
Memorandum

To: McMinnville Board of Zoning Appeals Members
From: Community Development Staff
Subject: February 11, 2019 Board of Zoning Appeals Meeting
Date: February 1, 2019

The McMinnville Board of Zoning Appeals will hold a meeting on **Monday, February 11, 2019 @ 11:00 a.m.** on the second floor in the council room of City Hall.

1. Call to order
2. Approval of meeting August 28, 2018 minutes
3. Request for a Variance at 100 Ross Ave., further described as Tax Map 068C, Group F, Parcel 039.00. The purpose for this Variance is to review setback reductions and lot coverage. The owner of the property is Bill Locke. The applicant is Steve Harvey.
4. Other business
5. Adjourn

MINUTES
MCMINNVILLE BOARD OF ZONING APPEALS
NOVEMBER 27, 2018

MEMBERS PRESENT

David Marttala
Jim Brock
Jerry Williamson

STAFF PRESENT

Nolan Ming, Director of the
Community Development Dept.
Rebecca Duncan CD staff

MEMBERS ABSENT

Joey Haston
Tom Ward

OTHERS PRESENT

Lisa Hobbs
Charlie Turner
Donna Turner

The November 2018 meeting of the McMinnville Board of Zoning Appeals was held at 11:30 a.m. on Tuesday, November 27, 2018 at the McMinnville City Hall. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

APPROVAL OF MINUTES FROM THE AUGUST 28, 2018 MEETING OF THE MCMINNVILLE BOARD OF ZONING APPEALS

A motion was made by Jim Brock to dispense with reading and approve the minutes from the Board of Zoning Appeals August 28, 2018 meeting as presented. Jerry Williamson seconded the motion that was approved unanimously.

SPECIAL EXCEPTION REQUEST REVIEW

Requesting approval for a Special Exception at property located on 958 Old Smithville Highway, further described as Tax Map 059G, Group D, Parcel 001.00 is the owner of the property Mark Hutchins and Michael McMurray. The purpose for this Special Exception is to operate a used car lot. Mike Grissom, adjacent property owner had concerns about sewer lines. Mr. Grissom stated he didn't want any sewage running on his property. The applicant Charlie Turner stated to the members and Mr. Grissom that he would be getting a pump. Community Director Nolan Ming stated he had no issues for granting this approval. Mr. Jerry Williamson made the motion to approve this request contingent upon sewer issues getting resolved. Jim Brock seconded the motion. All members voted unanimously to approve.

OTHER BUSINESS

No other business was recorded

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 11:42 a.m.
Jerry Williamson seconded the motion with the members voting all ayes.

Next meeting January, 2019

Chairperson Signature

Secretary Signature

Date Approved:

**CITY OF MCMINNVILLE
VARIANCE REQUEST FORM**

1. This form must be completely filled out before the application will be accepted and placed on the City of McMinnville Board of Zoning Appeals agenda.
2. The Board of Zoning Appeals will hold a public hearing on the variance request and call a meeting within thirty days of receiving a completed variance request form. The board meets and holds public hearings in the council room on the second floor of McMinnville City Hall.
3. The Board of Zoning Appeals will hear evidence to determine if the conditions set forth in the City of McMinnville Zoning Code for the requested variance are met.
4. All variance requests reviewed by the Board of Zoning Appeals shall be decided within forty-five (45) days of the day of application, with a written notice being provided of approval or denial.

PROPERTY OWNER

NAME: Bill Locke

ADDRESS: 100 Ross Ave

PHONE NUMBERS: (WORK) _____ (HOME) _____

REPRESENTATIVE (if different from property owner)

NAME: Steve Harvey

ADDRESS: 315 W. Colville St.

PHONE NUMBERS: (WORK) 931-607-8690 (HOME) 931-507-4189

PROPERTY DESCRIPTION & LOCATION

ADDRESS: 100 Ross Ave.

TAX MAP IDENTIFICATION: MAP #: 068C GROUP # F PARCEL # 039.00

SIZE OF PROPERTY (Acreage/square feet) _____

ATTACH PROPERTY MAP IF NEEDED

ZONING (Required):

CURRENT ZONING CLASSIFICATION: R1

VARIANCE REQUESTED: Garage addition + house addition app 7ft apart
- Garage addition is on property line

STANDARDS FOR A VARIANCE

Under Title 14, Chapter 7, Section 14-708.3, of the City of McMinnville Zoning Code, the Board of Zoning appeals shall ascertain that the following are met:

- a. The particular physical surrounding, shape, or topographic conditions of the specific property involved would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of the zoning resolution were carried out;
b. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same zoning district;
c. The variance will not authorize, in a zone district, activities other than those permitted by the zoning ordinance;
d. Financial returns only shall not be considered as a basis for granting a variance;
e. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of the zoning code;
f. The granting of the variance requested will not confer on the applicant any special privilege that is denied by the zoning code to other lands, structures, or buildings in the same zoning district;
g. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;
h. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which property is located; and
i. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion of public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

PROPERTY OWNER SIGNATURE

DATE

REPRESENTATIVE SIGNATURE (if different from property owner)

DATE

YOU ARE REQUESTED TO ATTEND THE PUBLIC HEARING TO ANSWER ANY QUESTIONS CONCERNING YOUR VARIANCE REQUEST

For Office Use Only:

Date Received

01/22/19 By: Rebecca Lorch / Yndan Ming

\$50.00 Fee Paid

checked

Date Approved

Date Denied

Condition(s) listed in granting of variance request, or reason(s) for denial.

Conditions agreed to by Applicant

Date