

MINUTES

LOUDON BOARD OF ZONING APPEALS

APRIL 4, 2007

The April Meeting of the Loudon Board of Zoning Appeals was called to order at immediately following the RPC meeting.. Present were Mr. Carey, Mr. Brennan, Mr. McEachern, Mr. Melton, Mr. Greenway, Mr. Garner, Mr. Brewster and Ms. Millsaps. Absent was Mr. Gammons.

Motion to approve the minutes of the February 7, 2007 meeting was made by Mr. McEachern, seconded by Mr. Melton and approved 8-0.

Request consideration of approval of front yard variance of 7' (from 25' to 18') for property located at 401 Ward Avenue, referenced by Tax Map 41A, Group G, Parcel 20.00, Zoned R-2, High Density Residential District. Owner: Ken Brewster

Mr. Brewster excused himself from the Board for this item. He described where the house would sit on the lot and that the variance is only 7', not the 10' that was originally asked for at the February meeting.

Mr. Newman recommended approval, citing the uniqueness of the lot and the setbacks of the other houses on neighboring properties.

Mr. Melton made the motion to approve, Mr. Greenway seconded, and motion was approved 7-0.

Request consideration of approval special exception request to operate day care in home at 106 Thompson Circle, referenced by Tax Map 33-I, Group A, Parcel 24.00, Zoned R-1-S, Single Family Residential District. Owner: Misty Costner

Ms. Costner was present. She stated she had no plans for signage, she would have no more than 7 children, which is considered a "Family Day Care" by the state, and she had a driveway that would hold four cars at a time. She will be the only employee.

Mr. McEachern made the motion to approve, Mr. Greenway seconded, and motion was approved 8-0.

With no additional comments the meeting was adjourned at approximately 3:00 PM

Signed

Dated