

**BOARD OF ZONING APPEALS
MINUTES
MAY 8, 2014**

The Board of Zoning Appeals met on Thursday, May 8, 2014, at 5:15 p.m. in the Council Chambers, 45 E. Broad Street, Cookeville, Tennessee.

MEMBERS PRESENT: Paul Bonner, Kay Detwiler, Jane Flatt, Sid Gilbreath and James Dial.

STAFF PRESENT: James Mills, Jayne Barns, and Ken Young.

OTHERS PRESENT: Matt Wright, Debbie Ramsey, Randall Ramsey, and Laura Militana.

CONSIDER FOR APPROVAL THE MINUTES OF APRIL 10, 2014. Paul Bonner made the motion to approve the minutes of April 10, 2014. James Dial seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER A REQUEST FOR A VARIANCE TO REDUCE THE REAR YARD SETBACK REQUIREMENTS FROM 20' TO 14' FOR A TOTAL VARIANCE OF 6' TO ALLOW A 24' X 28' GARAGE ON THE PROPERTY LOCATED AT 252 EAST 8TH STREET. REQUEST SUBMITTED BY MATT WRIGHT AND JIM WRIGHT ON BEHALF OF HORIZONS USA. James Mills stated that Mr. Matt Wright, on behalf of property owner Horizons USA, has submitted a request for a variance to reduce the minimum rear yard setback requirement for the property located at 252 East 8th Street and zoned as RS-10, Single Family Residential.

The subject property is further identified as Parcel 5.00 on Tax Map 40N, Group G. The parcel is a corner lot located at the northeast intersection of East 8th Street and North Jefferson Avenue. The front of the structure is oriented to East 8th Street so that the rear yard is located along the northern boundary of the parcel. The minimum rear yard setback requirement in the RS-10 district is 20 feet.

The purpose of the request is to allow the construction of a 24 feet wide and 28 feet deep attached garage. The request is specifically for a reduction of the rear setback requirement by a maximum of six (6) feet for a width of no more than 28 feet. The proposed garage would be accessed from an existing driveway located along the northern property line.

In the Planning Department's opinion the requested variance is minimal and would have no significant impact on nearby properties.

Staff recommended approval of the request as submitted and as depicted on the submitted site plan.

Sid Gilbreath made the motion to approve reducing the rear yard setback requirements from 20' to 14' for a total variance of 6', according to the submitted site plan, to allow a 24' x 28' garage on the property located at 252 East 8th Street. Paul Bonner seconded the motion and the motion carried unanimously. **APPROVED 6' VARIANCE IN THE REAR YARD SETBACK REQUIREMENTS.**

CONSIDER A REQUEST FOR A VARIANCE TO REDUCE THE REQUIRED LOT WIDTH AT SETBACK LINE IN A RD (SINGLE FAMILY AND DUPLEX RESIDENTIAL) DISTRICT, FROM 75' TO 73.79' FOR A TOTAL VARIANCE OF 1.21' IN ORDER TO CONSTRUCT A DUPLEX ON LOT #1 OF THE POSTON SUBDIVISION, REDIVISION OF LOTS 38-41 AND 58-61 LOCATED AT 1974 NORTH DIXIE AVENUE. REQUEST SUBMITTED BY RANDALL RAMSEY. James Mills stated that Mr. Randall Ramsey has submitted a request for a variance from the minimum lot width at setback line requirement for his property located at 1974 North Dixie Avenue.

The subject property is identified as Parcel 38.00 on Tax Map 40B, Group A and it is zoned as RD, Single Family and Duplex Residential. The minimum lot width at setback requirement in the RD district is 75 feet. The submitted request is to reduce the requirement by approximately two (2) feet to 73 feet.

The subject property is Lot 1 of the Redivision of Lots 38-41 and 58-61 of the Poston Division, a two (2) lot subdivision plat approved in December 2012. It consists of 0.23 acres or 10,018 square feet. Lot 2 of the division was a flag lot accessed by a 25 feet wide strip to the south of the subject property. The creation of the flag lot with the required 25 feet of frontage resulted in the subject parcel being slightly less than 75 feet in width. To develop the parcel as a duplex a minimum lot width of 75 feet at setback is required.

In the opinion of the Planning Department the requested variance is minimal and would not be detrimental to the public welfare or injurious to other property or improvements in the area.

Staff recommended approval of the request.

Sid Gilbreath made the motion to approve reducing the required lot width at the setback line from 75' to 73.79' for a total variance of 1.21' in order to construct a duplex on Lot #1 of the Poston Subdivision, Redivision of Lots 38-41 and 58-61 located at 1974 North Dixie Avenue. Kay Detwiler seconded the motion and the motion carried unanimously. **APPROVED REDUCTION OF 1.21' IN THE REQUIRED LOT WIDTH AT SETBACK LINE ON LOT #1.**

ADJOURNMENT: 5:24 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNS CPS
PLANNING ASSISTANT**

**JANE FLATT, CHAIRMAN
BOARD OF ZONING APPEALS**