

**City of White House  
Municipal Board of Zoning Appeals  
MINUTES**

**Tuesday, June 17, 2014**

**Call to order** 7:00 p.m.

**Roll Call**

**Members Present**

Dolly Peay, Bob Dorris, John Wilkinson, John Decker-  
Chairman, Matthew West

**Members Absent**

**Others Present**

Reed Hillen- Secretary, Jerry Herman-City  
Administrator, Valerie Webb, City Attorney

**Approval of prior minutes-** May 27, 2014. Motion was made to approve by Matthew West, seconded Bob Dorris. Motion passed unanimously.

**AGENDA**

**PUBLIC HEARING:**

**Item # 1 Phillip and Linda Reynolds:** Requests a variance regarding the maximum percentage of lot coverage for an accessory use. Property is referenced as Sumner County Tax Map 77, Parcel 48.00. Property is zoned R-20, Low-Density Residential and is located at 113 Brookview Drive.

Chairman Decker opened the public hearing. There was no one to speak for or against. Chairman Decker closed the public hearing.

Staff stated the area of accessory building is limited to 70% of the area of the primary building in residential zones. Staff stated the request is for a de-attached garage near the house. Staff stated the variance would be less than 25% over his limit. Staff stated that the garage would be allowed if a covered walk way was built. Staff stated that this variance would allow him to build the garage without the walk way. Staff stated he would recommend approval with the stipulation that the garage is limited to 440 square feet and no further accessory building area be allowed.

**Motion was to approve with staff's stipulations by Bob Dorris, seconded by John Wilkinson. Motion passed unanimously.**

**Public Hearing:**

**Item # 2** **Ken and Renee Mortimer:** Requests a setback variance. Property is Referenced as Sumner County Tax Map 77-B, Group D, Parcel 10.00. Property is zoned R-20, Low-Density Residential and is located at 103 Carson Court.

Chairman Decker opened the public hearing. There was no one to speak for or against. Chairman Decker closed the public hearing.

Staff stated that this is an odd shaped lot, and with the required setbacks for the R-20 zone, it has a very narrow available building foot print. Staff stated they are requesting a rear set back variance of 4.25 feet for one corner of the house, and a front set back variance of 10.5 feet for another corner of the house. Staff stated he recommended approval with the stipulation that only the two requested corners of the building come outside the original setbacks.

**Motion was made to approve by John Wilkinson, seconded by Matthew West. Motion passed unanimously.**

Meeting adjourned at 7:10 p.m.

**ATTEST:**

Reed Hillen, Secretary



Chairman, John Decker

