



City of Clarksville

Board of Zoning Appeals

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

MINUTES

1. Call to Order

Micheal Long called the Board of Zoning Appeals meeting to order at 2:30 PM. Mr. Long stated for the record that a quorum was present.

2. Pledge of Allegiance

3. Announce Members in Attendance (verify quorum)

MEMBERS Micheal Long, Vice Chairman
PRESENT: Don Trotter
 Stacey Wenzler
 Tracy P. Knight

MEMBERS Cindy Greene, Chairman
ABSENT:
STAFF James Barrineau, Deputy
PRESENT: Building Official
 Stephanie Rodriguez

4. Approval of Minutes

Micheal Long entertained a motion to adopt the September 4, 2024 minutes. Stacey Wenzler made a motion to adopt the minutes as written; Don Trotter seconded the motion.

AYE: Micheal Long
 Don Trotter
 Stacey Wenzler
 Tracy P. Knight

NAY: None

The motion to adopt the September 4, 2024 minutes passed unanimously.

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."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. No one was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to defer Case Number BZA-67-2024 as presented, seconded by Stacey Wenzler.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to defer Case Number BZA-67-2024 passed unanimously.

B. Case Number BZA-68-2024:912 Hunter Ln.

Application of Vicky Ji Ye Park. Property located at 912 Hunter Ln., Tax Map No. 57G, Parcel C22, 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."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Vicky Ji Ye Park was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to approve Case Number BZA-68-2024 as presented, seconded by Stacey Wenzler.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-68-2024 passed unanimously.

C. Case Number BZA-69-2024:512 Martin St. Apt. B

Application of Jonathan Faulkenberg. Property located at 512 Martin St. Apt. B, Tax Map No. 66K, Parcel G04, Zoned R-3. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-3 zone to allow for a Professional Home Office as a customary home occupation."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. Jonathan Faulkenberg was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Don Trotter made a motion to defer Case Number BZA-69-2024 as presented, seconded by Stacey Tracy P. Knight.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-69-2024 passed unanimously.

D. **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."

Staff recommendation is for approval: request will have no adverse effects on surrounding properties. No one was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to defer Case Number BZA-70-2024 as presented, seconded by Stacey Wenzler.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to defer Case Number BZA-70-2024 passed unanimously.

E. **Case Number BZA-71-2024:1103 Crossland Ave.**

Application of Habitat for Humanity of Montgomery County, Syd Hedrick, Agent. Property located at 1103 Crossland Ave., Tax Map No. 66M, Parcel A21, Zoned R-4. Description of the Request: "Applicant is requesting a 26.5 foot variance from the required 40 foot front yard setback in order for the structure to be 13.5 feet from the West property line."

Staff recommendation is for approval: variance would allow the structure to align with the surrounding neighborhood. Syd Hedrick was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Stacey Wenzler made a motion to approve Case Number BZA-71-2024 as presented, seconded by Tracy P. Knight.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-71-2024 passed unanimously.

F. **Case Number BZA-72-2024:3557 Barkers Mill Rd.**

Application of Jeffrey Smith. Property located at 3557 Barkers Mill Rd., Tax Map No. 07E, Parcel A19, 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 North property line."

Staff recommendation is for disapproval: request does not meet the current zoning ordinance and hardship is considered self-imposed. Jeffery Smith was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Stacey Wenzler made a motion to approve Case Number BZA-72-2024 as presented, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-72-2024 passed unanimously.

G. Case Number BZA-73-2024:1030 Progress Dr. Suite E

Application of Allybird LLC - dba The Star Spangled Brewing Company Taproom #2, Charles Allen Duval, Agent. Property located at 1030 Progress Dr. Suite E, Tax Map No. 33J, Parcel A06 Zoned M-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a M-1 zone to allow for a Micro-Brewery."

Staff recommendation is for approval: given the historical context of the location, it has previously received approval and is now operating under new management. Charles Allen Duval was present to speak on behalf of the request; there was no one present to speak in opposition. After discussing, Micheal Long entertained a motion. Tracy P. Knight made a motion to approve Case Number BZA-73-2024 as presented, seconded by Don Trotter.

AYE: Micheal Long
Don Trotter
Stacey Wenzler
Tracy P. Knight

NAY: None

The motion to approve Case Number BZA-73-2024 passed unanimously.

6. New Business

7. City Council Action Required

8. Adjournment

Motion to adjourn made by Don Trotter; seconded by Stacey Wenzler. Meeting adjourned at 3:15 P.M.

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