

MINUTES  
PUBLIC HEARING  
ZONING APPEALS BOARD  
August 28, 2014  
4:00 P.M.

Present: Phillip Horton, Vice-Chairman  
Bill Patton  
Chad Ashby  
George Brown

Absent: Gene Hurst

Others Present: Richard Vance  
Gary Jackson  
Sue Wade  
Clyde Sparks

The meeting was called to order. Appointments were made for Chairman, vice-chairman and secretary. Motion was made by George Brown, seconded by Chad Ashby for the following: Gene Hurst, Chairman; Phillip Horton, vice Chairman and Chad Ashby, Secretary. Motion passed 4/0.

Mr. Clyde E. Sparks and Gary Jackson joined the meeting. Mr. Sparks, 118 Royal Street, requests a variance to regulation 3-5-1, for side yard regulations of the Code of the Town of Richlands to add an addition to his residence.

Clyde Sparks requires a variance of 6 ½ from the property line. He has currently started the structure for the addition.

Gary Jackson, Tazewell County Building Official, has viewed the property. Tazewell building code enforces the 5 ft. fire rating, and this structure as is must meet the one hour rating inside and outside. The structure has no permanent foundation and required to have an 18" from grade to bottom of framing. He has not viewed the inside of the structure yet.

Mr. Sparks said he was unaware that he needed a permit.

Richard Vance said 10 feet from the property line was needed to meet the town code.

George Brown referred this issue to Gary Jackson.

Gary Jackson told Mr. Sparks that he must provide a design/plan on foundation. There must be a minimum of an 18" above grade. May have to dig out beneath the addition to meet the 18" grade. Pressure treated flooring was used.

Suggestions were made to move the addition to the other end of home. Structure could be cut back to meet the side yard regulation of the town, changing from a 15 ft additional to a 10 ft. addition.

Philip Horton suggested tabling this request until Mr. Sparks decides what he plans are.

Gary Jackson will meet with Mr. Clyde Sparks within a week to schedule a time to meet and discuss the requirements.

Mr. Sparks decided to reduce the size of the structure to meet requirements. He will meet with Richard to reapply for the zoning permit to meet code requirements.

No action necessary if reducing structure to meet code requirement.

With no further discussion, Chad Ashby made a motion to adjourn, seconded by Phillip Horton. Meeting adjourned.

  
Phillip Horton, Vice-Chairman