

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
September 29, 2015
6:00 PM

MEMBERS PRESENT

Tom Swicegood
Jim Brown
Lance Campbell
Jenny Anderton

MEMBERS ABSENT

Ray Evans

OTHERS

Sandi Oakley
Bill Mattison
Dee Ann Simerly

BCPO Staff Representative: John Lamb unable to attend due to schedule conflict.

Call To Order – Roll Call

At 6:04 PM September 29, 2015, BZA Chairman Tom Swicegood called the meeting to order and called the roll. Four members were present.

Approval of Previous Minutes

MOTION by Lance Campbell to approve the minutes of the January 27, 2015 meeting of the Board of Zoning Appeals. Second by Jim Brown. Vote: UNANIMOUS. **MOTION PASSES**

Business Items:

Sandi Oakley, 3748 Light Pink Road, request for setback variance for proposed addition to her residence on this property.

Chairman Swicegood reviewed the background information regarding the justification for hearing the appeal for setback variance by Ms. Oakley. Chairman Swicegood noted that the Town of Louisville received an inquiry on July 27, 2015 concerning potential additions to the property. After communicating to Ms. Oakley's representative that the property owner could request a variance, Sandi Oakley notified the BZA on August 27, 2015 that she was requesting a setback variance. The BZA scheduled a hearing for September 29, 2015, after the required public notice, signs and letters to adjacent property owners were completed. All background information was distributed to members of the BZA for review prior to the scheduled meeting.

Comments concerning the appeal were then made by Sandi Oakley and Bill Mattison.

Ms. Oakley presented her proposal to add a free-standing 28 foot wide X 44 foot deep combination garage and bunk room. Ms. Oakley presented photographs indicating the type of construction proposed. The garage is intended to be an open structure on the three side walls with post supports. The bunk room is intended to be connected at the

rear of the garage and would be a one story structure with a full sized basement area. Access to the bunk room would be through the garage and also through a door into the basement at the lower level on the lake side. The two levels of the bunk room would be heated/cooled but without any bathroom facilities or sewer requirements. The renovations would also include a small extension of the existing home on the lake side to enlarge patio and kitchen facilities.

Mr. Mattison spoke in opposition to the request, noting his concern about increasing the total square feet available at the residence without consideration of the existing septic capacity. Mr. Mattison felt the new bunk area should be considered in evaluating the capacity of the existing septic system. Mr. Mattison recommended the property owner work with Blount County Department of Environmental Health to determine the location and capacity of the existing septic system and obtain any necessary permits before starting construction.

Due to John Lamb being unable to attend, Chairman Swicegood reviewed Mr. Lamb's analysis which was submitted to the BZA on September 11, 2015. Chairman Swicegood noted that the property is a valid **Lot of Record** based on researching the deeds back to 1957. All metes and bounds and deed description have been consistent since that time. Mr. Lamb has agreed that this property was created long before Blount County or The Town of Louisville created zoning regulations. Chairman Swicegood summarized Mr. Lamb's major concerns as being the location/capacity of the existing septic system and the proximity of the proposed structure to Light Pink Road.

After extensive discussion and review of alternatives, the BZA developed additional conditions to attach to the request for setback variance. These following three conditions will apply to Ms. Oakley's request if approved by the BZA.

1. Approval of the variance request is contingent on Ms. Oakley obtaining approval of the septic system by the Blount County Department of Environmental Health prior to the issuance of a building permit by the Town of Louisville.
2. The setback for the proposed structure shall be 15 feet or greater from the edge of the pavement on Light Pink Road along a road frontage no greater than 44 feet long at the proposed structure location.
3. The existing 16'-7" X 40'-2" shed shall be removed.

MOTION by Jenny Anderton to approve Sandi Oakley's request for a setback variance subject to the conditions set by the BZA. Second by Jim Brown. Vote: Tom Swicegood – Yes, Jim Brown – Yes, Lance Campbell – Yes, Jenny Anderton - Yes. **MOTION PASSES**

Chairman Swicegood will prepare a letter to Ms. Oakley confirming the approval of her request for setback variance subject to conditions set by the Board of Zoning Appeals.

Adjourn

MOTION by Jenny Anderton to adjourn, Second by Lance Campbell. VOTE: UNANIMOUS. Meeting adjourned at 7:45 PM.

DRAFT