

# APPROVED

## OAK RIDGE BOARD OF ZONING APPEALS

### MINUTES

DATE: June 14, 2011

PLACE: Municipal Building Courtroom

PRESIDING: Judy Mason

PRESENT: Jay Adams, Keith Craft, David Gengozian, Judy Mason, Kahla Gentry -- Staff Representative

ABSENT: Susan Donnelly

Mr. Gengozian made a motion that the minutes of the meeting held May 10, 2011 be approved as submitted. Mr. Craft seconded the motion. Motion carried.

The following cases were reviewed:

#### **Case No. 11-10**

Jim Boyer, 128 Outer Drive, Lot 43, Block 14-CF, in a R-1-C/MDO zoning district is requesting a variance to allow a second driveway at this location.

Mr. Craft made a motion that the requested variance be denied under Section 11.01(d) of the Zoning Ordinance. Mr. Gengozian seconded the motion. Motion carried unanimously to not allow a second driveway because the City Engineer did not support the request for reasons of safety and liability to the City, and due to inadequate sight distance causing a safety issue that is a substantial detriment to the public good.

#### **Case No. 11-11**

Ashley Koranek-Work, 461 Oak Ridge Tpke., Lot 253.01, Block 17CJ, in a B-2 PUD zoning district is requesting a special exception to allow for a pet boarding facility for cats and dogs at this location.

This request was postponed until July at the request of the applicant.

#### **Case No. 11-12**

Tony Cappiello, 481 Tulsa Road, Lot 409.01, Block 20BZ, in a B-2 zoning district is requesting a one year extension for outdoor storage at this location per case 10-02.

Mr. Gengozian made a motion that the requested special exception be approved under Sections 16.10(b) and 7.03 (c). Mr. Adams seconded the motion. Motion carried unanimously to allow

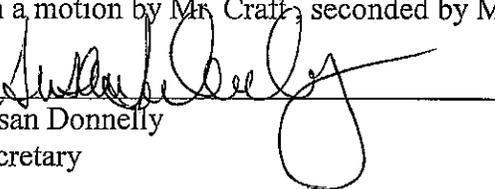
outdoor storage at this location conditional upon the following: approval is for 12 months only with the possibility of a one-time extension of 12 months; the applicant would be required to return to the BZA for approval of the extension; all vehicles and associated equipment stored must be operable, registered vehicles; storage of junk, inoperable vehicles/equipment be prohibited; and any complaints or evidence of violations within the first six months would result in the applicant appearing back before the Board.

**Case No. 11-13**

Steve Fritts on behalf of Harris Brock, 112 Newhaven Road, Lot 29, Block 14BP, in a R-1-A zoning district is requesting a variance to allow a reduction in the front setback requirement for an accessory structure.

Mr. Adams made a motion that the requested variance be approved under Section 16.10 (c) to allow a 15-foot front setback for an accessory structure. Mr. Gengozian seconded the motion. Motion carried unanimously to allow a 15-foot front setback because the lot is irregular in shape, the lot has excessive amount of right-of-way along Newhaven Road compared to the adjacent properties, the proposed accessory building would be approximately 67 feet from the edge of pavement on Newhaven Road, and due to possible ADA requirements.

On a motion by Mr. Craft, seconded by Mr. Gengozian, the meeting was adjourned at 6:15 p.m.

  
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Susan Donnelly  
Secretary