



AGENDA
UNICOI BOARD OF ZONING APPEALS
UNICOI CITY HALL
October 9, 2017 5:30 PM

I. Call to Order

II. Roll Call

- () Wanda Radford, Chair () Johnny Lynch, Mayor
() Todd Higgins, Vice-Chair () Doug Hopson, Vice-Mayor
() Phillip Hensley

III. Approval of the September 11, 2017 Meeting Minutes

IV. Administration of Oath

V. Old Business: None

VI. New Business:

- 1) Discussion and consideration of a variance request from Harvey Bryant for property located on 2713 Marbleton Rd. (Tax Map 005, Parcel 028.00). Mr. Bryant is building a 12' x 24' utility building and is requesting to place it in the side yard. This property is located in the A-1 zone, which requires that customary accessory buildings for residential uses be located in the rear yard.

- 2) Discussion and consideration of a variance request from Christian Watson for his property located at 3603 Marbleton Rd. (Tax Map 002N, Group A, Parcel 001.00). Mr. Watson is requesting a variance in order to place an accessory structure five feet away from the property line. The property is located within the A-1 zone, which requires that customary accessory buildings for residential uses be no closer than twelve feet to any lot line.

VII. Other Business: None

VIII. Adjournment



MINUTES
UNICOI BOARD OF ZONING APPEALS
UNICOI TOWN HALL
September 11, 2017 5:48 PM

Members Present:

Wanda Radford, Chair
Todd Higgins, Vice-Chair
Johnny Lynch, Mayor
Doug Hopson, Vice-Mayor
Phillip Hensley

Members Absent:

Others Present:

Mike Housewright, Recorder
Cory Osborne, Planning Staff
Lois Shults-Davis, Town Attorney
Margaret and Michael Gregg, Petitioners
Billy Harkins
Ann Ables, Neighboring Property Owner

Chair Radford called the meeting to order at 5:48pm. A motion was made by Mayor Lynch to approve the minutes of the August 14, 2017 meeting, which was seconded by Doug Hopson and passed unanimously.

Old Business: None

Oath: Chair Radford administered the oath to the petitioning property owners.

New Business:

- 1) Discussion and consideration of a variance request from Margaret Gregg. The request is for a 15-foot rear yard variance from the requirements of the A-1 Zoning District in order to place a home 15 feet away from the rear property line for her property located on Marbleton Rd. (Tax Map 008, Parcel 069.01). The A-1 Zoning District requires a 30-foot rear yard.**

Michael and Margaret Gregg spoke on behalf of their request and indicated the adjoining property owner to the rear of their property had no issue with the rear setback variance being granted. Michael Gregg stated that they had intended to have ample room to place their home within the setback limits, but concerns over the suitability of fill dirt on part of their property had necessitated the variance. Planning staff indicated that the lot in question had only been created by subdivision plat in February 2017, and therefore did not meet the threshold of a "lot of record"

in order to qualify for a variance according to the provisions of Tennessee statute. Mayor Lynch asked Lois Shults-Davis for her input. Lois Shults-Davis indicated that Board of Zoning Appeals had the power to grant variances. Mayor Lynch made a motion to approve the variance request, which was seconded by Todd Higgins and passed unanimously.

