

# Town of Arlington

5854 Airline Road, Arlington, TN 38002



## MINUTES

Board of Zoning Appeals

August 9, 2012

6:00 P.M.

### I. INVOCATION

Chairman Glen Bascom led the opening prayer.

### II. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

#### Present

Glen Bascom

Russ Campbell

R. L. Achelpohl

Samuel Murrell

#### Others Present

Heather Sparkes, Planner

See List

#### Absent

Debbie Wiseman - excused

Chairman Glen Bascom called the meeting to order, noted that a quorum was established.

### III. APPROVAL OF MINUTES

Chairman Bascom called for a motion to approve the January 23, 2012, minutes.

**Motion:** Russ Campbell made a motion to approve the minutes of the January 23, 2012, meeting as submitted. R. L. Achelpohl seconded the motion. The motion carried unanimously.

### V. OTHER AS PROPERLY PRESENTED

There was no old business to come before the Board.

### VI. NEW BUSINESS

#### A. Reading of Request – Lot 20, Rolling Hills Farms Subdivision

Chairman Glen Bascom read the following: In accordance with the Arlington Zoning Ordinance, Article 12, the Public Hearing is to consider a request for a variance for Lot 20, Rolling Hills Farms Subdivision which is in the E – Estate Residential District.

Chairman Bascom recognized Heather Sparkes, Town Planner, who provided the analysis (on file). Ms. Sparkes stated that the request is for a variance for Lot 20, a 2.81 acre site in Rolling Hills Farms Subdivision. She noted that the variance is for a front yard setback which deviates from the bulk regulation for E-Estate Residential which states that the minimum lot width at the building line is 200 feet; however, because of this lot's peculiar shape, it does not reach 200 feet wide until you go back 225 feet into the lot. Therefore, the strict application of this bulk regulation is that the closest the house could be built to the front property line is 225 feet. Ms. Sparkes advised that the applicant is requesting to locate the house 145 feet from the property line which is an 80 foot variance. She noted that the variance criteria are included in the staff report, and the conditions of approval include the 80 foot variance. Ms. Sparkes advised that even though no surrounding property owners attended the meeting, she did receive three phone calls and no one expressed concern or opposition to the request. Chairman Bascom opened the discussion to the Board members.

Mr. Achelpohl noted that in the aerial photograph provided by staff, the requested setback would be consistent with the house on Lot 19, and because of the unusual shape of Lot 20, he does not have a problem with this variance request. Mr. Campbell discussed the side yard setbacks and noted that the proposed house goes right up to the 20 foot required side setback. He suggested that moving the house away from the side yards a bit would be in keeping with the intention of the 200 foot wide building line, which was to create distance between each house. Mr. Wissman responded by noting where the home on Lot 19 is placed and advised that the space between contains the septic systems and nothing can be built in that area. Chairman Bascom discussed the history of the subdivision and stated that approving the variance would make the setback for Lot 20 consistent with the Lot 19 setback and would alleviate the hardship of the cost involved for installation of a long driveway, and utility connections. There was discussion. Mr. Wissman advised that he is working towards obtaining a portion of the neighbor's three-acre property to clean up the property line. Chairman Bascom noted that he does not have a problem with the variance request or with the placement of the house in relation to the side yard setbacks. There was additional discussion. Mr. Murrell stated that the request, based on the shape of the lot, makes sense to him. Chairman Bascom called for further discussion. Hearing no reply, he called for a motion.

**Main Motion:** R. L. Achelpohl made a motion to approve the request for a variance for Lot 20, Rolling Hills Farms Subdivision subject to compliance with all Staff conditions as presented. Samuel Morrell seconded the motion.

Chairman Bascom called for a vote.

**Vote on Motion:** The motion carried unanimously.

Conditions of Approval:

1. A variance of 80 feet is granted to permit a house to be constructed no closer than 145 feet from the front property line.
2. Any deviations from the approved variance require Board of Zoning Appeals approval prior to construction.

B. Other as Properly Presented

No other new business was presented to the Board.

**VII. ADJOURNMENT**

**Motion:** R. L. Achelpohl made a motion to adjourn the meeting. Samuel Morrell seconded the motion. The meeting was adjourned.

  
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Glen Bascom, Chairman

12/4/12  
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Date

Submitted By: Theresa Smith