

MINUTES
MADISONVILLE BOARD OF ZONING APPEALS
June 20, 2017

Members Present

James Lee, Chairman
Marilyn Atkins, Vice Chair
Tony Wilson, Secretary
Linda Garrett-Hensley
Jack Harrill
Susan Saunders

Members Absent

Glenn Moser, Mayor
Larry Smades

Others Present

Ruth Viergutz Hawk, Planner
Greg Altum, Press
Jason Bledsoe
Heather Bledsoe

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Lee called the meeting of the Board of Zoning Appeals to order at 6:12 p.m. Commissioner Atkins moved to approve the May 16, 2017, Board of Zoning Appeals minutes as presented. Commissioner Saunders seconded the motion and the motion passed unanimously.

VARIANCE REQUEST FROM THE 20' SIDE YARD ON A CORNER LOT SETBACK REQUIREMENT FOR A NEW GARAGE, 424 OAK GROVE ROAD, MONROE COUNTY TAX MAP 0460, GROUP A, PARCEL 017.00, ZONED R-1 (Jason Bledsoe, Applicant)

Staff presented the request. The property is a corner lot fronting on Oak Grove Road (front yard) and Hiawatha Trail (side yard on a corner lot). Access to the property was from Hiawatha Trail, but the owners recently constructed a concrete driveway from Oak Grove Road running parallel to Hiawatha Trail. Staff distributed pictures showing that the new driveway encroaches into the Hiawatha Trail right-of-way and that the proposed garage would encroach into the right-of-way by approximately three (3) feet. The existing house had a garage that faced Hiawatha Trail that had been finished off by the previous homeowners. The house currently sits 32' from the Hiawatha Trail right-of-way. The owners wish to construct a 25' wide garage approximately 12' away from the house.

The property is zoned R-1 Low Density Residential District and the required minimum setback is 20'. The lot is approximately 20,000 square feet. A general discussion followed. Staff recommended denial of the variance request. Staff also pointed out that the Board of Zoning Appeals has no authority to permit construction of the garage on the public right-of-way.

The applicant stated there were no buried utilities on their side of Hiawatha Trail. Water is located on the opposite side of the road and power comes from the rear of the property. A general discussion followed.

Commissioner Saunders moved to approve the twenty (20) foot side yard on a corner lot setback variance. Commissioner Harrill seconded the motion and the motion passed 6-0.

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ADJOURNMENT

Commissioner Atkins moved to adjourn. Commissioner Garrett-Hensley seconded the motion and the meeting adjourned at 6:20 p.m.

Jomy Wilson
Secretary

8-15-17
Date