

**BLOUNT COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING
THURSDAY, AUGUST 2, 2012**

BZA MEMBERS PRESENT: Andy Allen, Larry Chesney, Stanley Headrick, Rob Walker

The minutes from the previous meeting were read and approved by a unanimous vote.

CASES BEING HEARD AND ACTIONS TAKEN:

- 1. VARIANCE: FOUR**
415 Gillenwater Rd.
846 Peacock Ridge Rd.
4332 Deer Run Dr.
1443 Maxwell Ln.
- 2. OTHER BUSINESS: ONE**
Morganton Rd/Wells Rd PUD

Variance:

1. Mr. and Mrs. Ramon Anderson are requesting a variance from the minimum lot size requirements for property at 415 Gillenwater Road.

--Mr. Anderson was present to answer questions from the Board. He explained that the steep grade of their adjacent lot creates a difficulty in selling this lot without the removal of a fence that currently is along the back yard of their property.

--Andy Allen made a motion to approve the variance. Larry Chesney made a second.

Vote: Andy Allen	YES
Larry Chesney	YES
Stanley Headrick	YES
Rob Walker	YES

The motion was approved by a unanimous vote.

2. Gary Hitson is requesting a variance from the side setback requirements at 846 Peacock Ridge Road.

Stan Headrick made a motion to defer the request to find out if there are any implications from Big Valley regulations.

Vote: Andy Allen	YES
Larry Chesney	YES
Stanley Headrick	YES
Rob Walker	YES

The motion was approved by a unanimous vote.

3. Mr. and Mrs. Robert Lockwood are requesting a variance from the front setback requirements at 4332 Deer Run Drive.

--Mr. Lockwood was present to explain the slope of the lot and the limited area for a septic system creates a hardship on the lot.

Larry Chesney made a motion to approve the variance. Andy Allen made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

4. Tom Millsaps is requesting a variance from the rear setback requirements at 1443 Maxwell Lane.

Andy Allen made a motion to approve the variance on the condition that this is for the two posts that are placed at the corners of the patio since they are for aesthetics only. Larry Chesney made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

Other Business:

1. Site plan revisions made to the PUD that was approved July, 2012.

--Mr. Gil Heinsohn was present to answer questions from the Board.

Andy Allen made a motion to approve. Larry Chesney made a second.

Vote:	Andy Allen	YES
	Larry Chesney	YES
	Stanley Headrick	YES
	Rob Walker	YES

The motion was approved by a unanimous vote.

THE MEETING WAS ADJOURNED.