OAK RIDGE BOARD OF ZONING APPEALS
MINUTES

Meeting date: October 11, 2016

Call to order: A regular meeting of the Board of Zoning Appeals (BZA) was held in the Municipal Building Courtroom, Oak Ridge, TN on October 11, 2016. The meeting convened at 6:00 p.m. with Ms. Mason presiding.

Members in attendance: Keith Craft, Susan Donnelly, David Gengozian, Judy Mason, Syd Ball and staff representative Sherith Colverson.

Members not in attendance: none

Visitors/Others: See attached Visitor Attendance Record

Approval of minutes: Ms. Donnelly made a motion to approve the minutes of the meeting held September 13, 2016. Mr. Craft seconded the motion. Motion was unanimously approved.

The following case was reviewed: **Case No. 16-10 –** 100 Broadway Avenue, Block 16CF, Lot 291, in an P zoning district, requested a variance to allow for a driveway to be established within thirty (30) feet of an intersecting road.

Staff provided an overview of the case and briefed the Board on Section 11.01, Vehicle Access Control, (d) Design Criteria, 2. Minimum Distance from Intersection. Ms. Mason stated that this intersection looks to be awkward and unsafe and to be avoided. Ms. Donnelly asked for clarity on if it was to widen the existing curb or add a third lane. Ms. Mason asked if applicant had anything to add or for questions from the Board. Ms. Mason stated that she has no problem with this and that it would be an improvement and that the safety factor alone was worth passing this.

Ms. Donnelly made a motion to grant the applicant a variance to allow for a driveway to be established within thirty (30) feet of an existing road. It was also stated that this approval does not negate the sign and permit process for land disturbance as well as compliance with all zoning and code regulations.

Ms. Donnelly called for a second to the motion and it was seconded by Mr. Ball. Motion was unanimously approved.

New Business: Next meeting is scheduled for November 8th. The discussion was whether to keep the date but change the location or to reschedule the date all together. Ms. Colverson stated that she will look into other room availability and that the decision should be made based on if there are any applicants to review for the upcoming meeting. Mr. Ball stated that he would not be available to attend. if held November 15 DRG 11/8/16

Ms. Colverson discussed that she has gotten several inquiries about "grandparent homes" or "tiny homes and that they may need to review the zoning rules in this matter.

Ms. Donnelly stated that in the new planning magazine they have there was an article about form zoning and wanted to know if we had form zoning. Ms. Colverson stated that we do not currently have it but that it was considered for the Jackson Square project. Ms. Colverson also briefed the Board on "form zoning."

Old Business: Training hours- Ms. Colverson informed Board of upcoming training session on Robert's Rules of Order on October 27, 2016. Ms. Donnelly stated she will be out of town during this training. Ms. Mason stated that they attempted to use Robert's Rules of Order in the past and that it did not work. Ms. Colverson stated that she would keep the Board in the loop of upcoming meetings which could be considered valuable training. Ms. Mason and Mr. Craft stated they would attend this meeting.

Mr. Craft was asked to brief Board on conference he attended last month. Mr. Craft thought presenters did a good job.

Adjournment: Ms. Donnelly moved to adjourn the meeting and was seconded by Mr. Craft. All were in favor. The meeting was adjourned at 6:30 p.m.

BZA Secretary

11/8/16
Date of Approval