

MINUTES
LOUDON COUNTY BOARD OF ZONING APPEALS
May 10, 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		Greg Montooth, Planning	
Ryan Bright		Darrel Cavin	
Charlie McEachern, Chairman		Katelyn Roth	
		Eric Steiling	
		Roger Gibeault	

CALL TO ORDER

Mr. McEachern, called to order at 5:30 PM

ROLL CALL AND SWEARING IN ALL WITNESSES

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

APPROVAL OF MINUTES FROM APRIL 12, 2022 MEETING

Mr. Shields made a motion to approve the April 12th minutes seconded by Mr. Napier and unanimously approved.

VARIANCE REQUEST FOR 20' FRONTYARD SETBACK TO CONTRUCT A NEW DWELLING. APPLICANT/PROPERTY OWNER, BRANDON ROTH., 294 COVER VIEW LANE., TAX MAP 021K, PARCEL 048.00. A-2, RURAL RESIDENTIAL DISTRICT.

Applicant/Owner, Mrs. Roth stated that their home will face North-East for draining and septic purposes. Mrs. Roth stated for digging purposes the variance would be needed. Mrs. Roth added the most level portion of the property is closer to the front so that's another reason why the variance is needed. Mrs. Roth stated there is a huge drop off in their back yard.

ACTION

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

unanimously approved.

VARIANCE REQUEST TO PLACE AN ABOVE GROUND POOL IN THE FRONTYARD. APPLICANT/ PROPERTY OWNER, LOWELL & ELIZABETH JOHNSON., LOCATED 1422 CORINTH ROAD., TAX MAP 057, PARCEL 142.00., A-2, RURAL RESIDENTIAL DISTRICT.

MR. SHIELDS STATED THAT THERE COULD BE A POSSIBLE HARDSHIP TO PUT THE POOL IN THE FRONTYARD. OWNER, MRS. JOHNSON STATED THAT BEHIND THEIR HOME IS A HILLSIDE WITH A BARN AND HORSES. MRS. JOHNSON EXPLAINED THAT THIS IS REALLY THEIR ONLY OPTION FOR A POOL TO GO.

ACTION

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

SPECIAL EXCEPTION TO CERAKOTE AND GUNSMITHING OF GUN PARTS AND AUTO PARTS. APPLICANT/PRPERTY OWNER, ROGER GIBEAULT., LOCATED 1985 OLD HWY 95., TAX MAP 015, PARCEL 012.00. R-1, SUBURBAN RESIDENTIAL DISTRICT.

Owner, Mr. Gibeault stated that to cerakote guns he has to have an FFL and to get that they require a letter stating there is no restrictions on the property. Mr. Shields stated he has received many calls stating that this had been taken off the agenda and then placed back on so there may had been some opposition or neighbors that had questions. Mr. Jenkins stated that it had been taken off on Monday because the owner thought he had it resolved. Mr. Shields stated this might be a questionable thing and neighbors might have wanted to be here. Mr. Shields question the owner if he has any plans to run a storefront or mail order stuff. The owner replied to no one will be coming to his house, but he does plan to paint buckles for people in which they would be mailed back and forth.

ACTION

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

VARIANCE REQUEST FOR 8' REARYARD SETBACK TO CONTRUCT A NEW DWELLING., APPLICANT/PROPERTY OWNER, ERIC STEILING., 1115 OAK CHASE BLVD., TAX MAP 006L, GROUP A, PARCEL 051.00., R-1, SUBURBAN RESIDENTIAL DISTRICT.

Owner, Mr. Steiling stated that to meet the minimum sq. footage in that subdivision he would have to be 8' off of the property line instead of 10'. Mr. Steiling stated that the front of the property drops off so the home couldn't be placed there.

ACTION

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

ADDITIONAL PUBLIC COMMENTS

None

ANNOUNCEMENTS AND/OR COMMENTS FROM BOARD/COMMISSION

None

ADJOURNMENT

Adjourned at 6:25 PM

Chairman

Date