



City of Clarksville

Special Called Board of Zoning Appeals

March 18, 2024 at 2:30 PM
Building & Codes Department
100 South Spring Street

Please silence all cell phones.

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announce Members in Attendance (verify quorum)**
4. **Approval of Minutes - February 7, 2024**
5. **Committee Action Required**
 - A. **Case Number BZA-08-2024: 1211 Cottonwood Dr.**
Application of Wilenny Nichole Rodriguez Morales. Property located at 1211 Cottonwood Dr., Tax Property Map No. 79-J, Parcel N-04, Zoned R-6. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-6 zone to allow for a Photography Studio as a customary home occupation."
 - B. **Case Number BZA-09-2024: 1480 Wild Fern Ln.**
Application of Ameyo Abah. Property located at 1480 Wild Fern Ln., Tax Property Map No. 30-B, Parcel D-09, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Hair Salon (one chair) as a customary home occupation."
 - C. **Case Number BZA-10-224: 1750 Needmore Rd.**
Application of Tillman Infrastructure, Sheena Polk, Agent. Property located at 1750 Needmore Rd., Tax Map No. 018, Parcel 022.02, Zoned R-2. Description of the Request: "Applicant is required a 75 foot height variance from the 35 foot maximum height of the structure in order for the structure to be 110 feet overall height."
 - D. **Case Number BZA-11-2024: 209 Kingswood Dr.**
Application of Maxwell A Miller. Property located at 209 Kingswood Dr., Tax Property Map No. 65-M, Parcel G-19, Zoned R-2. Description of the Request: "Applicant is requesting an 8 foot variance from the required 10 foot Side yard setback in order for the structure to be 2 feet from the North property line."
 - E. **Case Number BZA-12-2024: Kennedy Ln.(033/001.02)**
Application of VHB Engineering NC, P.C., Brandon Shroves, Agent. Property located at Kennedy Ln., Tax Property Map 033, Parcel 001.02, Zoned C-4. Description of the Request: "Applicant is requesting a reduction from the minimum required parking spaces of 128 to allow for 106 spaces."

WITHDRAWN

F. **Case Number BZA-13-2024: 55 W Fork Dr.**

Application of Blick Homes, LLC, Joshua Meeks, Agent. Property located at 55 W Fork Dr., Tax Property Map No. 30-H, Parcel B-12 Zoned R-4. Description of the Request: "Applicant is requesting a 1.84 foot variance from the required 25 foot Front yard setback in order for the structure to be 23.16 feet from the East property line."

G. **Case Number BZA-14-2024: 2753 Gold Leaf Ln.**

Application of Jason Senn. Property located at 2753 Gold Leaf Ln., Tax Map No. 32-O, Parcel A-49, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Detached Garage with a Guest House."

H. **Case Number BZA-15-2024: 1105 Riverwood Pl.**

Application of AutoZone Development, LLC, Cole Prentiss, Agent. Property located at 1105 Riverwood Pl., Tax Map No. 079, Parcel 034.06, Zoned C-5. Description of the Request: "Applicant is requesting a 15.8 foot variance from the required 50 foot Front yard setback in order for the structure to be 34.2 feet from the West property line. Applicant is requesting a 29.8 foot variance from the required 50 foot Front yard setback in order for the structure to be 20.2 feet from the West property line. Applicant is requesting a 3.8 foot variance from the required 25 foot Side yard setback in order for the structure to be 21.2 feet from the South property line. Applicant is requesting a 0.1 foot variance from the required 15 foot Rear yard setback in order for the structure to be 14.9 feet from the East property line. Applicant is requesting a 38% variance from the 40% maximum lot coverage in order for the proposed structure to cover 78% of the lot. Applicant is requesting a reduction from the minimum parking of 50 spaces to allow for 42 spaces total. Applicant is requesting to allow the dumpster to be located in the front of the property."

6. **New Business**

7. **City Council Action Required**

8. **Adjournment**