



City of Clarksville Board of Zoning Appeals

November 6, 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-67-2024: 515 Woodbury Dr.**
Application of Patricia Spencer. Property located at 515 Woodbury Dr., Tax Map No. 43C, Parcel C01, 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."
 - B. **Case Number BZA-70-2024: 1295 Hillwood Dr.**
Application of Paul Gettle. Property located at 1295 Hillwood Dr., Tax Map No. 79O, Parcel B34, 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."
 - C. **Case Number BZA-74-2024: 1317 Ft. Campbell Blvd.**
Application of New Providence United Methodist Trustees, Thurmantha Treadwell-Thompson, Agent. Property located at 1317 Ft. Campbell Blvd., Tax Map No. 43N, Parcel A74, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Religious Institution with Daycare Facilities."
 - D. **Case Number BZA-75-2024: 2249 Kim Dr.**
Application of Amelia Mackin. Property located at 2249 Kim Dr., Tax Map No. 40J, Parcel B09, 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-76-2024: 3158 Hawthorn Dr.**
Application of Benjamin & Jennifer Sarles. Property located at 3158 Hawthorn Dr., Tax Map No. 63F, Parcel D11, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a Professional Home Office as a customary home occupation."
 - F. **Case Number BZA-77-2024: 1228 Talley Dr.**
Application of Kiersten Downing, Richard Garrett, Agent. Property located at 1228 Talley Dr., Tax Map No. 66M, Parcel A07, Zoned R-4. Description of the Request: "Applicant is requesting

a Use Permitted on Review in an R-4 zone to allow for a Beauty Shop (1 chair) as a customary home occupation."

G. **Case Number BZA-78-2024: 851 Ted A Crozier Sr. Blvd #1823**

Application of Ashleigh Dietrich. Property located at 851 Ted A Crozier Sr. Blvd. #1823, Tax Map No. 40, Parcel 04.04, 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."

H. **Case Number BZA-79-2024: 921 Lafayette Rd.**

Application of Dalton Robins. Property located at 921 Lafayette Rd., Tax Map No. 44D, Parcel A32, Zoned R-1. 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."

I. **Case Number BZA-80-2024: 278 Cheshire Rd.**

Application of Danny & Daphne Jones. Property located at 278 Cheshire Rd., Tax Map No. 56B, Parcel C03, Zoned R-1. Description of the Request: "Applicant is requesting a 5 foot variance from the required 15 foot rear yard setback in order for the structure to be 10 feet from the South property line."

J. **Case Number BZA-81-2024: 1874 Ashland City Rd.**

Application of Jake Welch. Property located at 1874 Ashland City Rd., Tax Map No. 80P, Parcel A16.03, Zoned M-1. Description of the Request: "Applicant is requesting a 10.1 foot variance from the required 15 foot side yard setback in order for the structure to be 4.9 feet from the East property line."

K. **Case Number BZA-82-2024: 517 Madison St.**

Application of Gracey General Partnership, McKay, Burchett and Company, Agent. Property located at 517 Madison St., Tax Map No. 66K, Parcel B19, Zoned CBD. Description of the Request: "Applicant is requesting a parking stall variance to allow the parking stalls to be 7.5' x 19.5' instead of the required 9' x 18'."

L. **Case Number BZA-83-2024: 1440 Franklin St.**

Application of Allen Moser, Cal Burchett, Agent. Property located at 1440 Franklin St., Tax Map No. 66D, Parcel D08, Zoned C-1. Description of the Request: "Applicant is requesting a 10 foot variance from the required 25 foot side yard setback in order for the structure to be 15 feet from the West property line. 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 10 foot variance from the required 25 foot side yard setback in order for the structure to be 15 feet from the South property line."

M. **Case Number BZA-84-2024: Pembroke Rd. (006 00108 000)**

Application of SDRA Holdings LLC, Cal Burchett, Agent. Property located at Pembroke Rd., Tax Map No. 06, Parcel 01.08, Zoned M-2. Description of the Request: "Applicant is requesting a 21.2 foot variance from the required 50 foot side yard setback in order for the structure to be 28.8 feet from the North property line. Applicant is requesting a 23.7 foot variance from the required 50 foot side yard setback in order for the structure to be 26.3 feet from the South property line."

N. **Case Number BZA-85-2024: Peachers Mill Rd.**

Application of SDRA Holdings LLC, Cal Burchett, Agent. Property located at Peachers Mill Rd., Tax Map No. 43L, Parcel H28, Zoned R-4 (West Portion BZA Exhibit dated October 15, 2024). Description of the Request: "Applicant is requesting a 2.5 foot variance from the required 10 foot side yard setback in order for the structure to be 7.5 feet from the North property line. Applicant is requesting a 2.5 foot variance from the required 40 foot front yard setback in order for the structure to be 37.5 feet from the South property line. Applicant is requesting a 2.5 foot variance from the required 10 foot side yard setback in order for the structure to be 7.5 feet from the South property line."

O. **Case Number BZA-86-2024: Peachers Mill Rd.**

Application of SDRA Holdings LLC, Cal Burchett, Agent. Property located at Peachers Mill Rd.,

Tax Map No. 43L, Parcel H28, Zoned R-4 (East Portion BZA Exhibit dated October 15, 2024).
Description of the Request: "Applicant is requesting a 12.4 foot variance from the required 25 foot rear yard setback in order for the structure to be 12.6 feet from the North property line. Applicant is requesting a 2.5 foot variance from the required 40 foot front yard setback in order for the structure to be 37.5 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)**