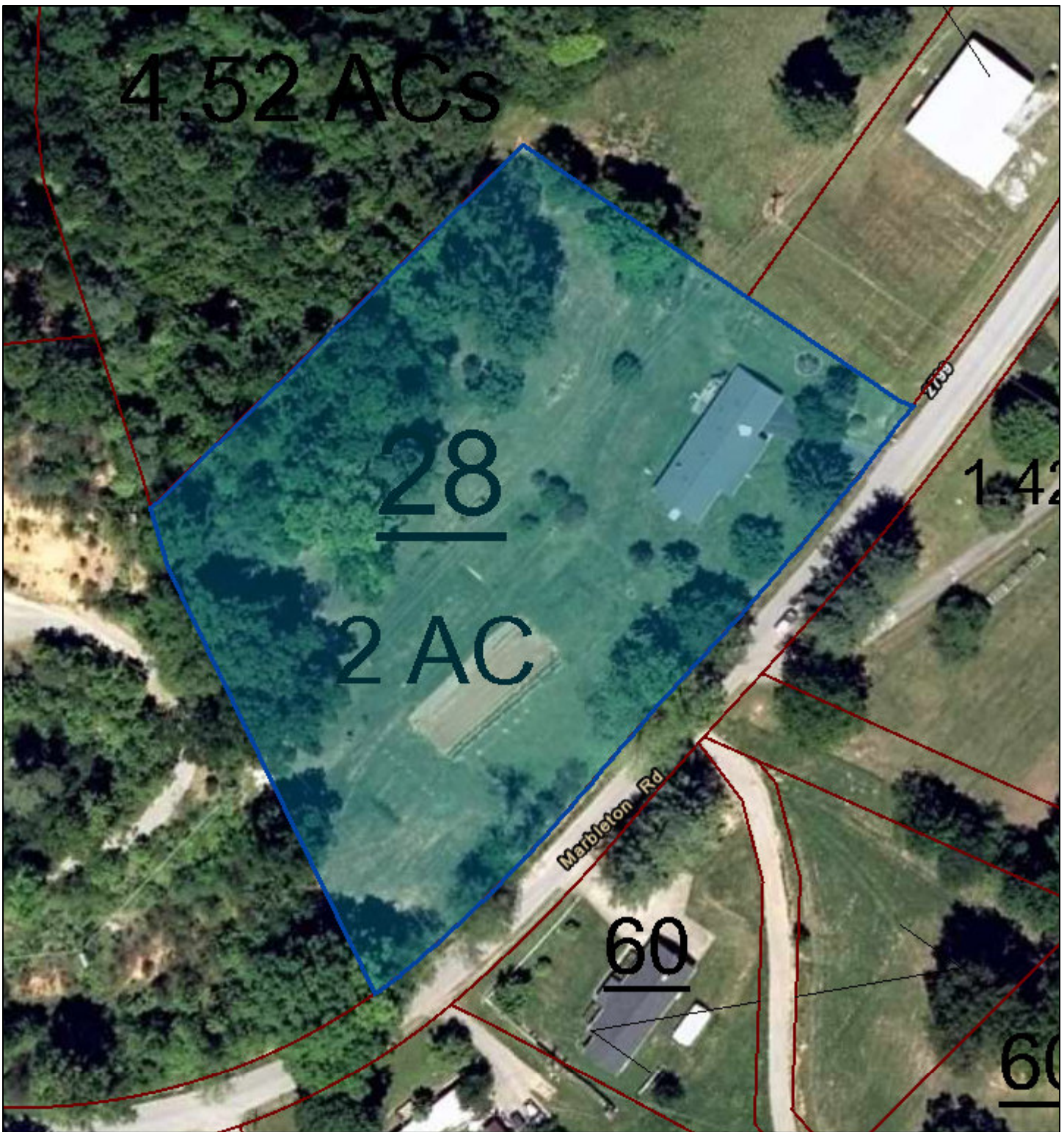
Other Business: None

Adjournment

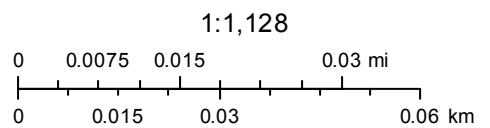
There being no further business, Doug Hopson made a motion to adjourn the meeting at 5:55pm, which was seconded by Todd Higgins and passed unanimously.

Wanda Radford, Chair

Date



Date: October 3, 2017
County: Unicoi
Owner: BRYANT HARVEY & BEATRICE
Address: MARBLETON RD 2713
Parcel Number: 005 028.00
Deeded Acreage: 2
Calculated Acreage: 0
Date of Imagery: 2015



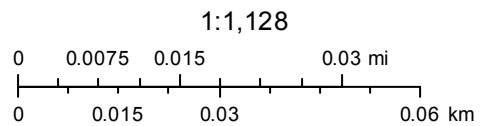
TN Comptroller - OLG
TDOT
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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Unicoi County - Parcel: 002N A 001.00



Date: October 3, 2017
County: Unicoi
Owner: PRUITT ELIZABETH
Address: MARBLETON RD 3603
Parcel Number: 002N A 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2015



TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
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