

**Minutes
Williamson County
Board of Zoning Appeals
6:00 P.M. November 19, 2020**

Members Present

Chairman David Ausbrooks
Vice-Chairman Don Crohan
Sue Workman
Andrew Ring

Staff Present

John Bledsoe, Codes Compliance Director
Brenda Beard
Holly Scott, Codes Compliance Inspector
Kristi Ransom, County Attorney

The Williamson County Board of Zoning Appeals meeting was conducted during an electronically held session on November 19, 2020. Chairman Dave Ausbrooks called the meeting to order and conducted roll call to establish a quorum. He then advised that a motion is required declaring the electronic meeting was necessary due to the Covid 19 virus. Vice-Chairman Don Crohan made a motion that due to Covid 19 it is a necessity that the Board meet electronically. Sue Workman seconded the motion. Motion was approved by unanimous roll call vote.

Chairman David Ausbrooks read a public statement stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor and confirmed by the County Commission. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have a direct bearing on the item or issue being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks asked the members to consider the minutes from the October 22, 2020 meeting. Vice-Chairman Crohan made the motion to approve the minutes of the October 22, 2020 meeting as presented and Sue Workman seconded the motion. The motion was unanimously approved by roll call vote.

ITEM 1

A request by Greg Louis on behalf of Brian and Julie Van Orman for a rear setback variance at 2000 Cedarment Drive. The property is zoned Neighborhood Conservation (NC) and is located in the 12th voting district.

Holly Scott read the staff report. Codes Compliance Director John Bledsoe stated that this is the same type of variance request that the Board heard a couple of months ago with the Neighborhood Conservation zoning designation. Bledsoe stated that the setbacks in the Neighborhood Conservation districts are taken from the recorded subdivision plat if setbacks are provided on the plat and, if not provided, the Planning Director is authorized to establish the setback based on the closest existing structures to the property lines along the same block face in the subdivision. Bledsoe displayed an aerial map showing the Van Orman's house being the closest house to the rear property line along the same block face which would establish the rear setback for the block face at 106.8 feet.

Chairman Ausbrooks asked if any other sections of the subdivision had different setbacks.

Bledsoe stated that all sections of this subdivision are the same. He further stated that no current zoning districts require a rear setback greater than sixty feet.

Homeowner Julie Van Orman represented the item. She stated they wanted to build a screened in porch to be able to enjoy the outdoor use of their property. Van Orman said she doesn't believe they are going to create an eyesore and that neighbors on each side of them signed a letter stating that they have no objections to the proposed plans.

Greg Louis with Mr. Enclosure stated the existing deck was permitted and approved so the footprint for the porch is already there.

Chairman Ausbrooks opened the public hearing.

John Bledsoe asked if there was anyone from the public online to speak on the item.

Seeing nobody to speak from the public, Chairman Ausbrooks then closed the public hearing. Chairman Ausbrooks reminded the Board that this is a request for a variance from an established setback and not a request to establish property setbacks.

Chairman Ausbrooks stated he felt the 106.8' setback does not allow for best use of the land and that the request is reasonable. Ausbrooks went on to say that he felt not granting a variance would place a hardship on the property due to the fact that no other zone has a rear setback greater than sixty feet.

Andrew Ring made a motion to approve the 12-foot variance request allowing the project to be constructed as presented in accordance with Article 5, Section 5.02 of the Williamson County Zoning Ordinance. Sue Workman seconded the motion. Motion was approved by a unanimous roll call vote.

Item 2

Other Business –Board of Zoning Appeals 2021 schedule of meetings.

Vice-Chairman Don Crohan made a motion to approve the 2021 schedule of meetings for BZA. Sue Workman seconded the motion. Motion was approved by unanimous roll call vote.

Item 3

Other Business – Election of officers for 2021.

Sue Workman made a motion to elect the three current officers by acclamation. Andrew Ring seconded the motion. Motion was approved by unanimous roll call vote.

The Board of Zoning Appeals Officers for 2021 are:

Chairman, David Ausbrooks

Vice-Chairman, Don Crohan

Karen Emerson-McPeak, Secretary

With no other business to come before the Board, the meeting was adjourned.

Secretary's Signature

Date