

MEETING REPORT
LOUISVILLE BOARD OF ZONING APPEALS
Louisville Town Hall
June 27, 2017
6:00 PM

MEMBERS PRESENT

Tom Swicegood
Ray Evans
Jenny Anderton
Jim Brown
Lance Campbell

MEMBERS ABSENT

OTHERS

Linda Webb
Dick McGill
Johnny Weston

BCPO Staff Representative: Thomas Lloyd attendance not requested.

Call To Order – Roll Call

At 6:00 PM June 27, 2017, BZA Chairman Tom Swicegood called the meeting to order and called the roll. All members were present.

Approval of Previous Minutes

MOTION by Jenny Anderton to approve the minutes of the June 06, 2017 meeting of the Board of Zoning Appeals. Second by Ray Evans. Vote: UNANIMOUS. **MOTION PASSES**

Business Items:

Rob Roberson, 3128 Louisville Road, request for a variance required to construct a residential structure on his property.

Mr. Roberson and his representative, Johnny Weston, presented the details of the request to allow suitable setbacks on the front and rear yards to construct an approximate 12 ft. x 50 ft. structure on the property. Mr. Roberson requested approximately 24 feet setback on the front, west end, and 30-35 feet on the east end of the structure. Mr. Roberson proposes to build a “tiny” house type structure if granted the setbacks.

Chairman Swicegood reviewed the background information regarding this property and the request for variance. The property at 3128 Louisville Road is a valid lot of record preceding adoption of the Town of Louisville Zoning Ordinance in 1998. This property is located in an area along Louisville Road where numerous properties are non-conforming for front setback but are lots of record also preceding the Zoning Ordinance. An apartment building at 3122 Louisville Road, adjacent to 3128 Louisville Road, is located 35 feet from the edge of the ROW. Six other properties along this section of Louisville Road from Topside Road to Lackey Creek bridge are non-conforming front

setback properties, ranging from 5 feet to 40 feet from the ROW, and preceding the Zoning Ordinance.

The current Town of Louisville Zoning Ordinance requires a 60 foot setback from the ROW on an arterial road such as Louisville Road and a 30 foot rear setback to the adjacent property. Mr. Roberson has a valid request for a variance on these distances since enforcement would render his property useless.

The BZA reviewed the facts presented and agreed a variance would be in order for this property. After discussion, the BZA agreed that a 24 foot setback on the front and 15 foot setback on the rear would allow Mr. Roberson sufficient footprint to construct his proposed 12 ft. x 50 ft. structure with some flexibility.

MOTION by Lance Campbell to approve the variance request by Rob Roberson, 3128 Louisville Road, thereby granting a front setback of 24 feet from the ROW and a rear setback of 15 feet. Second by Jim Brown. Vote: Tom Swicegood – Yes, Ray Evans – Yes, Jenny Anderton – Yes, Lance Campbell – Yes, Jim Brown - Yes. **MOTION PASSES by Unanimous Vote.**

BZA Chairman Swicegood will issue a letter to Mr. Roberson noting the conditions for approval of his variance request. The Town of Louisville Building Official will honor this variance when Mr. Roberson applies for a building permit to construct his structure.

Adjourn

MOTION by Ray Evans to adjourn, Second by Jim Brown. VOTE: UNANIMOUS. Meeting adjourned at 6:24 PM.