

**OAK RIDGE BOARD OF ZONING APPEALS** **A P P R O V E D**

**MINUTES**

**Meeting date:** February 14, 2012

**Call to order:** A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on February 14, 2012. The meeting convened at 5:30 p.m. with Ms. Mason presiding.

**Members in attendance:** Keith Craft, Susan Donnelly, David Gengozian, Judy Mason, Monica Austin Carroll– Staff Representative

**Members not in attendance:** Jay Adams

**Visitors/Others:** Applicants

**Approval of minutes:** Mr. Gengozian made a motion that the minutes of the meeting held on January 10, 2012 be approved as submitted. Mr. Craft seconded the motion. Motion carried by all except Jay Adams who was absent.

**Call to order:** A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on February 14, 2012. The meeting convened at 5:30 p.m. with Ms. Mason presiding. The following cases were reviewed:

**Case No. 12-01-Case Withdrawn – See Legal Memo 12-08**

John P. Cavanaugh, 480 Tuskegee Drive, Lot 390.02, Block 21 BY, in a IND-1/RG-1 zoning district is requesting a special exception to allow outdoor storage.

**Case No. 12-02-Case Approved**

James Harless, 237 Iroquois Road, Lot 65, Block 14 BY, in an R-I-C zoning district is requesting a variance to reduce the side setback to allow for a carport.

Ms. Mason had concerns with whether the request should be limited to an open carport; the limited options with on-street parking along Iroquois Road; and the Manhattan District Overlay (MDO) requirements and the similarities to the houses within the MDO and this general area. Mr. Gengozian asked whether trees along the property line of 233 Iroquois and 237 Iroquois would remain. The applicant responded that some of the trees may be removed due to their size and the limited space.

Mrs. Donnelly made the motion to grant the variance as requested to allow the carport to be six (6) feet from the side lot line due to the narrowness/slope of the lot and the house configuration on that lot. Mr. Craft seconded the motion. The motion was carried by all except Jay Adams who was absent.

**Case No. 12-03 – Case Withdrawn**

Michael and Shelia Braden, 108 Marshall Circle, Lot 36, Block 19CC, in a R-I-C MDO Zoning district is requested a variance to reduce the side setback for an addition to the principal building.

**Case No. 12-04 - Case Denied**

Raymond Sisson, 280 Royce Circle, Lot 51, Block 16BX, in a R-3 zoning district requesting a special exception to allow for a group home at this location.

Applicant provided the Board members with additional handouts and mentioned the proposed modifications that would be needed to accommodate up to 15 males with no state prisoners and no sexual offenders due to the close proximity to the school.

Board members recognized the need for the services but had concerns with the proposed location and did not think the proposed use fits within this area especially with the close proximity to the school, day care, middle school, churches, free medical clinic, and apartments for elderly/handicapped.

Marvin Hatcher spoke to the Board. He stated that he owns several businesses and rentals and he rents to recovering addicts. He sees the need for this type of facility and the asked the Board if they would be favorable to another location. The Board did collectively agree that another location would be more favorable.

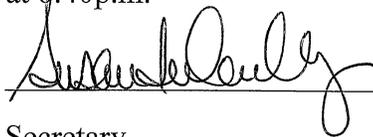
Ms. Donnelly made a motion to deny the request for a special exception to allow a group home at this location due to the location does not serve the public interest or further the overall zoning plan and does not follow the fundamental purpose of the code. Mr. Craft seconded the motion. The motion was carried by all except Jay Adams who was absent.

**Communications:**

- Communication to Ken Krushenski, City Attorney from Monica Austin Carroll  
Re: 178 Oak Ridge Turnpike and 480 Tuskegee Drive
- Legal Department Memorandum 12-08
- Legal Department Memorandum 12-09

**Reports:** NONE

**Adjournment:** On a motion by Mr. Gengozian, seconded by Ms. Donnelly, the meeting was adjourned at 6:40p.m.



Secretary  
BZA

4/10/12  
Date of approval