



City of Clarksville

Board of Zoning Appeals

January 8, 2025 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-93-2024: 1093 Ft. Campbell Blvd.**
Application of The OG SC Coffee, LLC, Theresa Snow, Agent. Property located at 1093 Ft. Campbell Blvd., Tax Map No. 54E, Parcel F01.04, Zoned C-2. Description of the Request: "Applicant is requesting a variance to reduce required parking from 31 spaces to 24 spaces."
 - B. **Case Number BZA-01-2025: 960 Silty Dr.**
Application of Keoni Correa. Property located at 960 Silty Dr., Tax Map No. 06L, Parcel G57.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Federal Firearms License as a customary home occupation."
APPLICANT REQUESTED TO DEFER UNTIL FEBRUARY MEETING
 - C. **Case Number BZA-02-2025: 1052 Thrasher Dr.**
Application of Arlonda Robinson. Property located at 1052 Thrasher Dr., Tax Map No. 08L, Parcel H14.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Family Daycare Home as a customary home occupation. Six (6) children allowed."
 - D. **Case Number BZA-03-2025: 747 Needmore Rd.**
Application of Cesar Navarro. Property located at 747 Needmore Rd., Tax Map No. 32P, Parcel C05.00, Zoned AG. Description of the Request: "Applicant is requesting a 10 foot variance from the required 20 foot side yard setback in order for the structure to be 10 feet from the North property line. Applicant is requesting a 10 foot variance from the required 20 foot side yard setback in order for the structure to be 10 feet from the East property line."
 - E. **Case Number BZA-04-2025: 918 Dumas Dr.**
Application of Habitat for Humanity of Montgomery Co TN Inc. Property located at 918 Dumas Dr., Tax Map No. 80H, Parcel A02.00, Zoned R-6. Description of the Request: "Applicant is requesting to waive the sidewalk requirement."
 - F. **Case Number BZA-05-2025: 920 Dumas Dr.**
Application of Habitat for Humanity of Montgomery Co TN Inc. Property located at 920 Dumas

Dr., Tax Map No. 80H, Parcel A01.00, Zoned R-6. Description of the Request: "Applicant is requesting to waive the sidewalk requirement."

G. **Case Number BZA-06-2025: 1416 Elm Hill Dr.**

Application of Habitat for Humanity of Montgomery Co TN Inc. Property located at 1416 Elm Hill Dr., Tax Map No. 80H, Parcel A03.00, Zoned R-6. Description of the Request: "Applicant is requesting to waive the sidewalk requirement."

H. **Case Number BZA-07-2025: 287 Dover Rd.**

Application of Brian Johnson. Property located at 287 Dover Rd., Tax Map No. 54E, Parcel F09.00, Zoned C-5. Description of the Request: "Applicant is appealing the decision or determination made by an administrative official pertaining to Title 11 Section 11.1.2 (B) I of the Official Zoning Ordinance (Organization) regarding the definitions of a building and a structure to allow storage units within the minimum setback line."

6. New Business

7. City Council Action Required

8. Adjournment

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