

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

September 24, 2014

7:00 p.m.

Present: Keith Alley, Corky Ives, Cleve Porter, and Louis LaMarche
Absent: Ron Williams
Staff: Mark Shipley, Community Development Director

Item 1. Approval of Minutes for the August 27, 2014 meeting

A motion was made by Porter to approve the minutes. The motion was seconded by Alley. Motion passed 3-0.

Ayes: Alley, Ives, and Porter
Nays: None
Absent: Williams
Abstaining: LaMarche

Item 2. Public hearing on a request for a front yard setback variance for the property located at 12201 Oakland Hills Point in the Fox Den Subdivision, Lot 27, Zoned R-2 (Jerry Witherspoon, Applicant).

The staff presented this item and commended the applicant for a very detailed application and supporting documentation. The staff noted that this item involved a request for a fifteen (15) foot front yard setback variance associated with the property at 12201 Oakland Hills Point.

For the reasons outlined by the applicant, the staff indicated that there would be a reasonable case for granting the requested variance related to the required front yard for the property at 12201 Oakland Hills Point. The lot's configuration is unusual and unique (especially given the eyebrow right of way vs. the actual curb line) and there are topographic and utility related reasons for lessening the required front yard.

Lori Baxter, a realtor for the applicant, was present to review the request. After a short discussion, a motion was made by Porter to approve a fifteen (15) foot front yard setback variance for the property at 12201 Oakland Hills Point for the reasons noted by the staff. Motion was seconded LaMarche. The motion passed unanimously. As a result of the variance, the required front yard will be fifteen (15) feet rather than thirty (30) feet for the property at 12201 Oakland Hills Point.

Ayes: Alley, LaMarche, Ives, and Porter

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Nayes: None
Absent: Williams
Abstaining: None

Meeting adjourned at 7:28 p.m.

Louis LaMarche, Secretary

A handwritten signature in cursive script, reading "Louis LaMarche", written over a horizontal line.