

MINUTES OF THE MEETING

Athens Board of Zoning Appeals

February 17, 2021

9:00 AM

City Council Chambers

ROLL CALL

MEMBERS PRESENT

Chairman Tom Hamilton
John Proffitt
Kenny Charles (Virtual)
Dick Pelley
Wesley Kite

MEMBERS ABSENT

OTHERS ATTENDING

Anthony Casteel
Gene McConkey
Clayton C. Houk
Rebecca Houk

Approval of Minutes

Approval of the December 16, 2020 Regular Meeting minutes

The minutes of the December 16, 2020, meeting were approved on motion by John Proffitt; seconded by Kenny Charles; vote – unanimous

Old Business

There was no Old Business to discuss.

New Business

1. **Use on Review request** by Clayton C Houk on the behalf of John Flanagan for 3 inclusive one-bedroom apartment units on a lot shown as Tax Map 056M Group C Parcel 042.00 located on 8 North White Street Zoned B-2 Central Business District.

Mr. McConkey said he and the Fire Chief Ainsworth met with the Houks and they discussed when they get approval and do the apartments, they will have to do a hallway from those stairs to and entranceway going just for that purpose and separate entrance for the business.

Chairman Hamilton said, so they won't have to go into the business to go up the stairs to reach the apartment.

Mr. Houk said there is as separate door there.

Mr. Proffitt said, a separate door and separate set of steps.

Mr. Casteel asked if they build the deck and stairs could they also access to the apartments from the rear.

Mr. Houk said yes, they can come in through the rear.

Chairman Hamilton said that stairway off that deck is coming out behind where Medders Surveying is.

Mrs. Houk said that is what she is doing now. That is in addition to it.

Mr. Casteel said they own a 10-ft strip according to the tax assessor data, maybe a little more, a little less. It runs out to Washington Avenue; that deck will be built in that 10 ft. space back there.

Mr. Houk asked if the property ran all the way out to the street.

Mr. Casteel said that is what it was showing on the map.

Mr. Houk said he had questions about that himself. John said he owned that whole thing.

Mr. Casteel told informed them that if they click on the parcel, it (Tennessee Property Data) will highlight the parcel it is on.

Mr. Casteel said that was one of the questions on the report, where they were going to provide the required three office space parking. He looked at that as maybe being a viable option, but he does not know how they can get three in there. After looking at it from the Street View, that is pretty tight to drive a car down.

Mrs. Houk said they were not intending on doing that. They got permission from Mr. Cantrell, the owner of the old BB&T building, for eight parking spots.

Mr. Casteel told her they are required by Code to have at least three.

Chairperson Hamilton said they are required by Code to have an active lease on those spaces.

Mr. Casteel said yes, before they give them the building permit, they will have to provide them the lease. As long as it is going to be reasonable walking distance.

Mrs. Houk said it was going to be a little bit because there is nothing in the building. There were going to ask around and get parking close to it. She said she has flower shop across the street so very willing to do the parking close.

Mr. Casteel said a lot of people have rented parking spaces from Mr. Biddle, he did not know if there were anymore there to lease and that would be really ideal.

Chairman Hamilton asked about the 10-ft alleyway and it being obstructed.

Mr. Casteel said It's tight they used it for construction.

Mr. Houk said it is about 9 ½ feet.

Chairman Hamilton if all the construction where the wall fell was done.

Mr. Casteel said yes.

Mr. Proffitt said if it is a ten-foot space there, and he noticed that this deck is drawn up to be 13-feet. He said he did not know if they will have to adjust the size of it, so they won't be over on the other person's property.

Mr. Casteel said once again, he did know if those numbers were survey grade.

Mr. Houk said there is a little beside the building too, at the end of the building before it gets to the alley way. There are some steps in there.

Mr. Proffitt said so they may have enough room to build in there.

Chairman Hamilton said according that, that sideline is 133 feet, but his building is not 123 feet.

Mr. Houk said right, there is a space between the alley and the building.

Mr. Proffitt said once he does that it will be on someone else and he will have to deal with that.

Mrs. Houck asked about the parking spaces.

Chairman Hamilton said she need to get the parking situated and the building permits.

MOTION: Move to approve subject to a parking space lease agreement being presented.

MADE: John Proffitt
SECOND: Dick Pelley
VOTE: Unanimous
MOTION PASSED

A handwritten signature in black ink, appearing to read "Kenny Charles", written over a horizontal line.

Kenny Charles, Secretary