

**OAK RIDGE BOARD OF ZONING APPEALS**

**MINUTES**

**Meeting Date:** August 11, 2015

**Call to order:** A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on August 14, 2015. The meeting convened at 5:30 p.m. with Ms. Mason presiding.

**Members in Attendance:** Syd Ball, Susan Donnelly, David Gengozian, Judy Mason, and Sheryl Ely – Staff Representative

**Members not in Attendance:** Keith Craft

**Visitors/Others:** See attached Visitor Attendance Record

**Approval of Minutes:** Mr. Ball made a motion to approve the minutes of the meeting held July 14, 2015 as presented. Mr. Gengozian seconded the motion. Motion carried by all.

The following cases were reviewed:

**Case No.15-02** – Summit Medical Group, 801 Oak Ridge Turnpike, block 18CF, Lot 279.05, in an O-2 zoning district is requesting a variance to allow a sign that exceeds the requirements.

Applicant was present, and no one present opposed the request. Motion by Ms. Donnelly to deny the request to allow the sign due to the fact that the sign request could apply to other properties in the zoning district, a lack of demonstrated hardship, the request far exceeds the regulations and does not meet the appeals requirements from Section 14.02 (b),(g),(e) and (f) of the Zoning Ordinance. Seconded by Mr. Gengozian, followed by unanimous vote (4-0) to deny the variance as requested.

**Case No. 15-03** – William and Debbie Gunnell, 116 Mistletoeberry Road, TND-Estate Lot 435 is requesting a variance to reduce the required side setback for an addition to the house.

Applicant was present, and no one present opposed the request. Motion by Ms. Donnelly to deny the request to allow a reduction of the side setback from 15 feet to 10 feet due to a lack of topographic hardship, does not meet the requirements for a variance, and there is a self-imposed hardship. Seconded by Mr. Gengozian, followed by a vote (3-1) to deny the variance as requested.

**Old Business**

Discussion of training hours.

**New Business**

NONE

**Adjournment:** Ms. Donnelly moved to adjourn the meeting and was seconded by Mr. Ball. All were in favor. The meeting adjourned at 6:39 p.m.

  
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BZA Secretary

10/13/15  
Date of Approval