

OAK RIDGE BOARD OF ZONING APPEALS
MINUTES

Meeting Date: December 9, 2014

Call to Order: A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on December 9, 2014. The meeting convened at 5:30 p.m. with Ms. Mason presiding.

Members in Attendance: Syd Ball, 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 July 8, 2014 as presented. Mr. Craft seconded the motion. Motion carried by all.

The following cases were reviewed:

Case No.14-05 – Giselle Gonzalez, 166 Randolph Road, Block 17CA, Lot 358, in a B-2 zoning district is requesting a special exception to allow the use of a “night clubs, dance clubs, taverns, clubs (private), lodges and similar uses” and a variance to allow for the proposed bar to be located within 250 feet of an existing bar.

Applicant was present and no one present opposed the requests. Motion by Mr. Craft to grant special exception as requested to allow a bar at this location based on the criteria as defined in section 3.14 of the Zoning Ordinance. Seconded by Mr. Ball followed by unanimous vote to approve. Motion by Mr. Ball to grant variance as requested to allow the bar to be located within 250’ of an existing bar and school property based on meeting the criteria as defined in Section 3.14 of the Zoning Ordinance. Seconded by Mr. Craft followed by unanimous vote to approve.

Case No. 14-06 – Robin Harvey, 115 Hendrix Drive, Block 21CE Lot 1, in an R-1-C PUD zoning district is requesting a variance to reduce the required side setback requirement of 12 feet to 10 feet for an addition to the principal building.

Applicant was present and no one present opposed the request. Motion by Mr. Gengozian to grant the variance as requested to allow the addition to be 10’ from the side lot line based on the configuration of the lot and a hardship as defined by state law being met. Seconded by Mr. Ball followed by unanimous vote to approve.

Case No. 14-07 – Duan Brewer, Dresden Road, Block 18CJ Lots 24 & 25, in an IND-1 zoning district is requesting a variance to reduce the required rear setback requirement of 27.5 feet to 10 feet for a new principal building.

Applicant was present and no one present opposed the request. City staff did receive a letter of opposition from the adjacent property owner located at 100 Dresden Road. A copy of this letter is included in the minutes. Motion by Mr. Gengozian to grant variance as requested to reduce the setback to 10’ from the lot line adjacent to Warehouse Road based on the configuration of the lot. Seconded by Mr. Craft followed by unanimous vote to approve.

Case No. 14-08 – Larry Reynolds, 100 Edison Lane, Block 14CM Lot 13, in an R-1-C zoning district is requesting a variance to allow an accessory building to exceed the maximum size allowed.

Ms. Mason made a suggestion that the case be tabled and have the applicant meet with City staff to provide a solution to meet the Zoning Ordinance requirements without the need for a variance. The applicant agreed to table the request until further notice.

Old Business

Discussion of training hours and upcoming Board appointments by City Council.

New Business

None

Adjournment: Mr. Ball moved to adjourn the meeting and was seconded by Mr. Gengozian. All were in favor. The meeting was adjourned at 6:55 p.m.



BZA Secretary

7/14/15
Date of Approval