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BOARD OF ZONING APPEALS CITY OF JOHNSON CITY, TENNESSEE

Minutes of the Meeting of
September 1, 2015

The Board of Zoning Appeals held its meeting on September 1st at 6:00 p.m. in the City Commission Chambers of the Municipal and Safety Building.

Members Present

Robert Thomas, Chairman
Dwight Harrell
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 August 4th meeting were considered for approval.

MOTION: Povlich To approve the minutes of the August 4th.

VOTE: Approved 3 - 0

Case Number 798-1

Mr. Neilson stated that this was a variance request to the street side setback from 15 feet to 6 feet in order to construct an attached carport. He stated that the proposed carport would be approximately 40 feet to the street curb, but due to the wide right-of-way it was only 6 feet to the property line. The petitioner states that the owners are handicapped and would like to enter and exit their home sheltered from the weather.

He stated that on October 10, 2014 the property owners received a notice from the City's Code Enforcement Office stating that their carport/deck was structurally unsafe and needed to be removed. The carport/deck was removed in March 2015. The petitioners are now requesting to replace it with a new carport approximately the same size.

Mr. Neilson stated that although this is a corner lot, it is relatively flat and meets the minimum lot requirements of the district. Staff found that there were no special circumstances that are specific to the lot which created a hardship to the property owner. He then recommended denial of this request.

*"The Johnson City Development Services Department is committed to
a comprehensive approach to guide and shape quality development in our region."*



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Mr. Shafer, representing the petitioner spoke in favor of the request.

After a long discussion, Mr. Povlich moved to approve a variance from 15 feet to 8 feet, stating that he felt that due to the property being a corner lot and due to the excessive right-of-way along Crocus Street, there were unique conditions to the property.

MOTION: Povlich To approve the variance request from 15 feet to 8 feet.

VOTE: Approved 3 to 0

There being no further business, the meeting adjourned at 6:18 p.m.

APPROVED:

Robert Thomas, Chairman
Board of Zoning Appeals