

MINUTES
 LOUDON COUNTY BOARD OF ZONING APPEALS
 February 8, 2022

Immediately following the Planning Commission Meeting

Members Present	Members Absent	Others Present	
Jim Brooks		Kalie Harris, Planning	
John Napier		James Jenkins, Codes	
Leon Shields		Gerardo Aquihar	
Ryan Bright		Rich Reed	
Charlie McEachern, Chairman		Bob Patterson	
		Bonnie Beilstein	
		John Valliant	
		Jody Ward	

CALL TO ORDER

Mr. McEachern, called to order at 5:32 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

Kalie Harris conducted roll call and Mr. McEachern swore in all witnesses.

APPROVAL OF MINUTES FROM JANUARAY 11, 2022 MEETING

Mr. Shields made a motion to approve the January 11th minutes seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST TO CONSTRUCT A DECK OFF PRIMARY DWELLING IN THE REARYARD, APPLICANT AND PROPERTY OWNER, SUPERIOR BUILDERS, 1771 CHEYENNE BLVD., TAX MAP 010E, PARCEL 018.00. R-1 PUD, SUBURBAN RESIDENTIAL DISTRICT WITH PLANNED UNIT DEVELOPMENT.

Applicant/Owner, Superior Builders, stated he is wanting to build a deck off of a house he is currently building but the lot drops 8’ off of the back. The owner stated he could put a concrete patio there, but it would be more work. The owner added he would only be going 12’ into the setback.

ACTION

Mr. McEachern made a motion to approve a 12’ variance request seconded by Mr. Bright and

unanimously approved.

VARIANCE REQUEST TO CONSTRUCT AN ACCESSORY BUILDING IN THE FRONT YARD, APPLICANT/OWNER, RICHARD REED, 289 N WILKERSON LN., TAX MAP 007, PARCEL 092.00, R-1, SUBURBAN RESIDENTIAL DISTRICT.

MR. BROOKS QUESTIONED HOW LARGE THE LOT IS. MR. JENKINS REPLIED IT IS 30 ACRES AND IT IS IN AN R-1 ZONING DISTRICT AND WE ONLY AMENDED THE A-1 AND A-2 ZONING DISTRICTS OR TRACKS GREATER THAN 3 ACRES THAT THEY COULD SIT IN THE FRONT YARD.

ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. McEachern and unanimously approved.

VARIANCE REQUEST FOR 4.5' SIDE SETBACK TO ADD AN ADDITION TO THE BACK OF THE PRIMARY DWELLING. APPLICANT/OWNER, GERARDO AQUIHAR, LOCATED 872 OLD LEE HWY., TAX MAP 065, PARCEL 051.00. R-A, RESIDENTIAL-AGRICULTURE DISTRICT.

Mr. Bright stated there isn't anything located behind the house that would interfere with this variance. Mr. Jenkins stated that when owner, Mr. Aquihar came to get the permit he worked to make sure he met the setbacks but when the mobile home was placed it was placed at an angle so when adding the addition, he wouldn't meet the required setbacks.

ACTION

Mr. Shields made a motion to approve the variance request seconded by Mr. Bright and unanimously approved.

VARIANCE REQUEST FOR TEMPORARY DWELLING UNTIL MOBILE HOME IS RENOVATED. APPLICANT/OWNER, BONNIE BEILSTEIN. LOCATED AT 2155 NILES FERRY RD., TAX MAP 080, PARCEL 150.00. A-2, RURAL RESIDENTIAL DISTRICT.

Owner, Bonnie Beilstein stated many years ago she rented out the lot and when the renters left, they left the mobile home sitting. The owner stated she tried to do everything to get rid of it she even tried giving it away for free but no one would take it. The owner added that she decided to buy a camper and move onto that lot not knowing it was illegal to live in a camper in Loudon County. She stated she now wants to renovate the mobile home and live in the camper in the meantime. Mr. Brooks stated he does not recommend this for approval. Mr. Jenkins stated that this came from many complaints for years now. Mr. Jenkins stated that the mobile home is not permitted to be on the property. Mr. Napier questioned Ms. Beilstein if she has even started renovating the mobile home. Ms. Beilstein replied she has not started renovating she wanted to wait to get this request approved. Mr. Shields stated with her already being in violation twice by living in the camper and the mobile home not being permitted he doesn't approve of this request. Mr. Napier questioned giving her six months.

ACTION

Mr. Brooks made a motion to deny the variance request seconded by Mr. Shields and unanimously denied.

VAIRANCE REQUEST FOR A 30' FRONTYARD SETBACK ON LOT 1 AND A 20' REARYARD SETBACK ON LOT 2. APPLICANT/OWNER, TERRY PATTON. LOCATED 2030 WILKERSON ROAD., TAX MAP 017 PARCEL 088.00. A-2, RURAL RESIDENTIAL DISTRICT.

John Valliant, on behalf of owner Terry Patton, stated that there are two homes on this 1 lot and there is 19' between the two homes. The homeowner, Mr. Patton is wanted to subdivide. Mr. Valliant stated there are some health-related issues for Mr. Patton or a family member and so he is wanting to live in one house and have a caregiver live in the other house. Mr. Valliant stated that Mr. Patton received news that what he originally was asking for on the application had been changed having to do with rear setback line. Mr. Jenkins stated that when the agenda is written up it is written up for what it actually is. Mr. Jenkins stated by the regulations it would in fact be a variance request for the frontyard and rearyard either way there has to be a variance request to put a lot line in between the two homes. Mr. Bright questioned how old the homes are approximately. Mr. Patton stated the primary homes was built in 183. Mr. Jenkins stated by the lot of record it is legal to have two homes on this one piece of property. Mr. Patton stated he is just trying to correct the lot line that never got corrected in the beginning. Mr. Patton added he isn't trying to sell the homes. He had a stroke 1.5 years ago and his wife just recently had double bypass surgery. Mr. Patton added with having the home on a separate plat they would have the ability to encourage someone to come in and take care of him and his wife. Mr. Jenkins stated if there is a special land feature the variance can be granted.

ACTION

Mr. Brooks made a motion to approve the request seconded by Mr. Shields and unanimously approved.

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:00 PM

Chairman

Date