

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday march 7, 2013

NOON

Bob Clear Conference Room, on the first floor of the Development Services Building

MEMBERS PRESENT:

Leland Leonard, Chairman
Frank Oglesby, Vice Chairman
Bob Winstead Jr
Diane Hills

MEMBERS ABSENT:

Bill Sumner

STAFF PRESENT:

Karen Combs

VISITORS:

Mary Miller

Carol Wellman

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures.

Public Hearing:

Case: 13-701-00002 – Property located at 2016 East Sevier Avenue Control Map 61L, Group K, Parcel 8 Requested a side yard variance of 5.3 feet to [Sect.114-183 (e)(1)(d)] in order to construct a carport at this location. The property is located in a R-1B, Single Family Residential District that requires an 8 foot side yard setback. Ms. Mary Miller was sworn in by Karen Combs. Ms. Miller presented the case to the Board. In her presentation she stated that she wanted to construct a covered carport on the existing concrete slab. The Board asked for specific measurements from the rear of the proposed construction to the property line. Ms. Miller did not have those available. The Board also commented on the fact that there were no other carports in the neighborhood that have been constructed after the house. All current carports appear to have been built with the houses. Ms. Miller presented to the Board a picture of a porch that was constructed in the manner in which she would like to build her carport. The Board viewed the picture and clarified that this structure was a porch not a carport and was built within all setbacks.

Seeing no one else wishing to speak, Chairman Leonard closed the Public Hearing.

Other Business:

On a motion by Bob Winstead, the Board voted unanimously to approve the February 7, 2013 minutes as mailed.

The BZA stated for the public record the next application deadline on March 15, 2013 at noon and that the next meeting date would be on April 4, 2013.

Staff had no report this month.

Adjudication of Case:

Case: 13-701-00002 – Property located at 2016 East Sevier Avenue Control Map 61L, Group K, Parcel 8

During discussion of this item it was noted that the applicant did not have the right measurements for the item in question. The Board asked specifically for measurements from the house to the property line, the edge of the concrete to the property line and from the back edge of the proposed carport to the property line so that an accurate setback measurement could be established.

MOTION: made by Bob Winstead; seconded by Frank Oglesby – To table the request until the April 4, 2013 meeting so that the petitioner could obtain a surveyor to supply the correct measurements to the Board for review.

VOTE: 3-0 to table the item until April 4, 2013 meeting.

With no further business the meeting was adjourned.



Karen B. Combs, Principal Planner

MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday March 7, 2013

10:30 a.m.

Tour of property at 2016 East Sevier Avenue

MEMBERS PRESENT:

Leland Leonard, Chairman
Frank Oglesby, Vice Chairman
Diane Hills

MEMBERS ABSENT:

Bob Winstead Jr
Bill Sumner

STAFF PRESENT:

Karen Combs

Chairman Leonard, Vice Chairman Oglesby and Board Member Hills visited the site at 2016 East Sevier Avenue after passing Eastman. The Board members were unclear on exactly where the property line was located in reference to the house. There was no other discussion concerning the case.

Chairman Leonard did ask if the signage on the new Urgent Care was within the City Code. Staff informed him that the location is in a B-4P that item went to the Planning Commission for review per the planning Director. Chairman Leonard stated that if the signage was over what was allowed for the development as a whole as set out in the code then staff should have brought the matter to the Board of Zoning Appeals as well. Staff referred further inquiries to the Planning Director Lynn Tully.

The Board had lunch at Henry's restaurant, no items were discussed. The Board then arrived at the Development Services building for the scheduled meeting at noon.



Karen B. Combs, Principal Planner