APPROVED

OAK RIDGE BOARD OF ZONING APPEALS

MINUTES

DATE: March 8, 2011

PLACE: Municipal Building Court Room

PRESIDING: Judy Mason

PRESENT: Jay Adams, Keith Craft, Susan Donnelly, David Gengozian, Judy Mason, Monica Austin Carroll – Staff Representative

ABSENT: None

Mr. Craft made a motion that the minutes of the meeting held February 8, 2011 be approved as submitted. Mr. Adams seconded the motion. Motion carried.

The following cases were reviewed:

Case No. 11-04
Dr. James Giles, Summit Medical Group of Oak Ridge, 801 Oak Ridge Tpke, Lot 279.05, Block 18-CF, in an O-2 zoning district is requesting an Administrative Review to appeal the requirement for continued maintenance and compliance of the approved landscape plan.

Ms. Donnelly made a motion to support staff's interpretation that requires continued maintenance and compliance with an approved landscape plan for a site under section 16.10(a). Mr. Craft seconded the motion. Motion carried unanimously to agree with staff's interpretation that the applicant is required to provide continued maintenance and compliance with their approved landscape plan.

Case No. 11-05
James Cogdill, Secret City Chrysler Dodge Jeep Inc, 1005 Oak Ridge Tpke, Lot 497.01, Block 18-CE, in a B-2 zoning district is requesting a variance to allow additional signage.

Case is postponed until further notice, at applicant's request.

Case No. 11-06
William Biloski, Industrial Development Board, Renovare Blvd (Horizon Center), Lots 1 & 1.02, Block 16-BD, in an IND-2 zoning district is requesting an Administrative Review to appeal the conditional approval granted to allow grading without site plan submittal, to allow burning on-site.

Ms. Donnelly made a motion to allow on-site burning per the points in staff's case summary:

- Currently City regulations do not prohibit burning. In this particular case, the private deed restrictions prohibit on-site burning within the Horizon Center Industrial Park but do provide provisions for waiving this requirement;

- Consideration should be given to the nearby residential properties in Westwood Subdivision and the impact the burning would have on the residents;

- Concern has been expressed by various City boards regarding the sensitivity of the natural surrounding areas;

and provided that the Fire Department regulations are followed and the trees in the tree survey provided are maintained under section 16.10(a). Mr. Gengozian seconded the motion. Motion carried 4-1, with Mr. Craft abstaining.

On a motion by Ms. Donnelly, seconded by Mr Craft, the meeting was adjourned at 8:05 p.m.

Susan Donnelly
Secretary

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