

APPROVED

OAK RIDGE BOARD OF ZONING APPEALS

MINUTES

DATE: December 14, 2010

PLACE: Municipal Building Training Room

PRESIDING: Judy Mason

PRESENT: Jay Adams, Keith Craft, David Gengozian, Judith Mason, Monica Austin Carroll — Staff Representative

ABSENT: Susan Donnelly

Mr. Gengozian made a motion that the minutes of the meeting held October 12, 2010 be approved as submitted. Mr. Adams seconded the motion. Motion carried.

The following cases were reviewed:

Case No. 10-07

Jeff Deardorf, 100 Europa Avenue, Lot ED-5 East, in a IND-2 Industrial zoning district is requesting a special exception to allow a hazardous and nuclear material business at this location and requesting a variance to waive the requirement to enclose the area by a fence or wall.

Mr. Craft made a motion that the requested variance be conditionally approved under Sections 16.10 (c) and 8.02 (d) to waive the fence/wall requirement. Mr. Gengozian seconded the motion. Motion carried unanimously to approve the variance request to waive the fence/wall requirement because it would result in peculiar or exceptional hardship to the owner of the property if fence is required; all activities will occur inside the structure which is secured with no outside storage thus negating the need for the enclosure; the business has a DOE security plan in place and the DOE security plan does not require a fence; and if any of these conditions are not met then it would require further review by the Board of Zoning Appeals.

Mr. Craft made a motion that the requested special exception be conditionally approved under Sections 16.10 (b) and 8.02 (d) to allow a hazardous and nuclear material business at this location. Mr. Adams seconded the motion. Motion carried unanimously to approve the special exception because the request meets all of the requirements of Section 8.02 (d) of the Zoning Ordinance with the exception of the fence but this was addressed with the aforementioned variance; proposed use fits the general description of the IND-2 Industrial Zoning District; proposed location is ideal, good to economy without being a detriment to surrounding properties; and the proposed business complies with all state and federal regulations.

Case No. 10-08

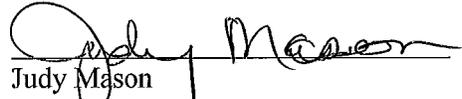
Jonna Green, 141 North Alabama Road, Lot 22, Block 16 CK, in a R- 1-C Zoning District is requesting a variance to allow a second curb cut at this location.

Mr. Adams made a motion that the requested variance be approved under Sections 16.10 (c) and 11.01(d) 1 to allow the additional curb cut. Mr. Gengozian seconded the motion. Motion carried unanimously to approve the variance request based on the exception/hardship due to her health and medical reasons; doctor statements included; no detriment to adjacent properties/public good; and not impair the intent of the code.

December 14, 2010 Minutes

OLD BUSINESS

On a motion by Mr. Craft, seconded by Mr. Adams, the meeting was adjourned at 6:30 p.m.


Judy Mason
Chairman