

**CITY OF KNOXVILLE
BOARD OF ZONING APPEALS
MEETING MINUTES
April 16, 2015**

The **CITY OF KNOXVILLE BOARD OF ZONING APPEALS** considered the following petitions for variance of requirements of the Knoxville City Code, Appendix B, Zoning Regulations at their **April 16, 2015, meeting at 4:00 p.m. in the Small Assembly Room, City/County Building, 400 Main Street, Knoxville, TN.**

CALL TO ORDER

Board Chairman Don Horton called the meeting to order at 4:02 p.m. Members present were: Don Horton; Barbara Clark; Charlie Van Beke; Kristin Grove; and Daniel Odle.

Others in attendance: Peter Ahrens, Plans Review and Inspections Director; Scott Elder, Zoning Chief; Joshua Frerichs, City Engineering; Crista Cuccaro, Law Department; Lisa Hatfield, Law Department; Debbie Brooks, Board Secretary; and Dan Kelly, Metropolitan Planning Commission (MPC).

APPROVAL OF MINUTES

Board member Charlie Van Beke made a motion to APPROVE the February 19, 2015 minutes and it was seconded by Board member Kristin Grove. **The Board voted 5-0 to APPROVE the February 19, 2015 minutes.**

Board member Barbara Clark made a motion to APPROVE the March 19, 2015 minutes and it was seconded by Board Chairman Don Horton. **The Board voted 5-0 to APPROVE the March 19, 2015 minutes.**

OLD BUSINESS

None.

OTHER BUSINESS

Crista Cuccaro, Law Department, presented a Powerpoint training session to the Board members and the staff:

The Tennessee Open Meetings Act is also known as the Sunshine Law. We are giving this presentation to all of the City boards (approximately 40) and it is an overview of the statute. This is a more formal presentation of the content of the statute. The statute is an attempt to balance two goals: 1. The public which needs to know the goings on of the government and what the public bodies are doing, and 2. The public body that needs to make decisions. The statute strikes a balance there between the two goals. This gives the public the opportunity to know what decision-making bodies in the government are doing. The policy for this state is that the formation of public policy and decisions is public business and shall not be conducted in secret. All meetings of any governing body are declared to be public meetings open to the public at all times, except as provided by the constitution of Tennessee. To my knowledge, the Board of Zoning Appeals does not have any exception under the Tennessee constitution. The Board of Zoning Appeals was a meeting of a governing body that is opened to the public. The intent of the statute is:

1. *Construed in favor of the public*

2. *Provides right to attend, observe and hear the proceedings*
3. *Does not guarantee the right to participate in or speak at the meetings.*

A governing body is the members of any public body which consists of two (2) or more members with the authority to make decisions for or recommendations to a public body on policy or administration. The Board of Zoning Appeals is a governing body that is making decisions on behalf of the City of Knoxville. A meeting means the convening of a governing body of a public body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter. A meeting does not include any on-site inspection of any project or program but what we are talking about is deliberation. If the Board members are discussing items that are going to be before the Board in a private setting that would be deliberation. This discussion needs to happen in a public setting. The City of Knoxville's position is that on-site inspections where there are multiple Board members need to be sunshined. To be on the safe side and not to run a foul on the statute we would want to sunshine the on-site inspections. Chance meetings are not a violation of the Sunshine Law necessarily because it depends on what you are talking about. Two Board members running into each other and talking is not going to be construed as a violation. Board members are allowed to talk to one another – it just depends on what you are talking about.

The public notice is how we make the public aware of the meetings. It is a test of reasonableness to indicate where the meeting is being held, what is being voted upon, and make sure the public has enough time to respond to the notice.

Executive Sessions are closed sessions between the Board and its attorney for the purpose of discussing litigation. The Board of Zoning Appeals' decisions are appealed to City Council so there is no litigation that is foreseeable for the Board members as a body.

To make sure the public is aware of what has happened, the meeting minutes should be prompt, opened to public inspection, show who was present, who made a motion and who seconded it, if amended in any way, and how the Board members voted.

