



City of Clarksville

Board of Zoning Appeals

April 1, 2026 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. **Consent Agenda Cases**
6. **Committee Action Required**
 - A. **Case Number BZA-18-2026: 1493 Apache Way.**
Application of Sebastian Trajano Hervas Espinoza. Property located at 1493 Apache Way, Tax Map No. 007H, Parcel G 051.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."
 - B. **Case Number BZA-23-2026: 429 Faye Dr.**
Application of Michael Lynn Smith II. Property located at 429 Faye Dr., Tax Map No. 055D, Parcel A 024.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."
 - C. **Case Number BZA-24-2026: 519 Ginkgo Dr.**
Application of Donovan Stewart. Property located at 519 Ginkgo Dr., Tax Map No. 054J, Parcel E 035.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."
 - D. **Case Number BZA-25-2026: 1280 Ambleside Ct.**
Application of Lakennya Bracken. Property located at 1280 Ambleside Ct., Tax Map No. 090G, Parcel A 056.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."
 - E. **Case Number BZA-26-2026: 3722 Oakland Rd.**
Application of Tomas Rios Rivera. Property located at 3722 Oakland Rd., Tax Map No. 009P, Parcel A 002.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

- F. **Case Number BZA-27-2026: 230 Woodland Valley Ln.**
Application of Stone Kraft (Kraft Properties LLC). Property located at 230 Woodland Valley Ln., Tax Map No. 079F, Parcel M 016.00, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-4 zone to allow for a Professional Home Office as a customary home occupation."
- G. **Case Number BZA-28-2026: 2299 Raleigh Ct.**
Application of Brian Kind. Property located at 2299 Raleigh Ct., Tax Map No. 041E, Parcel D 011.00, Zoned C-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a C-2 zone to allow for a Professional Home Office as a customary home occupation."
- H. **Case Number BZA-29-2026: 2321 Canterbury Rd.**
Application of Britney Calico. Property located at 2321 Canterbury Rd., Tax Map No. 080E, Parcel B 015.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."
- I. **Case Number BZA-30-2026: 300 Ellington Dr.**
Application of Holly Batey, Paula Batey, Agent. Property located at 300 Ellington Dr., Tax Map No. 081B, Parcel B 002.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a Professional Home Office as a customary home occupation."
- J. **Case Number BZA-31-2026: 3416 Foxrun Ln.**
Application of Raul J Gasominari. Property located at 3416 Foxrun Ln., Tax Map No. 006H, Parcel K 032.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."
- K. **Case Number BZA-32-2026: 3151 Arrow Ln.**
Application of Trevor Schetrompf. Property located at 3151 Arrow Ln., Tax Map No. 063B, Parcel K 001.00, Zoned R-1A. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1A zone to allow for a Professional Home Office as a customary home occupation."
- L. **Case Number BZA-33-2026: 1915 E. Boy Scout Rd.**
Application of Diverse Business Solutions, LLC (Lesa & Kevin Kauffman). Property located at 1915 E. Boy Scout Rd., Tax Map No. 018, Parcel 024.03, Zoned AG. Description of the Request: "Applicant is requesting a Use Permitted on Review in a AG zone to allow for a Professional Home Office as a customary home occupation."
- M. **Case Number BZA-34-2026: 660 Eva Agnes Ave.**
Application of Winston Halliday. Property located at 660 Eva Agnes Ave., Tax Map No. 032A, Parcel A 047.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."
- N. **Case Number BZA-35-2026: 1436 Buchanan Dr.**
Application of Jonathan Austin. Property located at 1436 Buchanan Dr., Tax Map No. 031H, Parcel A 001.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."
- O. **Case Number BZA-36-2026: 1055 Tolliver Way.**
Application of Shawn Pitcher. Property located at 1055 Tolliver Way, Tax Map No. 031K, Parcel B 012.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."
- P. **Case Number BZA-37-2026: 205 Whitfield Dr.**
Application of Claudia Velazquez. Property located at 205 Whitfield Dr., Tax Map No. 030H,

