

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, NOVEMBER 2, 2017**

BZA MEMBERS PRESENT: Larry Chesney (Chairman), Joe Everett, Stanley Headrick, and Brian King. Member(s) absent: Bruce Damrow.

Roll was called and a quorum was present.

Stanley Headrick made a motion to approve the October 5, 2017, minutes; seconded by Joe Everett. The vote received unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: One**
458 Mountain Thrush Drive, Big Valley Campground, Townsend
- 2. APPEAL: None**
- 3. SPECIAL EXCEPTION: None**

Variance:

458 Mountain Thrush Drive, Big Valley Campground, Townsend:

The property is located on Tax Map 095E, Group C, Parcel 002.00. The applicant requested a variance to the rear yard setback to allow for placement of a carport. As a platted campground lot, the typical setbacks for the district do not apply; the setbacks must be in conformance with Section 2.7 – Platted Campground Lots. (...A minimum of five (5) feet setback shall be required from side and rear lot lines, and provided that for front setback, no portion of any structure shall project over any front lot line, and front setback shall be a least fifteen (15) feet from edge of road pavement provided that at least one area of dimensions (ten) 10 feet wide and twenty (20) feet in depth measured from edge of road pavement is reserved for parking.)

The property is located on a corner; therefore, the property line that fronts Mountain Thrush and Kinglet is considered as a front line, while the others are side and rear. The applicant's proposal will meet the required front yard setback (15 feet from the edge of the pavement), but would not conform to the 5 feet rear yard requirement. The variance would reduce the required rear setback from 5 feet to about 1 foot at its closest point to the adjacent property.

An approved variance would allow for no further encroachment into the rear setback.

Fred Wisner spoke on behalf of the owner asking for a variance request to the rear setback.

No one spoke against this item and members discussed the structure and setback.

Brian King made a motion to grant the variance from rear setback requirement; seconded by Joe Everett.

Vote: Larry Chesney	YES
Bruce Damrow	ABSENT
Joe Everett	YES

Stanley Headrick YES

Brian King YES

Motion to approve the variance request for rear setback requirement for 458 Mountain Thrush Drive Road passed.

Other Business: None.

THE MEETING WAS ADJOURNED.