. Lambert described the plan to extend the front porch to within 3' of the property line which would be between 4-5' from the sidewalk. The addition to the side would be to the property line. There are some homes in this area that are built this way.

Ms. Johnson noted this is a unique property, with the front porch now 13' from the property line, it already does not meet the setbacks.

Ms. Arnwine stated her brother lives on the side where the carport will be added, and her sister had received variances for this same thing just a few doors down from her. She lost a tree during a storm and she wants to take another tree out that is affecting her house, and she has to have something to keep the afternoon and evening sun off of the front of her house.

Mr. Newman noted this is a significant variance, and if her brother's house ever sold the carport on the property line could be an issue with the buyer. He recommended the variance request be denied due to no justifiable hardship.

Mr. Simpson noted how far the neighboring houses were built into the setback areas and made the motion to approve the variance request on the condition the addition remain an open area and not be enclosed. Ms. Watson seconded and motion was approved 7-0.

With no additional comments from the Board or the audience, the meeting was adjourned at approximately 6:25 PM

Signed

Dated