

Approved

OAK RIDGE BOARD OF ZONING APPEALS

MINUTES

Meeting date: June 12, 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 June 12, 2012. The meeting convened at 5:35 p.m. with Ms. Mason presiding.

Members in attendance: Jay Adams, Keith Craft, David Gengozian, Judy Mason, and Monica Austin Carroll – Staff Representative

Members not in attendance: Susan Donnelly

Visitors/Others: See attached Visitor Attendance Record

Approval of minutes: Mr. Gengozian made a motion to approve the minutes of the meeting held April 10, 2012. Mr. Adams seconded the motion. Motion carried by all except Ms. Donnelly, who was absent.

The following case was reviewed:

Case No. 12-07 – Case Approved

David Worrall, 103 Mockingbird Lane, Lot 39, Block 14BQ, New Parcel ID 104F C 022.00, R-1-A PUD Zoning District is requesting a variance to reduce the side setback to allow for an existing encroachment (chimney) of the principal building.

The applicant, David Worrall, was present. No one present opposed to the request.

Mr. Adams made a motion to grant the variance as requested to reduce the side setback requirement by one (1) foot, based it doesn't add detriment or additional harm to the adjacent properties, and it would be an exceptional and undue hardship to remove the chimney. Mr. Craft seconded the motion. Motion carried by unanimous vote to approve.

Case No. 12-08 – Case Approved

Rogers Group Inc., 250 Union Valley Road, Lot 613, Block 25CK, RG-1 Zoning District is requesting special exception to allow for the expansion of their mining and quarrying operations.

Mark Stephens, representing Rogers Group, spoke to the Board and provided additional drawings to the Board. Additionally, three (3) letters were presented to the Board: two (2)

letters of support from UT Arboretum and Children's Museum and one (1) letter from the adjacent property owner, John Chilton, requesting that the case be postponed. Ray Evan, representing John Chilton, also spoke to the Board. He stated he had no objection in general but would like to postpone to further discuss the proposed expansion with Rogers Group.

Tom Row, 114 Nebraska Avenue, representing the UT Arboretum Society, spoke to the Board in favor of the request, noted that the Board approved unanimously, and presented a letter to the Board.

Harry Shatz, 125 Butternut Drive, Norris, TN, who is involved with the citizen's group involved with the lawsuit against Rogers Group, stated he felt the application was premature and was against the request.

Carroll Welch, Timbercrest Drive, representing the Children's Museum spoke to the Board in favor of the request.

Mark Stephens spoke to the Board regarding Mr. Chilton's concern. He stated that there is a 100 – foot buffer between the two (2) properties plus 50 feet inside their property for additional buffering inside their fence.

Motion by Mr. Gengozian to grant special exception as requested to allow for the expansion on 56 +/- acres provided that they meet all City regulations and TDEC regulations, serves the interest of the general public, and also serves to further the overall zoning plan. Mr. Adams seconded the motion. Motion carried by unanimous vote to approve.

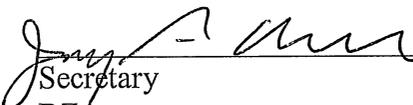
Old Business

- Question about working at Earth Day and whether or not it would count as training.
(David Gengozian and Judy Mason worked at the event)

New Business

- None

Adjournment: Mr. Gengozian moved to adjourn the meeting and was seconded by Mr. Craft. All were in favor. The meeting was adjourned at 6:15p.m.


Secretary
BZA

9/11/12
Date of Approval