



City of Clarksville

Board of Zoning Appeals

July 2, 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-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."
 - B. **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."
 - C. **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."
 - D. **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."
 - E. **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."

- F. **Case Number BZA-42-2025: 3433 Bradfield Dr.**
Application of Everlyne Serem, Legalzoom, Agent. Property located at 3433 Bradfield Dr., Tax Map No. 06 E, Parcel D 033.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a used appliance repair shop as a customary home occupation."
- G. **Case Number BZA-43-2025: 430 Winding Way Rd.**
Application of Michael Proctor. Property located at 430 Winding Way Rd., Tax Map No. 80 L, Parcel B 009.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Guest House. Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a mobile flower business."
- H. **Case Number BZA-44-2025: 1757 Autumnwood Blvd.**
Application of Regina Jordan-Sodiq. Property located at 1757 Autumnwood Blvd., Tax Map No. 18 E, Parcel A 011.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for an online clothing boutique as a customary home occupation."
- I. **Case Number BZA-45-2025: Current Rd.**
Application of Clarksville Parks & Recreation, Jennifer Letourneau, Agent. Property located at Current Rd., Tax Map No. 16 H, Parcel A 055.00, Zoned R-1A. Description of the Request: "Applicant is requesting a variance to allow the current Reserve at Oakland Subdivision and any future sections to use this acreage off Current Road toward their open space requirements which will be maintained by the City of Clarksville Parks and Recreation Department."
- J. **Case Number BZA-46-2025: 261 Stonecrossing Dr.**
Application of Bill Mace, Suiter Surveying, Agent. Property located at 261 Stonecrossing Dr., Tax Map No. 030, Parcel 059.01, Zoned C-5. Description of the Request: "Applicant is a 4 foot variance from the required 15 foot setback in order for the structure to be 11 feet from the East property line."

6. New Business

7. City Council Action Required

8. Adjournment