



City of Clarksville

Board of Zoning Appeals

July 3, 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-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."
 - B. **Case Number BZA-45-2024:3025 Mr. C Dr.**
Application of Reda Home Builders, LLC. 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."
*** APPLICANT REQUESTED TO DEFER UNTIL AUGUST MEETING ***
 - C. **Case Number BZA-46-2024:1231 Madison St.**
Application of Cornelia Rocconi. Property located at 1231 Madison St., Tax Map No. 66L, Parcel C16, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-4 zone to allow for a Professional Home Office as a customary home occupation."
 - D. **Case Number BZA-47-2024:211 Kingswood Dr.**
Application of Cheryl Duvall-Moss. Property located at 211 Kingswood Dr., Tax Map No. 65M, Parcel G20, Zoned R-2. Description of the Request: "Applicant is requesting a 5 foot variance from the required 10 foot side yard setback in order for the structure to be 5 feet from the east property line."
 - E. **Case Number BZA-48-2024:Rossvie Rd.**
Application of Bypass Storage, McKay-Burchett & Company Engineers, Agent. Property located at Rossvie Rd., Tax Map No. 57, Parcel 16.02, Zoned C-5/C-4. Description of the Request: "Applicant is requesting a variance to allow one full-size sign for each lot due to the number of businesses at the location."
 - F. **Case Number BZA-49-2024:2201 Eldos Trace Cir.**
Application of Matthew Piske, McKay-Burchett & Company Engineers, Agent. Property located

at 2201 Eldos Trace Cir., Tax Map No. 18I, Parcel A01, Zoned R-4. Description of the Request: "Applicant is requesting a 19.6 foot variance from the required 40 foot front yard setback in order for the structure to be 20.4 feet from the south property line."

G. Case Number BZA-50-2024:1216 Franklin St.

Application of Nicholas Construction. Property located at 1216 Franklin St., Tax Map No. 66E, Parcel C12, Zoned M-2. Description of the Request: "Applicant is requesting a 45 foot variance from the required 50 foot side yard setback in order for the structure to be 5 feet from the east property line."

H. Case Number BZA-51-2024:780-782 N 2nd St.

Application of Church of Christ, Weakley Brothers, Agent. Property located at 780-782 N 2nd St., Tax Map No. 55O, Parcel C01, Zoned R-2. Description of the Request: "Applicant is requesting a 26 foot variance from the required 40 foot front yard setback in order for the structure to be 14 feet from the northeast property line. Applicant is requesting a 9.2 foot variance from the required 40 foot front yard setback in order for the structure to be 30.8 feet from the northwest property line."

I. Case Number BZA-52-2024:296 Northridge Dr.

Application of Irwin Guzman. Property located at 296 Northridge Dr., Tax Map No. 43H, Parcel L06, Zoned R-2. Description of the Request: "Applicant is requesting a 3.3 foot variance from the required 40 foot front yard setback in order for the structure to be 36.7 feet from the north property line. Applicant is requesting a 2.5 foot variance from the required 10 foot rear yard setback in order for the structure to be 7.5 feet from the south property line."

J. Case Number BZA-53-2024:229 Charlemagne Blvd.

Application of Samson Singer, Rose Singer, Agent. Property located at 229 Charlemagne Blvd., Tax Map No. 54G, Parcel E06, Zoned R-1. Description of the Request: "Applicant is requesting a 10 foot variance from the required 40 foot front yard setback in order for the structure to be 30 feet from the east property line. Applicant is requesting a 1.6 foot variance from the required 10 foot side yard setback in order for the structure to be 8.4 feet from the north property line. Applicant is requesting a 5 foot variance from the required 25 foot rear yard setback in order for the structure to be 20 feet from the west property line"

6. New Business

7. City Council Action Required

8. Adjournment

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