

APPROVED

OAK RIDGE BOARD OF ZONING APPEALS

MINUTES

Meeting date: March 11, 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 March 11, 2014. The meeting convened at 5:30 p.m. with Ms. Mason presiding.

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

Members not in attendance: NONE

Visitors/Others: See attached Visitor Attendance Record

Approval of minutes: Mr. Craft made a motion to approve the minutes of the meeting held December 10, 2013 as presented. Ms. Donnelly seconded the motion. Motion carried by all except David Gengozian abstained due to his absence for the December meeting.

The following cases were reviewed:

Case No. 14-01

Freda Richardson Farmer, 146 Baltimore Road, Block 21CM, Lot 2, in an R-1-A zoning district is requesting a variance to allow for a fence to exceed the maximum height allowed.

Applicant present and no one present opposed the request. The BZA discussed the proposed location of the fence and type of fence. Motion made Mr. Gengozian to grant the variance as requested to allow the fence along the northwest property line to exceed the maximum height allowed provided the conditions of the City Electric Department are met. Decision based on the way the house is situated/oriented, this would appear to be the side yard instead of the front yard and would not be detrimental to the surrounding properties. Seconded by Mr. Ball followed by a vote of 4 – 1 to approve with Donnelly opposed.

Case No. 14-02

T.J. Garland, 351 Belgrade Road, Block 17CK, Lot 511.03, in an IND-1 zoning district is requesting a variance to waive the requirements of the off-street parking lot surface be constructed of a plant mix asphalt or concrete paving.

Applicant was present and no one present was opposed to the request. Mark Stripling with Lackey and Associates and Bob Wilkerson, Attorney, were also present and spoke to the BZA members on behalf of the applicant. Motion by Ms. Donnelly to deny the variance as requested based on the applicant stating the justification for not paving the parking area is financial and the lot would be substandard if ownership is transferred. Seconded by Mr. Craft followed by unanimous vote to deny the variance as requested.

Old Business

Discussion of Wheel 2 Wheel status and the status of the 100 Verbena Road case

New Business

1. Mention of Election of Officers at next meeting
2. Discussion of training session topics

Adjournment: Mr. Craft moved to adjourn the meeting and was seconded by Mr. Ball. All were in favor. The meeting was adjourned at 6:35 p.m.


BZA Secretary

7/8/14
Date of Approval