All votes must be public and not secret ballots. We need the public to know who voted in which way.

The members of Boards and Commissions (other than City Council) DO NOT have the authority to converse in any electronic forum. City Council cannot communicate via email on the items they are deliberating on. The Board members cannot text during meetings; deliberation needs to be in public. Electronic communications about public business, including e-mails and text messages, are public records, even if the communications device is privately owned.

The 2009 legislation allows counties, cities, metropolitan forms of government, and school boards to set up Internet Forums, but this statute does not apply to Boards, only City Council.

If a violation occurs, the decision is void and of no effect, and would have to be redone.

The Board members cannot talk to each other about anything they're deliberating on. The Board is making quasi-judicial decisions for the city, so cannot talk to applicants. The best thing to do is refer questions to the staff.

Board Member Kristin Grove recommended adding a modification to the City website to include information about contacting the staff regarding questions. Ms. Cuccaro agreed. Ms. Grove did not want the public to think the Board Members were not acknowledging them.

Board Member Charlie Van Beke asked if board members could speak to City Council members about decisions they're deliberating on or have made. Mr. Van Beke asked if they could speak with City Council members about decisions in their specific district.

Ms. Cuccaro said the City Council members are the appellate body for this board and are hearing new testimony (in a new hearing) in addition to the minutes. City Council is actually sitting as this board, and is therefore making the decisions as this board. It is a gray area, but City Council is obligated to make its decisions based on what is before it as a public body. It may not be a violation of the Sunshine law, but may not be a good idea to ascertain additional information when they are making an administrative decision sitting as the Board of Zoning Appeals. You cannot use conversations with a third party as a way of getting around the Open Meetings Act. You may not discuss the items set on the next agenda for the public body on which you serve, nor subjects within the jurisdiction or scope of responsibility of the public body.

If the Board Members or staff have any questions they may call Ms. Cuccaro.

NEW BUSINESS

File: 4-A-15-VA
Applicant: Matrix Holdings, Inc.
Address: 2808 Lay Avenue **Parcel ID: 082KK014**
Zoning: R-2 (General Residential) District
6th Council District

Variance Requests:

1. Reduce the minimum required lot area from 7,500 s.f. to 7,198 s.f. per Article 5, Section 6.D.5.d. and Article 4, Section 2.1.6.D.5.b.
2. Reduce the minimum required lot width at the front building line from 75 ft. to 60 ft. per Article 4, Section 2.1.6.D.4.a.

As per the submitted plan to permit the recording of a substandard lot in an R-2 (General Residential) District.

John McCay, the applicant, was not present when this item was heard.

No opposition was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the two requests and it was seconded by Board member Kristin Grove. **The Board voted 5-0 to APPROVE the two requests.**

File: 4-B-15-VA
Applicant: James S. Cook
Address: 1215 Snowdon Drive **Parcel ID: 058IC011**
Zoning: R-1 (Low Density Residential) District
5th Council District

Variance Request:

Reduce the minimum required Woodslope Circle front yard setback from 25 ft. to 0 ft. per Article 4, Section 2.1.1.E.1.a. & Article 5, Section 6.D.11.

As per the submitted plan to permit construction of an accessory building in an R-1 (Low Density Residential) District.

James Cook, the applicant, was present at the meeting.

No opposition was present at the meeting.

Board member Daniel Odle made a motion to POSTPONE the one request until the May 21, 2015 meeting and it was seconded by Board member Kristin Grove. **The Board voted 5-0 to POSTPONE the one request until the May 21, 2015 meeting.**

File: 4-C-15-VA
Applicant: Chris Morris
Address: 407 Caswell Avenue **Parcel ID: 081MT005**
Zoning: R-2 (General Residential) District
4th Council District

Variance Requests:

1. Reduce the minimum required setback on Stewart Street for a community tennis court that is not open to the public from 25 ft. to 13 ft. per Article 5, Section 16.D.2.
2. Reduce the minimum required setback on Cullen Place for a community tennis court that is not open to the public from 25 ft. to 17 ft. per Article 5, Section 16.D.2.
3. Increase the maximum permitted driveway width from 30 ft. to 40 ft. at the Irwin Street entrance per Article 5, Section 7.B.3.c. Table.
4. Reduce the minimum permitted distance a driveway can be constructed adjacent to a street right-of-way line from 25 ft. to 23 ft. on Irwin Street per Article 5, Section 7.B.2.a.

