

Board of Zoning Appeals
8:30 a.m., Thursday, January 13, 2022
City Service Center Conference Room · 915 Quarrier Street

Members Attending:

Courtlandt Smith, Chair
Mary Jo Cleland
Bill Hairston (via Phone)

Staff Attending:

Lori Brannon

Applicant/Public:

Mark Tribble
Erica Sloane
Kati Franco

Call to Order: Courtlandt Smith, Chair

I. Items for Review

VAR-21-3000

Application of Mark Tribble requesting a variance of the accessory structure regulations in order to install a detached garage in the front yard of the property located at **7 Lawnview Road**.

Mark Tribble presented his request to the Board.

Lori presented the following Findings, Conclusions and Recommendation based on the staff's analysis:

FINDINGS:

1. The subject property is owned by Mark & Terri Tribble.
2. The subject property is zoned R-4 Single Family Residential District.
3. The subject property is located in a nontraditional neighborhood in the South Hills west of Rt 119.
4. There is no discernible development pattern in the neighborhood.
5. Lawnview Road is a one-lane curvilinear street that ends abruptly in a neighbor's driveway.
6. Lawnview Road wraps around the subject property, resulting in one very long front lot line.

7. Other buildable area on the 2+ acre lot is not accessible from Lawnview Road due to lot shape and topography, so placement of the structure behind the front building line is not feasible.

CONCLUSIONS:

The subject property is located in a nontraditional neighborhood with no discernible development pattern. Therefore, approval of the request would not alter the character of the neighborhood or adversely affect the rights of adjacent property owners.

Other buildable area on the lot is not accessible from Lawnview Road due to lot shape and topography. Placement of the structure behind the front building line is not feasible. Therefore, the request arises from special conditions on the subject property and approval of the variance will allow a reasonable use of the land.

RECOMMENDATION:

Approve.

Motion and Vote: On the motion of Mary Jo Cleland, seconded by Bill Hairston the Board voted unanimously 3-0 to approve VAR-21-3000.

CUP-21-0216

Application of The Massage & Reiki Center LLP requesting a conditional use permit in order to operate a personal services establishment on the property located at **1215 Quarrier Street**.

Erica Sloane and Kati Franco presented their request to the Board.

Lori presented the following Findings, Conclusions and Recommendation based on the staff's analysis

FINDINGS:

1. The subject property is owned by Shane Wilson.
2. The subject property is zoned R-O Residential Office District.
3. The subject property is located in the transitional area between downtown and the East End Historic District.
4. The applicant wishes to establish a massage and reiki center operating from 9 am until 6 pm Monday through Friday and 9 am until 4 pm on Saturday.

5. Massage and reiki are considered personal services. Personal Service Establishments are a conditional use in the R-O Residential Office District.
6. Adequate on-site parking exists behind the building for both the salon approved in December 2021 and the proposed massage and reiki business.

RECOMMENDATION:

Approve.

Motion and Vote: On the motion of Mary Jo Cleland, seconded by Bill Hairston the Board voted unanimously 3-0 to approve CUP-21-0216.

II. Approval of minutes for the December 9, 2021 hearing.

Motion and Vote: On the motion of Mary Jo Cleland, seconded by Bill Hairston the Board voted unanimously 3-0 to approve the minutes of the December 9, 2022 hearing.