

**JOHNSON CITY BOARD OF ZONING APPEALS
MINUTES
March 6, 2018**

Members Present: Dr. Stacey Wild, Vice - Chairman
Dr. Mike Marchioni
Robert Thomas

Members Absent: Marcy Walker
Jenny Lockmiller

Staff Present: Venard Asongayi - Development Coordinator
Nicole Lawrence - Administrative Coordinator, Development
Services

Vice-Chairman Wild called the meeting to order at 6:10 p.m. A quorum was present.

Approval of the Agenda for the March 6, 2018 meeting was put forth with a motion to approve by Commissioner Thomas, a second by Vice-Chairman Wild. The agenda was approved 3-0.

Approval of the minutes from the December 5, 2017 meeting was put forth with a motion to approve by Commissioner Marchioni, a second by Commissioner Thomas. The minutes were approved 3-0.

New Business:

The first item on the agenda was the election of officers for the Board of Zoning Appeals 2018 calendar year.

A nomination was put forth by Commissioner Marchioni of Vice-Chairman Wild for Chairman. The motion was approved by Commissioner Thomas with a 3-0 vote.

Vice-Chairman Wild will serve as the 2018 Chairman of the City of Johnson City Board of Appeals with her service beginning at the next 2018 meeting of the BZA.

A nomination was put forth by Commissioner Thomas of Commissioner Marchioni for Vice-Chairman. The motion was approved by Vice-Chairman Wild with a 3-0 vote.

Commissioner Marchioni will serve as the 2018 Vice-Chairman of the City of Johnson City Board of Zoning Appeals with his service beginning at the next 2018 meeting of the BZA.

The next item on the agenda was approval of a variance request to reduce side yard setback of the principal structure from 10 ft. to 18 inches for the construction of a two-car carport. The requested setback variance is 8.5 ft. The proposed carport will be attached to the existing house and oriented sideward. The carport is required to meet the setbacks of the principal structure.

The standards for the approval of a variance according to Section 15.4.3 of the Johnson City Zoning Ordinance integrated from the State of Tennessee Zoning Enabling Act (T.C.A 13-7-115) are as follows:

1. Exceptional narrowness, shallowness, shape, topographic conditions, or other extraordinary or exceptional situation or condition of the land itself

Finding: The lot is conical in shape. While the front end of the proposed garage will be more than 10 ft. from the property line, the rear end shall only be 7.5 ft. because the lot narrows as it extends rearward.

2. The strict application of the provisions of the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner of such property

Finding: The conical shape of the lot poses a hardship to the construction of a carport without encroachment into the setback.

Staff recommends approval.

Public Hearing was opened;

The petitioner Mr. Ronnie Joyce – 15 Madison Ct. Johnson City, Tn. spoke in favor of the variance. He was available to answer any questions the commissioners may have regarding his Variance request.

Commissioner Thomas did ask if the neighbors were approving of the proposed carport, since a part of the petitioners' driveway was on his neighbors' property? Mr. Joyce stated that his neighbors were perfectly fine with his proposal and staff replied that there had not been any calls to staff regarding the advertised Variance request.

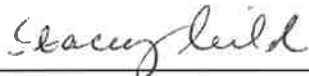
Seeing no one else wishing to speak, the Public Hearing was closed.

Motion: Thomas
Second: Marchioni

Approval of a variance request to reduce side yard setback of the principal structure from 10 ft. to 18 inches for the construction of a two-cars carport. the requested setback variance is 8.5 ft.

Approved 3-0

There being no further business, the meeting was adjourned at 6:20 p.m.



Dr. Stacey Wild – Vice - Chairman