

MINUTES OF THE MEETING

Athens Board of Zoning Appeals
June 15, 2016
12 Noon
Conference Room

ROLL CALL

MEMBERS PRESENT

Randy Heafner
Kenny Charles
Ralph Fenton
Tom Hamilton

MEMBERS ABSENT

Chuck Burris

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Mary Scudder

Approval of Minutes

The minutes of the May 18, 2016, work session were read and approved on motion by Randy Heafner; seconded by Kenny Charles; vote – unanimous

Old Business

There was no old business to discuss.

New Business

1. **Use on Review request** by D.L. McDonough for Multi-Family Residential Dwellings and efficiency apartments on a parcel shown as Tax Map 056M Group C Parcel 033.00 located at 110 N White Street zoned B-2 Central Business District.

Chairman Hamilton swore Mr. McDonough in. Mr. McDonough said his wife's family is aging and downstairs they are creating a place for him and his wife to live for about a year while the upstairs is completed. They are anticipating that his stepson who is getting out the military and his family are moving in that space. In the long term, they anticipate his wife's father and his stepfather who are in their eighties, moving in at a later date as they will need close supervision.

Chairman Hamilton stated that who is going to live there is not really an issue with that Board, as they approve residences and not tenants. It is just a residential establishment as far as they are concerned.

Mr. Charles asked if it was before that Board because it was on the first floor. It that why it did not go before the Planning Commission.

Mr. Casteel said yes and Chairman Hamilton said it is a “Use On Review”.

Mr. Fenton asked if the parking leases have been submitted to the Community Development Department.

Mr. Casteel said that he had not submitted anything to Community Development but he was going to ask that it be approved subject to Mr. McDonough getting the leases from Mr. Biddle.

Mr. McDonough said he already has four, two in the garage and two behind the garage. He said he does not anticipate needing anymore but if he does, Mr. Biddle has already said he is welcome.

Mr. Casteel said he is good to go on parking for the number of bedrooms he has.

Mr. Charles asked about fire safety.

Mr. Jim Dyer (AFD Chief) said they would get involved when he submits plans. He thinks Gene McConkey (Building Inspector) has talked to him about building separations from first floor to the second floor.

Mr. McDonough said yes, fire alarms, and an extra layer of special sheet rock.

Chairman Hamilton asked Mr. McDonough if he could tell him what a dimension was that he was looking at on the drawing.

Mr. McDonough said that it actually was a façade and it changes with the seasons; it looks like a living room and goes the entire length of the building and goes back about nine feet.

Mr. Casteel said that there was an area that McDonough referenced as business.

Mr. McDonough said that the referenced area was left for potential business.

Mr. Casteel said there is one thing this Board looks at is storefront and they would like to keep storefront.

Mr. McDonough said when he was before the Board before they indicated that he needed to have some sort of wall. When he purchased the building, it was wide open and put up a wall to be in compliance.

Chairman Hamilton said what they do not want is a bedroom on the street. So the effect of this is really a buffer from sidewalk.


Mr. McDonough said yes, that the area mentioned is just a area that his wife decorates for Valentine's, Christmas, Easter, etc.

Fire Chief Dyer asked if they were going to have any stairwells from the downstairs to the upstairs to connect them.

Mr. McDonough said no. There is a stairwell and elevator in the back but they are exterior. There is an elevator that goes back to the garage. The elevator is licensed and has a nine-hundred pound weight limit.

MOTION: To approve the request contingent on the necessary approvals by the Fire Department, Building Codes and Life Safety Codes.

MADE: Ralph Fenton
SECOND: Randy Heafner
VOTE: Unanimous 4-0 (Chuck Burris absent)
MOTION PASSED


Ralph Fenton, Secretary