



The Town of Coopertown
2525 Burgess Gower Road
Springfield, TN 37172
615 382-4470

**BOARD OF ZONING APPEALS
MEETING
Monday, March 18, 2013
5:00 P.M.**

MEETING MINUTES

I. Call to Order

The meeting was called to order by Chairman Bice at 5:05 p.m.

II. Pledge of Allegiance

The meeting attendees pledged allegiance to the flag.

III. Roll Call was led by Secretary Wall.

Members Present:

Jim Bice, Chairman
Martha Wall, Secretary
Peggy Ruth
Mayor Childs

Members Absent:

Thomas King, Vice Chairman

Other Attendees:

Bryan Collins, City Planner
Vicky Bumgardner, Building Commissioner

IV. Approve Meeting Minutes from January 24, 2013.

Chairman Bice asked for a motion to approve the meeting minutes from January 24, 2013

Mayor Childs motioned to approve the minutes as presented.

Peggy Ruth seconded the motion.

All those in favor signified by saying, "Aye."

The motion passed unanimously.

V. New Business

**1. Danny and Harsha Lachmandas of Country Cupboard 2222 Tom Austin Hwy.,
Greenbrier, TN Application – Special Exception request for temporary fireworks
trailer.**

Chairman Bice reviewed the application which requested permission to move the fireworks trailer from its present location, behind the store, to the south side of the store during the fireworks sales season (June 20 – July 5). Discussion regarding the site plan and

setbacks occurred. The applicant (Harsha Lachmandas was present) was instructed to flag the location where they wish to move the trailer and then call the Town's Building Commissioner to review setbacks prior to moving the trailer. Harsha Lachmandas stated she would call before moving the trailer. The Lachmandas' application also contained a request to be granted 15 days to move the trailer back behind the store after the sales season ends. The date to have the trailer returned to the back of the property being on or before July 20, 2013.

Chairman Bice asked for a motion to approve the Special Exception application submitted by the Lachmandas' which would allow them to move the trailer to the south side of the lot and meeting all setback requirements and allow 15 days to return the trailer to its current location, behind the store.

Mayor Childs made the motion to approve the application for Special Exception. Secretary Wall seconded the motion.

All those in favor signified by saying, "Aye."

The motion passed unanimously.

2. John Grosvenor of 2023 Old Hwy 431 S., Greenbrier, TN Applications

a. Variances – Setbacks

Discussion regarding setback distances and uses of the three structures on the parcel (residence, shop and cabin) were discussed. The members concluded a variance could not be granted according to Coopertown Zoning Ordinance Section 8.060, C. #1-9 with emphasis on the following:

- (2) The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.*
- (4) Financial returns only shall not be considered as a basis for granting a variance.*
- (9) That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.*

Chairman Bice asked for a motion to deny the variance request based upon Coopertown's guidelines for approving a variance.

Mayor Childs made the motion to deny the request for a variance.

Peggy Ruth seconded the motion.

All those in favor signified by saying, "Aye."

The motion passed unanimously.

b. Special Exception – Major Home Occupation

The Board was unable to review Mr. Grosvenor's application for a Special Exception due to his premature departure. Board members asked Vicky Bumgardner to contact Mr. Grosvenor and reschedule review of his Special Exception application in two weeks or on the Board's regular third-Monday-of-the-month meeting date.

Mayor Childs made a motion to table John Grosvenor's application for a Special Exception - Major Home Occupation until contact can be made with the applicant and another meeting date scheduled.

Peggy Ruth seconded the motion.

All those in favor signified by saying, "Aye."

The motion passed unanimously.

VI. Old Business

None

VIII. Adjournment

Chairman Bice asked for a motion to adjourn the meeting.

Mayor Childs motioned to adjourn the meeting.

Peggy Ruth seconded the motion.

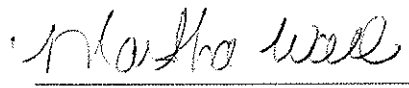
All in favor signified by saying, "Aye".

The motion passed unanimously.

The meeting adjourned at 6:10 p.m.

Original notes generated by Sharon Allen, City Clerk.

These minutes are respectfully submitted by:


Secretary

4/15/13
Date