

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, APRIL 6, 2017**

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

Thomas Lloyd noted that there was no chairman present and the regulations allowed for vote on a temporary chairman for the meeting. Upon a motion by Mr. King and second by Mr. Headrick to nominate, and vote to confirm, Joe Everett was elected as temporary chairman.

Mr. Lloyd noted that the regulations provide that action by the Board requires a majority of the entire membership of five members, and that any motion would need the vote of all members present to pass.

Stanley Headrick made a motion to approve the March 2, 2017, minutes; seconded by Brian King. The vote received unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: Two**
6719 Old Walland Hwy, Townsend
1003 Kildee Street, Townsend
- 2. APPEAL: None**
- 3. SPECIAL EXCEPTION: None**

Variance:

6719 Old Walland Hwy, Townsend

This property is identified on Tax Map 083, Parcel 052.00 and is in the R-1 zone. The applicant requested a variance from the front setback requirements to allow for an addition to a home constructed in the 1950's. The required front setback for the structure, if built today, would be 30 feet from any road right-of-way (ROW) or easement line.

The applicant would like to expand the existing front deck by constructing a 10' x 12' addition on the NW side of the house, as well as expand the existing front deck in the same direction to match. Most of the house is already in the front setback and topographical constraints would prelude them expanding to the rear. A variance must be received before the construction permit can be issued. At its closest point, the current front deck is approximately 17' from the ROW. This construction would not increase that encroachment. No other required setbacks would be impacted by the development.

James Talbott stated that he would like to add a 10'x12' room on the back of the house along with a 16' deck.

No one spoke against this item.

Members discussed the expansion and building permit process.

Stanley Headrick made a motion to approve the variance request for front setback; seconded by Brian King.

Vote:	Joe Everett	YES
	Stanley Headrick	YES
	Brian King	YES

Motion to approve the variance request passed.

1003 Kildee Street, Townsend

The applicant has requested a variance from the side yard setback requirements of Section 2.7 (Platted Campground Lots) to allow for construction of a roof-over structure and carport. This item was postponed to the April meeting and staff was directed to have the applicant provide a survey.

The applicant decided to obtain a lot line adjustment instead of a boundary survey since both structures, his existing structure and the adjoining property's structure, are encroaching on each other's lot. The plat is pending review by the Planning Commission at the April 27th meeting. Staff requested the Board delay any action on this item pending approval by the Planning Commission.

Stanley Headrick made a motion to defer the item pending action by the Planning Commission; seconded by Brian King.

Vote:	Joe Everett	YES
	Stanley Headrick	YES
	Brian King	YES

Motion to defer item was passed.

Other Business: None

THE MEETING WAS ADJOURNED.