



City of Clarksville Board of Zoning Appeals

June 5, 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
5. Committee Action Required
 - A. **Case Number BZA-34-2024: 1940 Bell Chase Way.**
Application of RaeShandra Floyd. Property located at 1940 Bell Chase Way., Tax Map No. 41P, Parcel I05, Zoned R-2A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2A zone to allow for a Beauty Shop (1 chair) as a customary home occupation."
 - B. **Case Number BZA-36-2024: 996 Garfield Way.**
Application of Joshua Dominguez. Property located at 996 Garfield Way., Tax Map No. 31H, Parcel C07, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."
 - C. **Case Number BZA-38-2024: 996 Gratton Rd.**
Application of Lether Wells. Property located at 996 Gratton Rd., Tax Map No. 89, Parcel 11.03, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Beauty Shop (1 chair) as a customary home occupation."
 - D. **Case Number BZA-39-2024: 1177 Willow Bend Dr.**
Application of Madelyn LeClaire. Property located at 1177 Willow Bend Dr., Tax Map No. 65H, Parcel C17, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."
 - E. **Case Number BZA-40-2024: 886 Kraft St.**
Application of NVS Properties 45, LLC, Ben Udell, Agent. Property located at 886 Kraft St., Tax Map No. 55O, Parcel A14.01, Zoned C-2. Description of the Request: "Applicant is requesting a 14 foot variance from the required 60 foot Front yard setback in order for the structure to be 46 feet from the south property line. Applicant is requesting a reduction from the minimum required parking spaces of 18 to allow for 10 spaces."
 - F. **Case Number BZA-41-2024: 3873 Jockey Dr.**
Application of Jacob Mathis. Property located at 3873 Jockey Dr., Tax Map No. 17A, Parcel

A18, Zoned R-4. Description of the Request: "Applicant is requesting a variance to allow parking to back out onto a public street (Jockey Dr.)."

G. **Case Number BZA-42-2024: 1927 Evans Rd.**

Application of Tonya Harmon. Property located at 1927 Evans Rd., Tax Map No. 29L, Parcel D02, Zoned RM-1. Description of the Request: "Applicant is requesting a 35.5 foot variance from the required 40 foot front yard setback in order for the structure to be 4.5 feet from the north property line."

H. **Case Number BZA-43-2024:1251 Tylertown Rd.**

Application of OV 11 Trenton, LLC. Property located at 1251 Tylertown Rd., Tax Map No. 08, Parcel 02.09, Zoned M-1. Description of the Request: "Applicant is requesting a variance to allow a fueling station to be constructed within 250 feet of a cellular tower fall zone."

I. **Case Number BZA-44-2024: Alfred Thun Rd.(033 00501 000)**

Application of FWJR Development Partnership, Highside Companies, Agent. Property located at Alfred Thun Rd., Tax Map No. 33, Parcel 05.01, Zoned C-5 (Lot 11 Gateway Park Section 2 site plan dated November 3, 2021). Description of the Request: "Applicant is requesting a 16 foot height variance from the 35 foot maximum height of a structure in order for the structure to be 51 feet tall at the highest point."

J. **Case Number BZA-45-2024: 3025 Mr. C Dr.**

Application of Reda Home Builders. Property located at 3025 Mr. C Dr., Tax Map No. 32L, Parcel A07, Zoned C-4. Description of the Request: "Applicant is requesting a 20 foot variance from the required 25 foot side yard setback in order for the structure to be 5 feet from the south property line. "

6. **New Business**

7. **City Council Action Required**

8. **Adjournment**

9. **Public Comment - (allows 3 persons; 5 minutes each)**