



City of Clarksville

Board of Zoning Appeals

February 7, 2024 at 2:30 PM
Building & Codes Department
100 South Spring Street

MINUTES

1. Call to Order

The Board of Zoning Appeals was called to order by Bobby Powers on Wednesday, February 7, 2024, at 2:30 PM in the Building & Codes Department conference room, 100 S. Spring St., Clarksville, Tennessee. Mr. Powers stated for the record that a quorum was present.

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS PRESENT:	Bobby Powers, Chairman Stacey Wenzler Micheal Long
MEMBERS ABSENT:	Cindy Greene, Vice Chairman Don Trotter
STAFF PRESENT:	David Kimberling, Building Official Stephanie Rodriguez James Barrineau

4. Approval of Minutes - January 3, 2024

Micheal Long made a motion to adopt the January 3, 2024 meeting minutes; Stacey Wenzler seconded the motion. The following vote was recorded:

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to adopt the January 3, 2024 minutes passed unanimously.

5. Committee Action Required

A. Case Number BZA-69-2023: 341 Pollard Rd.

Application of Chris Dority. Property located at 341 Pollard Rd., Tax Property Map

No. 43-L, Parcel H-27, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a guest house."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Chris Dority was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Micheal Long made a motion to approve Case Number BZA-69-2023, seconded by Stacey Wenzler.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to approve Case Number BZA-69-2023: 341 Pollard Rd. passed unanimously.

B. Case Number BZA-02-2024: 726 Lafayette Rd.

Application of Antonio Futrell. Property located at 726 Lafayette Rd., Tax Property Map No. 43-H, Parcel A-12, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-2 zone to allow for a barber shop (1 chair) as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. June Crotzer was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Stacey Wenzler made a motion to approve Case Number BZA-02-2024, seconded by Micheal Long.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to approve Case Number BZA-02-2024: 726 Lafayette Rd. passed unanimously.

C. Case Number BZA-03-2024: 1389 Winterset Dr.

Application of Artjom S Ivanov. Property located at 1389 Winterset Dr., Tax Property Map No. 8-E, Parcel K-2, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-2 zone to allow for a auto detailing business as a customary home occupation."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. 5.2.7 Standards for Residential Uses Permitted on Review: Customary home occupations shall only be conducted by the property owner(s) residing on the premises and conducted entirely within the dwelling. Artjom S Ivanov was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Micheal Long made a motion to approve Case Number BZA-03-2024, seconded by Stacey Wenzler.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
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	NAY:	None

The motion to approve Case Number BZA-03-2024: 1389 Winterset Dr. passed unanimously.

D. Case Number BZA-04-2024: 201 Copeland Rd.

Application of Aehee Edwards. Property located at 201 Copeland Rd., Tax Property Map No. 5-M, Parcel A-03, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-4 zone to allow for clothing alteration business as a customary home occupation."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. 5.2.7 Standards for Residential Uses Permitted on Review: Customary home occupations shall only be conducted by the property owner(s) residing on the premises and conducted entirely within the dwelling. The home occupation shall not be advertised by signs or any exhibit whatsoever that would indicate that the dwelling unit is being utilized for any purpose other than a residence. Aehee Edwards was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Micheal Long made a motion to approve Case Number BZA-04-2024, seconded by Stacey Wenzler.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to approve Case Number BZA-04-2024: 201 Copeland Rd. passed unanimously.

E. Case Number BZA-05-2024: 1729 Haynes St.

Application of Lisa and Bradley Martin. Property located at 1729 Haynes St., Tax Property Map No. 65-O, Parcel H-12, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a counseling office as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Bradley Martin was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Stacey Wenzler made a motion to approve Case Number BZA-05-2024, seconded by Micheal Long.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to approve Case Number BZA-05-2024: 1729 Haynes St. passed unanimously.

F. Case Number BZA-06-2024: 3626 Fox Den Ln.

Application of Derik Gray. Property located at 3626 Fox Den Ln., Tax Property

Map No. 09-I, Parcel J-17, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-2 zone to allow for a guest house."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Derik Gray was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Micheal Long made a motion to approve Case Number BZA-06-2024, seconded by Stacey Wenzler.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to approve Case Number BZA-06-2024: 3626 Fox Den Ln. passed unanimously.

G. Case Number BZA-07-2024: 107 Hawkins Rd.

Application of Jason Paul Harvey. Property located at 107 Hawkins Rd., Tax Property Map No. 79-P, Parcel C-28, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a catering kitchen as a customary home occupation."

Staff recommendation is for disapproval: request does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Request is not a typical customary home occupation. Jason Paul Harvey was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Bobby Powers entertained a motion. Stacey Wenzler made a motion to approve Case Number BZA-07-2024, seconded by Micheal Long.

	AYE:	Bobby Powers, Stacey Wenzler, Micheal Long
	NAY:	None

The motion to approve Case Number BZA-07-2024: 107 Hawkins Rd. passed unanimously.

6. New Business - N/A

7. City Council Action Required - N/A

8. Adjournment

Micheal Long made a motion to adjourn; Stacey Wenzler seconded the motion. The motion to adjourn passed unanimously. Meeting adjourned at 3:22 PM.