



City of Clarksville

Board of Zoning Appeals

June 4, 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-33-2025: 185 Kingstons Cove**
Application of Tiesha Slade. Property located at 185 Kingstons Cv., Tax Map No. 07 O, Parcel D 010.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Beauty Shop (1 chair) as a customary home occupation."
 - B. **Case Number BZA-34-2025: 664 Chesterfield Cir.**
Application of Averitt Construction. Property located at 664 Chesterfield Cir., Tax Map No. 81 I, Parcel B 007.00, Zoned R-1. Description of the Request: "Applicant is requesting a 15 foot variance from the required 40 foot front yard setback in order for the structure to be 25 feet from the West property line."
 - C. **Case Number BZA-35-2025: 3401 Ft. Campbell Blvd.**
Application of Cook Out Clarksville Inc. Property located at 3401 Ft. Campbell Blvd., Tax Map No. 05 E, Parcel A 004.00, Zoned C-5. Description of the Request: "Applicant is requesting a 20 foot variance from the required 50 foot front yard setback in order for the structure to be 30 feet from the East property line."
 - D. **Case Number BZA-36-2025: Stacy Johnson Blvd.**
Application of FWJR Development Partnership, Cal Mckay, Agent. Property located at Stacy Johnson Blvd., Tax Map No. 33, Parcel 005.13, Zoned C-5 (Lot 3 Gateway Park 3 replat dated April 22, 2025). Description of the Request: "Applicant is requesting a 40 foot height variance from the 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."
 - E. **Case Number BZA-37-2025: Stacy Johnson Blvd.**
Application of FWJR Development Partnership, Cal Mckay, Agent. Property located at Stacy Johnson Blvd., Tax Map No. 33, Parcel 005.13, Zoned C-5 (Lot 4 Gateway Park 3 replat dated April 22, 2025). Description of the Request: "Applicant is requesting a 40 foot height variance from the 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."

F. **Case Number BZA-38-2025: 519 Martin St.**

Application of Brian Wolff, McKay Burchett & Co., Agent. Property located at 519 Martin St., Tax Map No. 66 K, Parcel F 022.00, Zoned R-3. Description of the Request: "Applicant is requesting a 12 foot variance from the required 20 foot rear yard setback in order for the structure to be 8 feet from the South property line."

G. **Case Number BZA-39-2025: E Martin St.**

Application of Brian Wolff, McKay Burchett & Co., Agent. Property located at E Martin St., Tax Map No. 66 K, Parcel F 023.00, Zoned R-3. Description of the Request: "Applicant is requesting a 12 foot variance from the required 20 foot rear yard setback in order for the structure to be 8 feet from the South property line."

H. **Case Number BZA-40-2025: 713 Providence Blvd.**

Application of Luis Manuel Valenica-Martinez, Brad Weakley, Agent. Property located at 713 Providence Blvd., Tax Map No. 54 E, Parcel C 012.00, Zoned C-2. Description of the Request: "Applicant is requesting a 36.3 foot variance from the required 40 foot front yard setback in order for the structure to be 3.7 feet from the West property line."

I. **Case Number BZA-41-2025: 200 Windmeade Cir.**

Application of Willie Hines, Huff Consolidated Enterprises, Agent. Property located at 200 Windmeade Cir., Tax Map No. 30G, Parcel J 014.00, Zoned R-2. Description of the Request: "Applicant is requesting a 4.2 foot variance from the required 40 foot front yard setback in order for the structure to be 35.8 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)**