

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, October3, 2013**

BZA MEMBERS PRESENT: Larry Chesney, Stanley Headrick, and Joe Everett

Larry Chesney was appointed chairman of the meeting.

Stanley Headrick entertained a vote to approve last month minutes and Joe Everett seconded. The vote received a unanimous approval.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. SPECIAL EXCEPTION: None**
- 2. APPEAL: None**
- 3. VARIANCE: Three**
743 Blueberry Lane
Lake Farm Subdivision
3326 Cove Point Drive

Special Exception:

None

Appeal:

None

Variance

1. The applicant's request is for a variance from the front setback requirements for a room addition at 743 Blueberry Lane. The property is identified pm tax map 095, parcel 038.16 and is located in the R-2 zone. The required front setback is 30 feet. The hardship on this lot is slope. The existing structure sits on the side of a mountain and the addition will be out to the side. It is common that we go down to a ten feet front setback on these mountain lots.

No one spoke in favor or in opposition.

Joe Everett made a motion to approve the request and Stanley Headrick seconded

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Joe Everett	YES

The motion was approved by a unanimous vote.

2. The applicant's request is for a variance from the front setback requirements for lots 13-19 of Lake Farm Subdivision. These properties are identified on tax map 008L, group A, and parcels 028.00-034.00 and are zoned S-suburbanizing. The front setback requirement is 30 feet from the front property lines. The applicant is requesting a 5 feet front setback for each of these lots. The hardships are slope and size of the lots. These lots are very small and there is a significant drop from the first few feet of the lots down to the edge of the water. Sewer is going to be made available to the lots.

Peter McKevez spoke in favor of the motion. He stated with the existing setbacks there would only be a 5 feet building space. He stated that a retaining wall would be built and all building would be above the wall. He also stated that TVA would have to give an approval prior to any building happens.

Glenn Harrelson, surveyor, stated that he had spoke to TVA. He said that the variance has to be obtained prior to going to TVA with a house plan. He stated that there would be a two car carport with the cars perpendicular to the road. He also stated there would be additional room to park a car parallel to the road.

Larry Chesney asked the TVA setback and it was stated that it was 823.

Joe Everett asked about the driveways and if there would be a turn around. Glenn Harrelson answered him that there would not be a turn around on the properties.

Peter McKevez spoke to someone at TVA (he couldn't remember her name). She stated that he would not be able to build anything below the 815.

Joe Everett asked for the dates of the plats and Mr. Harrelson stated that the original plats were in the 50s.

Stanley Headrick made a motion to defer until more information regarding TVA requirements and a preliminary house design with parking area and Joe Everett seconded.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Joe Everett	YES

The motion was approved by a unanimous vote.

3. The applicant's request is for a variance from the side setback requirements at 3326 Cove Point Drive. The property is identified on tax map 033E, Group C, and parcel 008.00 and is zoned R-1. The side setback requirements are 10 feet from the side property lines. Construction of the proposed accessory structure had begun without a building permit. A complaint was issued and the inspector confirmed the violation and noticed the structure being located approximately 2 feet from the property line. The property owner is seeking a

variance to leave the structure where it is located. The claimed hardship is the limited amount of space due to the location of the septic system and the TVA 820' elevation, which they can't build below.

Debbie Weston spoke in favor of the variance and that her hardship was the septic system location and the 820 line.

Jeff Cole spoke in opposition of the variance. He stated that he would disagree that there was no additional place to locate the out building. He stated that their lots are almost identical. He was able to build a shed and was able to do so without encroaching on the setbacks. He also stated his concern as to maintaining the backside of the building because of the close proximity with the fence. The third cause for opposition is that the building is "right in his face".

Larry Chesney asked Jeff Cole was the existing fence on the property line. Mr. Cole stated the fence is on the line and the neighbor had built it.

Joe Everett made a motion to deny the request and Stanley Headrick seconded it.

Vote:	Larry Chesney	YES
	Stanley Headrick	YES
	Joe Everett	YES

The motion was approved by a unanimous vote.

- 4. The board recognizes the changes made to the site plan of the PUD located at the corner of Morganton Road and Wells Road.

THE MEETING WAS ADJOURNED.