

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
January 12, 2017
6:00 p.m.**

SUMNER COUNTY ADMINISTRATION BUILDING
COMMITTEE ROOM # 112
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066

MEMBERS PRESENT:

MARK MCKEE, JR. CHAIRMAN
BRUCE RAINEY, VICE-CHAIRMAN
SANDY WEBSTER
DON DICKERSON
JOHN WESLEY JONES

STAFF PRESENT:

RODNEY JOYNER, DIRECTOR OF PLANNING AND STORMWATER
LINDA MCCULLOUGH, ASSISTANT TO THE DIRECTOR OF PLANNING & STORMWATER

Motion for approval of the December minutes by Ms. Webster, seconded by Mr. Dickerson.
Motion passed unanimously.

1. **LYNN AND ED SEKULA** are asking for a continuation of a Conditional Use Permit granted December 11, 2008, to conduct an auto paint and body shop. Subject property is located at **390 Rock Bridge Road, Gallatin, TN 37066**, is on Tax Map 083, Parcel 040.01, contains 15.00 acres, and is zoned Agricultural. The adjoining property owners were notified by mail.

Ms. Lynn Sekula came forward to represent and explain the request.

Mr. McKee opened the floor for the public hearing.

Since there was no one in the audience to speak, Mr. McKee closed the public hearing.

Mr. Joyner stated that there have not been any complaints reported to his office concerning this business.

Motion to approve a two-year continuation of the Conditional Use Permit by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

2. **Kathy Wemhoener, owner**, is requesting a Setback Variance of 7 feet on the rear east side yard and 6.5 feet on the east side yard to re-build a second story deck. Also requesting a Setback Variance of 5.4 feet on the rear west side yard for existing carport wall and concrete structure. All setbacks will be for property located at **103 Lakeside Circle, Hendersonville, TN 37075**. Subject property is on Tax Map 158C, Group B, Parcel 024.00, containing 1.0 acres, and zoned Residential-A. The adjoining property owners were notified by certified mail.

Ms. Wemhoener came forward to represent and explain her request.

Mr. Rainey explained to the board that Ms. Wemhoener appeared before the Board in December to request a side yard Setback Variance of 6.3 feet on the east back corner. At that time, the Board found out that Ms. Wemhoener's rear yard was in violation. Ms. Wemhoener is returning to the Board for this new request.

Mr. McKee opened the floor for the public hearing.

Ms. Wemhoener stated that Ms. Glenda Tanksley, her neighbor to the east, came to the meeting with her in support of the variance. Ms. Tanksley also spoke in support for Ms. Wemhoener at the December meeting.

Mr. McKee closed the public hearing.

Mr. Joyner stated that there have not been any calls or complaints reported to his office concerning this variance, and that Ms. Wemhoener's neighbor was present in support of this variance.

Mr. Rainey stated that he visited the site and this request is in keeping with the setbacks of this area.

Motion to approve the Setback Variance of 7 feet on the rear east side yard and 6.5 feet on the east side yard to re-build a second story deck. Also requesting a Setback Variance of 5.4 feet on the rear west side yard for existing carport wall and concrete structure by Mr. Rainey, seconded by Mr. Dickerson. Motion passed unanimously.

Motion to adjourn meeting by Mr. Jones, seconded by Ms. Webster. Motion passed unanimously.

Meeting Adjourned at 6:06 p. m.

