

**BOARD OF ZONING APPEALS
MINUTES
OCTOBER 9, 2014**

The Board of Zoning Appeals met on Thursday, October 9, 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 and Jayne Barns.

STAFF ABSENT: Ken Young.

OTHERS PRESENT: Bob Jett.

The Board unanimously agreed to start the meeting at 5:05 p.m. since this item had been heard last year and not completed within the one (1) year time frame, and since they had not received any calls from the surrounding property owners.

CONSIDER FOR APPROVAL THE MINUTES OF SEPTEMBER 11, 2014. Sid Gilbreath made the motion to approve the minutes of September 11, 2014. Paul Bonner seconded the motion and the motion carried unanimously. **APPROVED.**

CONSIDER A REQUEST FOR A VARIANCE TO REDUCE THE MINIMUM LOT WIDTH REQUIREMENTS FROM 75' TO 50' FOR A TOTAL VARIANCE OF 25' ON THE PROPERTY LOCATED AT 113 MCCLELLAN COURT. REQUEST SUBMITTED BY BOB JETT ON BEHALF OF PUTNAM COUNTY HABITAT FOR HUMANITY. James Mills stated that Mr. Bob Jett, on behalf of property owner Putnam County Habitat for Humanity, has submitted a request for a variance from the minimum lot width requirement at building setback line for property zoned as RS-10, Single Family Residential and located on 113 McClellan Court. This same request was approved by the Board in March of 2013; however, construction was not completed or initiated within one (1) year of the date approval which required resubmittal of the request.

The subject property consists of approximately 0.37 acres and is currently vacant. Habitat for Humanity intends to construct a single family dwelling on the property. The minimum front yard setback requirement of the RS-10 district is 25 feet on local streets; however, the lot must have a minimum width of 75 feet at the setback line. Due to the shape of the subject property the minimum width requirement cannot be met until a lot depth of approximately 75 feet. Habitat for Humanity is requesting the minimum lot width requirement at setback line be reduced to approximately 50 feet for the subject property.

Applying the front setback at a lot depth of 75 feet on the subject property places the building area within an area of significant slope and would place the proposed structure behind existing residents along the same side of the street. The proposed reduction would maintain a building setback of 40 feet, which is 15 feet greater than required. Additionally all side setbacks requirements would be met.

In the opinion of the Planning Department the requested variance is the minimum necessary to allow a reasonable use the property and would not be detrimental to the public welfare or injurious to other property in the area. The Planning Department is also unaware of any factors that have changed since the request was originally approved in 2013.

Staff recommended approval of request to allow a minimum lot width of approximately 50 feet subject to the provision of a minimum of front setback of 40 feet and to compliance with all other applicable Zoning Code requirements

Sid Gilbreath made the motion to approve the variance, according to staff's recommendation, since the request was the same and nothing had changed from last year. Paul Bonner seconded the motion and the motion carried unanimously. **APPROVED VARIANCE.**

Staff and the Board members stayed until 5:20 p.m. in case anyone arrived for the meeting. For the record, no one else showed up for the meeting.

ADJOURNMENT: 5:10 P.M.

SUBMITTED FOR APPROVAL

SUBMITTED FOR RECORDING

**JAYNE BARNES CPS
PLANNING ASSISTANT**

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