As per submitted plan to permit the construction of a tennis court at the Boys and Girls Club of Knoxville in an R-2 (General Residential) District.

No applicants were present at the meeting.

Board member Kristin Grove made a motion to POSTPONE the four requests until the May 21, 2015 meeting and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to POSTPONE the four requests until the May 21, 2015 meeting.**

File: 4-D-15-VA
Applicant: Joe Touchton
Address: 2706 Amherst Road **Parcel ID: 092-08903**
Zoning: R-1 (Low Density Residential) District
3rd Council District

Variance Request:

Reduce the minimum required southwest side yard setback for an accessory building from 5 ft. to 3 ft. per Article 4, Section 2.1.1.E.2.B.

As per the submitted plan to permit the subdivision of the property in an R-1 (Low Density Residential) District.

Joe Touchton was present at the meeting.

No opposition was present at the meeting.

Board member Kristin Grove made a motion to APPROVE the one request and it was seconded by Board member Charlie Van Beke. **The Board voted 5-0 to APPROVE the one request.**

File: 4-E-15-VA
Applicant: Robert Campbell and Associates
Address: 5734 Metropolitan Way **Parcel ID: 092MB01244**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 23.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-F-15-VA
Applicant: Robert Campbell and Associates
Address: 5734 Urban Way **Parcel ID: 092MB01231**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 23.5 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-G-15-VA
Applicant: Robert Campbell and Associates
Address: 5733 Urban Way **Parcel ID: 092MB01232**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 21.6 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-H-15-VA
Applicant: Robert Campbell and Associates
Address: 5735 Metropolitan Way **Parcel ID: 092MB01209**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 23.2 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-I-15-VA
Applicant: Robert Campbell and Associates
Address: 5732 Urban Way **Parcel ID: 092MB01230**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 23.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-J-15-VA
Applicant: Robert Campbell and Associates
Address: 5732 Metropolitan Way **Parcel ID: 092MB01243**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 23.8 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File:	4-K-15-VA	
Applicant:	Robert Campbell and Associates	
Address:	5731 Urban Way	Parcel ID: 092MB01233
Zoning:	RP-1 (Planned Residential) District	
	3rd Council District	

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 21.7 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File:	4-L-15-VA	
Applicant:	Robert Campbell and Associates	
Address:	5738 Metropolitan Way	Parcel ID: 092MB01245
Zoning:	RP-1 (Planned Residential) District	
	3rd Council District	

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 23.7 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-M-15-VA
Applicant: Robert Campbell and Associates
Address: 5737 Metropolitan Way **Parcel ID: 092MB01208**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 20.2 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-N-15-VA
Applicant: Robert Campbell and Associates
Address: 5707 Metropolitan Way **Parcel ID: 092MB01218**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 21.2 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-O-15-VA
Applicant: Robert Campbell and Associates
Address: 5700 Urban Way **Parcel ID: 092MB01220**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 28.5 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-P-15-VA
Applicant: Robert Campbell and Associates
Address: 5704 Urban Way **Parcel ID: 092MB01221**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 22.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-Q-15-VA
Applicant: Robert Campbell and Associates
Address: 5708 Urban Way **Parcel ID: 092MB01222**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 22.4 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-R-15-VA
Applicant: Robert Campbell and Associates
Address: 5709 Urban Way **Parcel ID: 092MB01239**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 21.4 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-S-15-VA
Applicant: Robert Campbell and Associates
Address: 5710 Urban Way **Parcel ID: 092MB01223**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 20.6 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-T-15-VA
Applicant: Robert Campbell and Associates
Address: 5711 Metropolitan Way **Parcel ID: 092MB01217**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 25.8 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-U-15-VA
Applicant: Robert Campbell and Associates
Address: 5711 Urban Way **Parcel ID: 092MB01238**
Zoning: RP-1 (Planned Residential) District

