

MINUTES
MCMINNVILLE BOARD OF ZONING APPEALS
NOVEMBER 26, 2019

MEMBERS PRESENT

Jim Brock
Joey Haston
Tom Ward
Jerry Williamson
David Marttala

STAFF PRESENT

Nolan Ming, Director of the
Community Development Dept.
Katie Kemezis, Community Planner
Rebecca Duncan-Roach
Community Development Staff

MEMBERS ABSENT

OTHERS PRESENT

Lisa Hobbs
Betty Jordan
Judy Mifflin
Mark and Tina Boles

The meeting of the McMinnville Board of Zoning Appeals was held at 11:00 a.m. on Tuesday, November 26, 2019 at the Public Works/Community Development Building located on 1266 Belmont Drive, McMinnville, TN 37110. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

APPROVAL OF MINUTES FROM THE AUGUST 27, 2019 MEETING OF THE MCMINNVILLE BOARD OF ZONING APPEALS

A motion was made by Tom Ward to dispense with reading and approve the minutes from the Board of Zoning Appeals on August 27, 2019 meeting as presented. Jim Brock seconded the motion that was approved unanimously.

VARIANCE REQUEST REVIEW FOR 107 ALLEN STREET

The McMinnville Board of Zoning Appeals reviewed a variance request for property located at 107 Allen Street, further identified as Map 59J, Group C Parcel 028.00 of the Warren County Tax Maps. The property is zoned R-1. The proposed request is to reduce the required 15 feet front yard setback to 3 feet. This property already exceeds the amount of lot coverage allowed in R-1; the current structures, the house and garage, cover approximately 37% of the lot. The maximum building area for all structures on a lot in R-1 shall not exceed 25%. Jerry Williamson stated that R-1 is pretty restricted. Jim Brock stated that he never liked to grant variances on front setbacks. Further clarification was made that between the property line and the road was a strip of right of way currently used as a driveway apron. Mr. Brock made to the motion to allow this carport over his driveway in the front yard. Jerry Williamson second the motion and it was voted with an unanimously approval.

VARIANCE REQUEST REVIEW 107 HILLIS STREET

The McMinnville Board of Zoning Appeals reviewed a variance request for property located at 107 Hillis Street, further identified as Map 059J, Group B Parcel 037.00 of the Warren County Tax Maps. The property is zoned R-1. The proposed request is to reduce the required 15-foot side yard setback to 5 feet. Ms. Jordan informed the committee that there is 8 foot instead of 5 feet. The members had no issues considering Ms. Jordan is enclosing carport that is already existing. Jerry Williamson made the motion to approve this variance and the motion was seconded by Tom Ward. All member s voted unanimously to approve.

VARIANCE REQUEST REVIEW FOR 110 DELANO STREET

The McMinnville Board of Zoning Appeals will be reviewing a variance request for property located at 110 Delano Street, further identified as Map 058H, Group A Parcel 035.00 of Warren County Tax Maps. The property is zoned R-1. The proposed request is to reduce the required 10' separation between structures to 0'. Jerry Williamson stated that this request only affects Ms. Mufflin. Community Planner Katie Kemezis stated she has no issues with this request. Jim Brock made the motion to approve this request. The motion was seconded by Tom Ward and it was voted with a unanimous approval

OTHER BUSINESS

No other business was recorded

ADJOURNMENT

With no other business, Jim Brock made a motion to adjourn the meeting at 11:26 a.m. Joey Haston seconded the motion with the members voting all ayes.

Chairperson Signature _____

Secretary Signature _____

Date Approved: _____