



City of Clarksville

Board of Zoning Appeals

February 5, 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-08-2025: 1604 Apache Way**
Application of Dashonda Norman. Property located at 1604 Apache Way, Tax Map No. 07J, Parcel F08, Zoned R-1. Description of the Request: "Applicant is appealing the decision or determination made by an administrative official regarding Title 11 Section 11.1.2 (B) I of the Official Zoning Ordinance, concerning BZA-88-2024. The appeal seeks approval to allow 8 children, instead of the 6 children currently permitted by the Family Day Care Home definition in the City of Clarksville Zoning Ordinance."
 - C. **Case Number BZA-09-2025: 3196 Arrow Ln.**
Application of Casey Jo Hankins. Property located at 3196 Arrow Ln., Tax Map No. 63B, Parcel J 20.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a store front by appointment only as a customary home occupation."
 - D. **Case Number BZA-10-2025: 736 Welsey Dr.**
Application of Michael Hitzges. Property located at 736 Welsey Dr., Tax Map No. 53D, Parcel A21.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for Gunsmithing/Federal Firearms License as a customary home occupation."
 - E. **Case Number BZA-11-2025: 2016 Ft. Campbell Blvd.**
Application of Nanci & Tito Dominguez, Jimmy Bagwell, Agent. Property located at 2016 Ft. Campbell Blvd., Tax Map No. 30H, Parcel C21.00, Zoned C-5. 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 South property line. Applicant is requesting a 20 foot variance from the required 25 foot rear yard setback in order for the structure to be 5 feet from the West property line."

F. **Case Number BZA-12-2025: Pembroke Rd.**

Application of SDRA Holdings LLC, McKay, Burchett & Company, Agent. Property located at Pembroke Rd., Tax Map No. 06, Parcel 01.08, Zoned M-2. Description of the Request:

"Applicant is requesting a 20.5 foot variance from the required 28.8 foot side yard setback in order for the structure to be 8.3 feet from the North property line. Applicant is requesting a variance to place the dumpster pad in the side setback due to the flood zone and grading of the site."

G. **Case Number BZA-13-2025: 725 Hornbuckle Rd.**

Application of Reach Holdings LLC, McKay, Burchett & Company, Agent. Property located at 725 Hornbuckle Rd., Tax Map No. 063, Parcel 022.00, Zoned C-2. Description of the Request:

"Applicant is requesting a variance to reduce required parking from 230 spaces to 164 spaces."

6. **New Business**
7. **City Council Action Required**
8. **Adjournment**
9. **Public Comment - (allows 3 persons; 5 minutes each)**