

**SUMNER COUNTY ZONING BOARD OF APPEALS
MINUTES
DECEMBER 10, 2015
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

MEMBERS ABSENT:
JOHN WESLEY JONES

STAFF PRESENT:
RODNEY JOYNER, DIRECTOR OF PLANNING AND STORMWATER
LISA DUNAGAN-DIORIO, ADMINISTRATIVE ASSISTANT

MOTION FOR APPROVAL OF THE NOVEMBER MINUTES BY MS. WEBSTER,
SECONDED BY MR. DICKERSON. MOTION PASSED UNANIMOUSLY.

1. **Matthew Shelton** was requesting a 20 foot side yard setback variance on the west side for an existing attached carport with enclosed storage. Subject property is located at 151 Flynn Road, Gallatin, Tn., is on Tax Map 103, Parcel 19.14, being Lot 4 on the plan of Flynn Acres.

This is a public hearing and was advertised in the News Examiner on November 19, 2015. The adjoining property owners were notified by certified mail.

Mr. Shelton came forward to represent and explain this request. He stated that he built this without a permit because he did not realize that he needed a building permit. He explained that as soon as he was made aware he needed a permit, he applied for one.

Chairman McKee opened the floor for the public hearing.

Peter Dielt, neighbor on the other side, came forward to state he did not have a problem with what Mr. Shelton was doing.

Mr. Rainey stated that there are only three reasons that this body could approve this variance: 1) unusual circumstances due to topography 2) narrowness or shallowness of a piece of property or 3) undue hardship. He stated that if this structure caught fire it would jeopardize his neighbor. He explained that the slab is not a problem. This board does not have the authority to grant this since he does not meet any of the above mentioned criteria.

There was a lengthy discussion.

Mr. Joyner stated that Mr. Shelton did everything that our office has asked him to do in terms of the application process.

Motion by Mr. Rainey to deny this request and allow the applicant a time period of sixty days to rebuild the shed portion, or move the shed portion over and just cut the roof off where necessary to comply with the resolution, seconded by Ms. Webster. There was additional discussion. Motion passed unanimously.

Meeting Adjourned at 6:45 p.m.