

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR SESSION
THURSDAY, JULY 7, 2005**

The Blount County Board of Zoning Appeals met in their regular session meeting on Thursday, July 7, 2005 at 6:00pm at the Blount County Courthouse. Roger D. Field, Building Commissioner represented the staff.

Members of the Board of Zoning Appeals present :William Marrison, Rob Walker, Jim Melton. and Harold Brown.

The minutes from June 2nd, 2005 meeting were read and approved.

CASES BEING HEARD

1. VARIANCES : TWO
2. SPECIAL EXCEPTION : ONE

Stephen and Brenda Dickman- 4943 River Eagle Rd:

Stephen and Brenda Dickman have a request for a variance on the front building setback at 4943 Rivers Eagle Rd.. Discussion was had that an old house had been on the property and was being replace with a new house.The former home had an old system that would have to be used with the new home. This would cause the setback to be closer than the 30 feet required by codes. In order to stay out of the way of the septic system the home will need to be held to the front of the lot. We are asking for a variance of 15 feet on the front of the property. All other homes located on this road do not meet the 30 foot setback . This approval should be pending compliance with all the requirements of the Enviornmental Health Department.

Roger Fields recommended approval of a 15 foot setback from the front property line or The roads edge, whick ever is greater pending compliance with all the Enviornmental Health Deptment requirements.

Mr. and Mrs. Dickman were present for discussion.

ACTION TAKEN

Harold Brown Moved to approve the variance. Rob Walker seconded the motion.

The vote was:

Bill Marrison =Yes

Rob Walker =Yes

Jim Melton =Yes

Harold Brown = Yes

The motion to approve the setback variance passed.

Carcie and Suzanne Graves-1632 Loch Leigh Way:

Mr. and Mrs. Graves are requesting a 6' variance from the front property setback Requirements .This lot sets between two public roads.This would require front setbacks On the front and back since there are two front lines. Mount Tabor Road is in the back of The property and Lock Leigh way is in the front of said property.

The hardship would be the extra 10 foot setback on the rear of the property. If it were not between two roads the variance would not be required.

The setback does not make this lot usable and a different footprint may work without requiring a variance.

The restrictions of the subdivision require a side entry garage which adds to the area needed for the size of the house.

The owners would like to split the variance of 6 ' into two 3' variances; one from Loch Leigh way and one from Mount Tabor Road.

Mr. and Mrs Graves were available for discussion.

Roger Fields recommended to approve the six feet variance .

Ron Walker moved to approve the recommendation and it was seconded by Jim Melton

Jim Melton = YES

Willaim Morrison = YES

Harold Brown = YES

Rob Walker = YES

The motion to approve the setback variance passed

SPECIAL EXCEPTION

Pumpkin Center Campground @ 7304 Old Railroad Bed Road

The campground has obtained a lease to place an off site directional sign on the property Located at 7304 Old Railroad Bed Road.

The sign is to be 4' by 12' totaling 48 square feet. This falls under the allowable size limits for such signs.

The BZA may approve an off site directional sign for any business or industry as a special exceptions under provisions of article 11, provided that such sign shall be no greater than 100 square feet in area, the height shall be no greater than 10 feet above the finished grade of the ground, and shall be placed only along arterial status roads as identified in the major road plan for Bount County. The sign must be placed on a non residential lot or parcel..

The site on which the sign will be located fronts along 129 South (from Old Niles Ferry Pike to North Carolina) and this road is listed as a Minor Arterial Road.

The owner wants to purchase the lot on which the sign would be located. Discussion was had concerning the sign in question. The owner discussed the construction and the look of the finished sign.

Roger Fields made a recommendation to approve the 48 square foot sign to be not higher than 10 feet and to meet the 10' setbacks from all property lines

Jim Melton moved to approve this motion and it was seconded by Harold Brown.

Rob Walker = YES

Jim Melton = YES

William Marrison = YES

Harold Brown = YES

The motion to approve the special exception was passed.

The Board of Zoning Appeals Meeting adjourned..