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BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
August 5, 2014

The Board of Zoning Appeals held its meeting on August 5th at 6:00 p.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

Dr. Mike Marchioni, Chairman
Robert Thomas, Vice Chairman
Jenny Lockmiller
Jamie Povlich

Staff Present

Steve Neilson, Development Coordinator

The meeting was called to order at 6:00 p.m.

Minutes

The Minutes of the July 1st meeting were considered for approval.

MOTION: Povlich To approve the minutes of the July 1st.

SECOND: Thomas

VOTE: Approved 3 - 0

Case Number 785-1

Mr. Neilson stated that this was a request for a variance from the side yard setback from 12 feet to 5 feet in order to enclose a 12' x 12' section of an existing deck at 800 East Chilhowie Avenue. He stated that the side yard setback in the R-2C was eight feet; however, the affected property line adjoins Hale Street. On corner lots, the side yard setback facing the street is one and one half times the minimum side yard of the district making the side yard setback 12 feet. He stated that the proposed addition would be constructed over an existing deck so there would be no further encroachment to the street. In addition, the enclosure would be approximately 21 feet from the existing curb on Hale Street which has a 60 foot right-of-way. Also, there are several

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houses along Hale Street which are as close or closer to the street; therefore, the proposed addition would not be out of character with the neighborhood.

Mr. Neilson indicated that he has received six emails and two calls from neighbors in support of this request.

Mr. Tony Manginelli, the petitioner spoke in favor of the request.

Mr. Povlich stated that the proposed variance request was in keeping with the surrounding neighborhood and then moved to approve the request.

MOTION: Povlich To approve the variance request.

SECOND: Thomas

VOTE: Approved 3-0

Case Number 785-2

The petitioner withdrew his request. However, Erick Herrin, Attorney led a discussion on suboxone clinics and the requirements for special exception.

Case Number 785-3

Mr. Neilson stated that this was a request for Special Exception approval under the Corridor Overlay to allow the construction of a climate control self-storage facility at 3203 North Roan Street. The property is zoned I-1 and I-2. Mr. Tim Kuykendall was the petitioner.

Mr. Neilson stated that the proposed site plan shows the buildings perpendicular to North Roan Street. The petitioner indicated that he would provide a decorative fence along the public right-of-ways and the colors of the buildings shall be earth tones with brick trim. Mr. Neilson stated that the petitioner met the conditions for special exception and recommended approval of the request.

Mr. Tim Kuykendall, the petitioner spoke in favor of this request.

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Mr. Thomas reminded the petitioner that he was in an overlay district and that he would be subject to certain design standards. He then moved to approve the special exception request.

MOTION: Thomas To approve the special exception request.

SECOND: Povlich

VOTE: Approved 3-0

There being no further business, the meeting adjourned at 7:26 p.m.

APPROVED:

Dr. Mike Marchioni, Chairman
Board of Zoning Appeals

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