

**MINUTES**  
**LENOIR CITY BOARD OF ZONING APPEALS**  
**AUGUST 5, 2008**

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

Motion to approve the minutes of the June 3, 2008 meeting was made by Mr. Wilkerson, seconded by Mr. Lingenfelter and approved 8-0.

**Agenda Item A: Request consideration of approval of Certificate of Appropriateness for renovations to property located at 300 E. 3<sup>rd</sup> Ave, referenced by Tax Map 20K, Group G, Parcel 25.00, Zoned R-1-S /HZ, Single Family Residential District with Historic Overlay Zoning. Owner: Jane Goodwin**

Mr. Lance Blair, the contractor, and Mr. Dotson, Ms. Goodwin's son, were present.

Ms. Johnson stated that the Historic Zoning guidelines now allow her to approve some repairs and renovations, this is quite a major renovation is why it was brought before the Board.

Mr. Blair stated the smaller building has been used as a second residence and was rental property. It has not been lived in for quite some time. It was never separated onto its own parcel. The smaller building will require major work if it is renovated, and the plan is to tear it down and build a carriage house type garage building.

Ms. Johnson asked if the privacy fence would remain and Mr. Dotson said it would.

Mr. Wilkerson asked if a side yard or rear yard variance would be required if the 2<sup>nd</sup> house were to be torn down and Mr. Blair said that no variances would be required.

Mr. Dotson said the 2<sup>nd</sup> house was built in the 1920's, and their plan is to rebuild it and have a courtyard between the two buildings.

Mr. Newman asked if construction documents had been submitted yet.

Mr. Blair said the project was not to that point yet.

Mr. Lambert pointed out inconsistencies with the Historic District guidelines which included rebuilding the fireplace, even if it is non functional; the guidelines also state that any roof details must be repaired or replaced; the wood siding must match the original; and regarding the removal of the second building, if there is any architectural significance it cannot be removed unless there is a public safety issue.

Ms. Watson asked who makes the decision about leaving or replacing a building.

Mr. Newman said there is nothing historically significant that could be of benefit to the neighborhood.

Mr. Simpson said it had also had a 1970's addition made to it.

Mr. Newman recommended approval of the plans subject to them meeting the historical guidelines and all required setbacks.

Ms. Dunn seconded, stating she felt it would make the property look more unified.

Mr. White seconded the motion, and motion was approved 8-0.

**Agenda Item B: Request consideration of variance for location of detached garage in side yard of property located at 2405 Sharp Drive, referenced by Tax Map 15K, Group B, Parcel 19.00, Zoned R-1-S, Single Family Residential District. Owner: Cynthia Fleming**

Ms. Fleming was not present.

Ms. Johnson said she had requested this item be added to the agenda. This is a new house, and the owner is adding a detached garage, with a portion encroaching into the side yard. The setbacks for the property can be met. She has talked with the builder who has concerns about the rear yard elevation, which would add a significant amount of site work. There was a variance previously granted to 869 Sharp Drive to have a detached garage in the side yard, mainly due to the topography of the property. This new garage would be stick built, on a concrete slab, and have the same exterior as the house.

Ms. Dunn noted the size of the proposed garage is almost the same size as the existing house and questioned it fitting into the nature of the neighborhood.

Mr. Newman noted for the Board that though the Board does not enforce neighborhood covenants, the covenants in this neighborhood limit garages to three cars. He recommended the request be denied.

Ms. Johnson noted for the Board that if the structure were to be attached to the house, she would have to issue a permit as long as setbacks were met.

Mr. Wilkerson made the motion to deny, Ms. Dunn seconded, and motion was approved 8-0.

With no further business or comments from the Board, the meeting was adjourned.

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Signed

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Dated