3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 22.0 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-V-15-VA
Applicant: Robert Campbell and Associates
Address: 5712 Metropolitan Way **Parcel ID: 092MB01240**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 24.1 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-W-15-VA
Applicant: Robert Campbell and Associates
Address: 5713 Metropolitan Way **Parcel ID: 092MB01216**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 19.6 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-X-15-VA
Applicant: Robert Campbell and Associates
Address: 5714 Urban Way **Parcel ID: 092MB01224**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 19.3 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-Y-15-VA
Applicant: Robert Campbell and Associates
Address: 5715 Urban Way **Parcel ID: 092MB01237**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 23.2 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-Z-15-VA
Applicant: Robert Campbell and Associates
Address: 5716 Metropolitan Way **Parcel ID: 092MB01241**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 24.3 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-AA-15-VA
Applicant: Robert Campbell and Associates
Address: 5716 Urban Way **Parcel ID: 092MB01225**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 20.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-BB-15-VA
Applicant: Robert Campbell and Associates
Address: 5717 Metropolitan Way **Parcel ID: 092MB01215**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 25.6 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-CC-15-VA
Applicant: Robert Campbell and Associates
Address: 5717 Urban Way **Parcel ID: 092MB01236**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 21.4 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-DD-15-VA
Applicant: Robert Campbell and Associates
Address: 5718 Metropolitan Way Parcel ID: 092MB01242
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 20 ft. to 24.5 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-EE-15-VA
Applicant: Robert Campbell and Associates
Address: 5719 Metropolitan Way Parcel ID: 092MB01214
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 22.2 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-FF-15-VA
Applicant: Robert Campbell and Associates

Address: 5720 Urban Way
Zoning: RP-1 (Planned Residential) District
3rd Council District

Parcel ID: 092MB01226

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 21.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-GG-15-VA
Applicant: Robert Campbell and Associates
Address: 5722 Urban Way
Zoning: RP-1 (Planned Residential) District
3rd Council District

Parcel ID: 092MB01227

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 23.5 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-HH-15-VA
Applicant: Robert Campbell and Associates
Address: 5723 Metropolitan Way
Zoning: RP-1 (Planned Residential) District
3rd Council District

Parcel ID: 092MB01213

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 20 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-II-15-VA
Applicant: Robert Campbell and Associates
Address: 5725 Metropolitan Way **Parcel ID: 092MB01212**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 19.5 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-JJ-15-VA
Applicant: Robert Campbell and Associates
Address: 5725 Urban Way **Parcel ID: 092MB01235**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 24.3 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-KK-15-VA
Applicant: Robert Campbell and Associates
Address: 5726 Urban Way **Parcel ID: 092MB01228**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 24.6 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-LL-15-VA
Applicant: Robert Campbell and Associates
Address: 5727 Urban Way **Parcel ID: 092MB01234**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 19.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-MM-15-VA
Applicant: Robert Campbell and Associates
Address: 5728 Urban Way **Parcel ID: 092MB01229**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 23.9 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

File: 4-NN-15-VA
Applicant: Robert Campbell and Associates
Address: 5731 Metropolitan Way **Parcel ID: 092MB01210**
Zoning: RP-1 (Planned Residential) District
3rd Council District

Variance Request:

Increase the maximum permitted driveway width from 18 ft. to 21.2 ft. per Article 5, Section 7.B.3.a.Table.

As per the submitted plan to bring the existing driveway into conformance with the zoning regulations. The driveway was made nonconforming when the project was changed from a condominium development to a zero lot-line subdivision in an RP-1 (Planned Residential) District.

Garrett Tucker, Robert Campbell and Associates, was present at the meeting.

Board member Charlie Van Beke made a motion to APPROVE the one request and it was seconded by Board member Daniel Odle. **The Board voted 5-0 to APPROVE the one request.**

ADJOURNMENT

The meeting was adjourned at 5:01 p.m.

Respectively submitted,

Deborah Brooks, Board Secretary