



City of Johnson City Tennessee

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BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
July 9, 2013

The Board of Zoning Appeals held its meeting on July 9th at 9:00 a.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

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

Staff Present

Steve Neilson, Development Coordinator

Mr. Harrell called the meeting to order at 9:00 a.m.

Minutes

The Minutes of the June 11th meeting were considered for approval.

MOTION: Povlich To approve the minutes of the June 11, 2013 meeting.

SECOND: O'Neill

VOTE: Approved 3-0-1

Case No. 772-2

Mr. Harrell stated that because the special exception sign had not been posted 15 days prior to the meeting, this item could not be heard. Mr. Neilson indicated that the petitioner requested a called meeting because the land had already been disturbed and he was concerned about erosion control and the unsightliness of the site. The Board agreed to have a called meeting on July 24th at 3:00.

Case No. 772-1

Mr. Neilson stated that this was a request for a variance to the side yard from 7.5' to 3' and from the rear yard setback 7.5' to 0' to allow the petitioner to erect a carport at 604 W. Maple Street. The property was zoned R-2 and the petitioner was Ms. Laura Robertson.

Mr. Neilson stated that the petitioner would like to use an existing slab on the property. The petitioner indicated that there were a number of properties with accessory buildings which didn't meet setbacks and this request was not out of character with the neighborhood.

Mr. Neilson indicated that this was a self-created hardship because there was nothing unique about the property and the petitioner could easily meet setbacks. He then recommended denial of the request.

Ms. Laura Robertson spoke in favor of this request. She indicated that her property backs up to the W. Walnut Street commercial corridor and didn't feel it would negatively impact the neighborhood. She also stated that she felt her lot was narrow and that there were already a number of accessory buildings in the immediate area which didn't meet setback.

Mr. Meroney indicated that over the years they have approved a number of requests in this neighborhood. He indicated that he felt the lot was narrow and that this was a good use for the property. He then moved to approve this request.

Mr. Benedict agreed that the lot was narrow and felt that it would be a good buffer against the commercial corridor.

MOTION: Meroney To approve this variance request

SECOND: Povlich

VOTE: Approved 5-0.

There being no further business, the meeting adjourned at 9:15 a.m.

APPROVED:

Jeff Benedict, Chairman
Board of Zoning Appeals