

**BLOUNT COUNTY BOARD OF ZONING APPEALS  
REGULAR MEETING  
THURSDAY, March 6, 2014**

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

Larry Chesney entertained a vote to approve last month minutes. The vote received a unanimous approval.

**CASES BEING HEARD AND ACTIONS TAKEN:**

1. **SPECIAL EXCEPTION: None**
2. **APPEAL: None**
2. **VARIANCE: One**  
**808 Peacock Ridge Dr.**

***Special Exception:***

None

***Appeal:***

None

***Variance:***

The applicant is requesting a variance from the side setback requirements for a new dwelling to replace the existing dwelling at 808 Peacock Ridge Drive. The property is identified on tax map 095LB, Group E, Parcel 002.00 and is located in the R-1 zone. The required side setback is 5 feet in this community (Big Valley). The requested variance is to be able to replace the existing structure with one of the same width. Since the existing structure does not meet the 5 feet minimum setback on the East side a variance is required in order to obtain a building permit. The structure sits up against a retaining wall that is located on the property as well.

Beverly Smith (810 Peacock Ridge Dr.) spoke in opposition of the variance. She was concerned with the existing retaining wall because she spoke that the wall is falling. If the wall is taken down, it would affect her concrete driveway.

Stan Headrick made a motion to defer for one month to get the Big Valley Homeowner's Association involved and Larry Chesney seconded.

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

THE MEETING WAS ADJOURNED.