



City of Johnson City Tennessee

601 East Main Street • P.O. Box 2150 • Johnson City, TN 37605 • (423) 434-6000

BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
January 10, 2012

The Board of Zoning Appeals held its regular meeting on January 10, 2012 at 9:00 a.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

Dwight Harrell, Chairman
Steve Meroney, Vice-Chairman
Jeff Benedict
Tim O'Neil
Jamie Povlich

Staff Present

Angie Carrier, Director
Steve Neilson, Development Coordinator
Tim Seaton, Engineering Inspector

Mr. Harrell called the meeting to order.

Mr. Neilson introduced the new Director of Development Services, Angie Carrier.

The Minutes of the December 13, 2011 meeting were considered for approval.

MOTION: Benedict To approve the minutes of the December 13, 2011 meeting

SECOND: Povlich

VOTE: Approved 5-0.

Case No. 751-2

Case number 751-2, submitted by Don Wood, was a request for a variance to the maximum size and height of an accessory building at 2106 Buffalo Street. Mr. Wood was requesting a variance to construct a 2,400 square-foot, 17 foot tall garage.

Mr. Neilson indicated that since the writing of the report, Mr. Wood contacted staff and stated that he would like to reduce his request to 1,600 square feet. Mr. Neilson indicated that the situation had not changed and staff believed that it was a self-created hardship and recommended denial of the request.

Mr. Wood indicated that adjoining property owner wanted a bamboo buffer which he didn't want to use. He agreed to reduce the size of the building; however, he felt that one larger building would look better than the three smaller buildings that he could build.

Mr. Sears of 2104 Buffalo Street stated he didn't care if it was bamboo, but he did want some sort of buffer between the property to mitigate the visual impact. He felt that 850 square feet was adequate. He pointed out that variances are only appropriate when there is undue hardship which was not created by the property owner. He asked the board to deny the request

Mr. Meroney pointed out that the property was zoned R-4, a multi-family residential district. The petitioner could build a much larger apartment building, which would have a greater impact.

Mr. Benedict stated that he was sympathetic to Mr. Sears position; however, the area was surrounded by industrial zoning. Also, the property backed up to an large industrial complex, which is where the accessory building was to be built. He indicated that if there was another house behind the property, it would be different. Mr. Benedict then moved to approve this request with a Type 1 buffer along the side property line running from the rear of the property forward 200 feet.

After additional discussion, Mr. Harrell called for a vote.

MOTION: Benedict To approve this request with a Type 1 buffer along the side property lines running from the rear of the property forward 200 feet.

SECOND: O'Neil

VOTE: Approved 3-2.

There being no further business, the meeting adjourned at 9:29 a.m.

APPROVED:

Dwight Harrell, Chairman
Board of Zoning Appeals