

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
CITY OF OAK HILL, TENNESSEE**

July 14, 2009

The Board of Zoning Appeals of the City of Oak Hill, Tennessee met in the City Office. Board members present were Tom Lawless and Steve Wasserman. Also present were City Attorney Bob Notestine, City Manager Kevin Helms, Assistant City Manager M. C. Sparks, Chief Building Official Bill Burdette, and Administrative Assistant Patrick Steiner. Mr. Lawless chaired the meeting, and Ms. Sparks acted as secretary.

Following introductions and preliminary information, the following matters were considered and disposed of as indicated:

1. Call to Order. The meeting was opened at 5:05 p.m. by Mr. Lawless.

2. Case 09-5 - 930 Van Leer Drive (Mr. Kenneth Sledge) – A request was made for a variance to construct a new 3-car garage, and addition of a roof over the porch; the proposed garage would violate the rear setback line by approximately 35’, and the roof would violate the rear setback line by approximately 18’. Mr. and Mrs. Sledge appeared to present their case, describing the work on the house they have done over the years. Mr. Sledge said that several neighbors have indicated support for the project to him.

Mr. Lawless asked if other configurations for placing the garage have been explored, since the variance is “rather severe”. The other option Mr. Sledge described would be placing the garage to the front; the Sledges and the neighbors don’t prefer this option. They are also trying to preserve a large oak tree with placement of the garage.

Discussion was also held regarding the roof to be added to the porch. As explained, the patio would need a variance, as once a roof is added that is one step closer to having an actual room, and the patio is over the line with no variance granted in the past.

Mr. Helms, in response to questions, indicated that there seemed to be no problem with a possible variance on the patio roof. As to the variance on the garage, preservation of vegetation and landscaping has been considered a hardship by the BZA in the past. The BZA must grant the least variance possible in a case, and suggested that the garage could be rotated and still keep doors away from street – this would reduce the number of bays, but might be the least possible variance to be granted and still have the property useable. Mr. Wasserman said that changing the garage would only save 6’, but did also ask would they consider reducing the number of bays to a 2 car. Mr. Sledge said they would prefer the 3 car, but might consider the reduction to save that same 6’ of variance. Also discussed was the possibility of moving the garage toward the family room.

All affected neighbors were duly notified, and no comments were received by the city office.

After discussion, the following Motion, duly made by Mr. Lawless and Seconded by Mr. Wasserman, passed Unanimously:

“Moved the two variances requested, on the garage addition and on the porch roof, be considered separately.”

After discussion, on a Motion duly made by Mr. Wasserman, and Seconded by Mr. Lawless, the following was Passed Unanimously:

“Moved that the variance for Case 09-5 for the roofing of the patio be approved as presented, with the proviso that this area never be enclosed.”

Regarding the garage variance: After discussion, Mr. and Mrs. Sledge requested a continuance until the August meeting. The BZA concurred with this request.

3. Approval of May 19, 2009 Minutes of the Meetings – The approval of the minutes was deferred until the August meeting of the Board.

There being no further business, the meeting adjourned at 5:57 p.m. by the unanimous vote of the Board.

Chair

City Recorder