



RESOLUTION NO. S/D 2016-049

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER
SD 2016-049, A REQUEST FOR LOT FRONTAGE, LOT AREA, AND DETACHED GARAGE SETBACK
VARIANCE FOR THE JOINERY SUBDIVISION LOTS 1 AND 2**

WHEREAS, Ms. Keith McCallie and Northpointe Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a variance request for lot frontage, lot area, and detached garage setback for the proposed Joinery Subdivision Lots 1 and 2; and,

WHEREAS, the variance request is for Hamilton County Tax Map 135E-L-007; and,

WHEREAS, on September 12th, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the City of Chattanooga Subdivision Regulations conducted a public hearing on said variance request; and,

WHEREAS, all materials submitted and related to the variance request has been reviewed by utilities, City of Chattanooga Departmental staff, and other departments and agencies involved in the subdivision review; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed variance request; and,

WHEREAS, there was no opposition present for the application for the variances.

NOW THEREFORE, BE IT RESOLVED that the Chattanooga-Hamilton County Regional Planning Commission, on September 12th, 2016 does hereby approve the variance requests for the proposed Joinery Subdivision Lots 1 and 2.

- Baker Street: 50' lot frontage and 4,191 square feet of lot area.
- Jarnigan Avenue: 57.5; lot frontage and 5,454 square feet of lot area, and a 0.2' detached garage setback from rear property line

A copy of the proposed site plan is hereby attached as part of this Resolution.

Approved this 13th Day of September 2016

Respectfully Submitted

Bryan Shults, Principal Planner

