

**Morristown Board of Zoning Appeals
October 9, 2018**

Members Present

Chairman Jack Kennerly
Vice-Chairman Bill Thompson
Secretary Robert (Bob) Garrett
Mayor Gary Chesney
Board Member Frank McGuffin

Others Present

Steve Neilson, Community Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Debra Stamey, Executive Asst.
Sami Barile, Board Member, Crossroads Downtown
Partnership
Bob Parvin
Pat Parvin
Barbara Garrow, Executive Director, Crossroads
Downtown Partnership
Charlie Duty
Michael D. Price, Architect

Members Absent

Board Member Wanda Neal
Board Member Ventrus Norfolk

Chairman Jack Kennerly called the meeting to order and invited anyone who wished to join the Commission in an Invocation and the Pledge to do so.

I. Chairman Jack Kennerly called for approval of the September 11th, 2018 minutes.

Mayor Gary Chesney made a motion for approval of the September 11th, 2018 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion carries.

II. Old Business: None

III. New Business:

VARI-2232-2018: Setback Variance for a detached accessory structure at 204 McGhee Avenue

Senior Planner Lori Matthews discussed a request made by Mr. Charlie Duty, Jr. on behalf of his father for their property at 204 McGhee Avenue located just east of John Hay Elementary in the McGhee Addition Subdivision. Mr. Duty is seeking relief from Section 14-212 of the City's Zoning Ordinance, Location of detached accessory buildings on residential lots.

The property at 204 McGhee Avenue is a corner lot adjacent to a 20 foot alley to the north and Maple Avenue to the south. Current Zoning Regulations require accessory structures be located no closer than 60 feet from the front property line and no closer than 10 feet to the rear property line. The rear of the property at 204 McGhee is 70 feet from the front line which would make compliance with both regulations impossible. The applicant is requesting a 20 foot variance to the required 60 foot front and a five foot variance to the required 10 foot rear yard to accommodate a 25 x 30 foot (750 square feet) building. Therefore, if approved, the structure would be 40 feet from the front property line (McGhee Avenue) and five feet from the rear (eastern) property line.

Staff recommends approval of both variances (Section 14-212.1 No detached accessory structure shall be within sixty feet of the front property line; Section 14-212.4 No detached accessory building shall be located nearer than ten feet to any rear lot line).

Chairman Jack Kennerly asked for a motion. Board Member Frank McGuffin made a motion to approve. Mayor Gary Chesney seconded the motion.

Voting results: 5 yes, 0 no, 2 absent. Motion Passes.

There being no further business to conduct, the meeting was adjourned.

Respectfully submitted,



Bob Garrett, Secretary

BG/ta