

**MEETING OF THE
MONTEAGLE BOARD OF ZONING APPEALS**

**July 3, 2007
5:30 PM (CST)**

I. CALL TO ORDER

II. Approval of Previous Meeting(s) Minutes

III. New Business

- 1. Tim Bradley - Setback Variance Request (2)

IV. ADJOURNMENT

NOTICE OF PUBLIC HEARING

PURSUANT TO THE REQUIREMENTS OF SECTION 6.080 OF THE MONTEAGLE MUNICIPAL ZONING ORDINANCE, NOTICE IS HEREBY GIVEN OF A PUBLIC HEARING TO BE HELD ON TUESDAY, JULY 3, 2007, BY THE MONTEAGLE BOARD OF ZONING APPEALS. THIS HEARING WILL BE HELD AT MONTEAGLE CITY HALL BEGINNING AT 5:30 PM LOCAL TIME. THE PURPOSE OF THE HEARING IS TO REVIEW AND DISCUSS A VARIANCE FOR SIDE YARD AND REAR YARD SETBACKS FOR PARCEL 36.02 ON CUMBERLAND DRIVE IN MONTEAGLE, TENNESSEE. THE OWNER IS IDENTIFIED AS TIM BRADLEY. ALL INTERESTED PERSONS SHOULD BE PRESENT FOR THIS MEETING.

HONORABLE CHARLES ROLLINS
MAYOR, TOWN OF MONTEAGLE

**Monteagle Board of Zoning Appeals
Agenda Summary
July 3, 2007**

III. New Business

1. Tim Bradley is requesting two setback variances for his existing home at 174 Cumberland Drive, Monteagle, Tennessee. This property is in an R-2 Medium Density Residential District. Setbacks for the R-2 zone are: Front – 30 feet, Rear – 20 feet, and Side – 15 feet for one- and two-story structures (5 additional feet for each story over two). Mr. Bradley has proposed building onto the front and rear of his house. The house already exceeds the side setbacks, and his proposed building plan shows that it will not encroach any further on the side property lines. The left side of the house is 13.13' from the left side property line, and the right side of the house is 12.22' from the right side property line. Mr. Bradley is also requesting a rear setback variance since his house is located on a bluff, making it impossible for anyone to build behind him.