

**Morristown Board of Zoning Appeals
February 12, 2019**

Members Present

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

Others Present

Steve Neilson, Community Development Director
Lori Matthews, Senior Planner
Josh Cole, Planner
Tina Allison, Admin. Asst. Planning
Angel Oakley
Ashton Oakley
Keith Oakley
Nick Lakins

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 January 8th, 2019 minutes.

Vice-Chairman Bill Thompson made a motion for approval of the January 8th, 2019 minutes seconded by Board Member Frank McGuffin.

Upon voice votes, all Ayes. Motion carries.

II. Old Business:

None

III. New Business:

VARI-2268: Variance to the Detached Accessory Structure (Pool) location at 928 Saddle Ridge Ln

Planner Josh Cole discussed a request from Alex and Megan Harper at 928 Saddle Ridge Lane for a variance to Section 14-212, the "Location of Detached Accessory Buildings on Residential Lots". In this case, it is a pool not an accessory building.

To place an 18' x 36' pool on their property, the owners are requesting a five foot variance to the required 10' rear lot line setback. Mr. Cole stated that in order to grant the variance, the Board of Zoning Appeals must find there is some unique feature or characteristic of the property such as narrowness of the lot, the shape, topographical conditions, etc. that results in practical difficulties or undue hardship upon the owner of such property.

The applicants' note that the hardship is due to a sewer easement that is present on the northwest corner of the property and the existing wooden deck on the rear of the house.

In Staff's opinion, the owners do have options to meet the required rear 10' setback line such as changing the dimensions of the pool and shifting it over or altering the existing wooden deck structure that is present on the rear of the house. Staff finds no undue hardship on the property owners and recommends denial of the request.

Board Member Bill Thompson made a motion to approve request Board Member Wanda Neal seconded motion.

Voting results: 0 yes, 7 no. Motion Denied.

No further business, meeting is adjourned.

Respectfully submitted,

A handwritten signature in cursive script that reads "Bob Garrett". The signature is written in black ink and is positioned above a horizontal line.

Bob Garrett, Secretary

BG/ta