

JONESBOROUGH BOARD OF ZONING APPEALS

MINUTES – October 29, 2024

The Jonesborough Board of Zoning of Appeals met in a regular meeting on Tuesday, October 29, 2024, at 6:00 p.m., in the Board Room at Town Hall, 123 Boone Street, Jonesborough, Tennessee.

Members Present: Tom Foster – Chairman, Frank Collins, Josh Conger, Terry Counterline, Bill Graham, Robin Harpe, Richie Hayward, Jim Rhein

Members Absent: Bob Williams

Staff Present: JW Greene, Shawn Jackson, Donna Freeman

Chairman Tom Foster called the meeting to order and noted a quorum was present.

1. Approval of Minutes – Meeting of September 17, 2024

The motion to approve the minutes of the September 17, 2024 meeting as presented, was made by Frank Collins, seconded by Jim Rhein and was passed unanimously.

2. Variance Request – Side Yard Requirement for an Accessory Building Apartment located at 118 Charlem Hills Road Presented by: Eva LaFountain Garrett, 400 Sunset, Johnson City, TN

The request is for a variance to locate an accessory building apartment located at 118 Charlem Hills Road in the side yard, instead of the rear yard as required. The property is described on Washington County Tax Map 59-E, Group B, Parcel 6.00, contains approximately 41,000 square feet (0.94 acres), and the zoning is R-1. The building is to be constructed for a 2-car garage with storage, and an apartment (mother-in-law quarters) above the garage. The current single-family residence is located far back into the property with insufficient space to locate an accessory building in the rear of the home. The proposal is that the accessory building be in the side yard and parallel with the existing single-family home. The building measures 30'x40' or 1,200 square feet, and a height of 25 feet.

Eva LaFountain Garrett addressed the Board of Zoning Appeals in regard to the variance request, and said that she owns the property, and that her daughter currently lives in the house; and Ms. Garret said she wants to build the garage apartment in order to move back to Jonesborough.

Chairman Foster asked if there was anyone present that was opposed to the variance request, and there was none. Chairman Foster read the staff recommendation to grant the variance for the accessory building apartment to locate in the side yard, as presented, and asked Commissioners if they had any questions or comments. With there being none, called for a motion.

Motion: Jim Rhein made the motion to approve the variance request to the accessory building apartment to locate in the side yard located at 118 Charlem Hills Road, as presented. Richie Hayward seconded the motion and it was duly passed.

With there being no further business for discussion Chairman Tom Foster adjourned the meeting.