Parcel G 008.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

Q. **Case Number BZA-38-2026: 2493 Senseney Dr.**

Application of Gregory Bischoff. Property located at 2493 Senseney Dr., Tax Map No. 007P, Parcel J 027.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

R. **Case Number BZA-39-2026: 932 Tanager Ct.**

Application of Geraldine Franco. Property located at 932 Tanager Ct., Tax Map No. 008L, Parcel J 012.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

S. **Case Number BZA-40-2026: 2085 Skyview Cir.**

Application of Eric Parsons. Property located at 2085 Skyview Cir., Tax Map No. 054J, Parcel C 017.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

T. **Case Number BZA-41-2026: 1192 Racker Dr.**

Application of Ayaka Hewins. Property located at 1192 Racker Dr., Tax Map No. 080M Parcel B 024.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

U. **Case Number BZA-42-2026: 335 Woodale Dr.**

Application of Tyler Madison. Property located at 335 Woodale Dr., Tax Map No. 043I, Parcel C 012.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

V. **Case Number BZA-43-2026: 3471 Cayuse Way.**

Application of Robert Hibbard. Property located at 3471 Cayuse Way., Tax Map No. 007J, Parcel D 001.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

W. **Case Number BZA-44-2026: 226 Jordan Rd.**

Application of Devon Grimes. Property located at 226 Jordan Rd., Tax Map No. 030J, Parcel A 026.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

X. **Case Number BZA-45-2026: 141 Blue Hole Rd.**

Application of Jonathan Rice. Property located at 141 Blue Hole Rd., Tax Map No. 030D, Parcel A 020.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Y. **Case Number BZA-46-2026: 1707 Ridge Runner Ct.**

Application of Stephen Lang. Property located at 1707 Ridge Runner Ct., Tax Map No. 018H, Parcel A 048.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Professional Home Office as a customary home occupation."

Z. **Case Number BZA-47-2026: 102 Friar Dr.**

Application of Jared Rankin. Property located at 102 Friar Dr., Tax Map No. 019P, Parcel C 004.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on

Review in a R-1 zone to allow for a Professional Home Office as a customary home occupation."

AA. Case Number BZA-48-2026: 850 Professional Park Dr. A103

Application of Arlene Palacios Evangelista. Property located at 850 Professional Park Dr. A103, Tax Map No. 040G, Parcel A 014.00, Zoned PUD1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a PUD1 zone to allow for a Professional Home Office as a customary home occupation."

BB. Case Number BZA-19-2026: Elder St.

Application of SDRA Holdings LLC, Allen Moser, Manager; Shawn R. Henry, Tune, Entrekin & White P.C. (Attorney), Agent. Property located at Elder St., Tax Map No. 066N, Parcel D 016.00, 016.01, 017.00, 017.01, Zoned C-2. Description of the Request: "Applicant is requesting a 25 foot variance from the required 40 foot front yard setback in order for the structure to be 15 feet from the East property line. Applicant is requesting a 20 foot variance from the required 40 foot front yard setback in order for the structure to be 20 feet from the North property line."

CC. Case Number BZA-20-2026: 1607 & 1611 Ft. Campbell Blvd.

Application of Baggett, Harvey & Harvill, Mark Campbell / Carter Engineering, Agent. Property located at 1607 & 1611 Ft. Campbell Blvd., Tax Map No. 043B, Parcel A 014.02, 014.01, Zoned C-5. Description of the Request: "Applicant is requesting a variance to allow drive through along the front of building."

DD. Case Number BZA-21-2026: Crossland Ave., Charlotte St., W. High St.

Application of Syd Hedrick, Cal Burchett, Agent. Property located at Crossland Ave., Charlotte St., High St., Tax Map No. 066O, Parcel B 002.00, Zoned C-2. Description of the Request: "Applicant is requesting a 35 foot variance from the required 40 foot front yard setback in order for the structure to be 5 feet from the South property line. Applicant is requesting a 6 foot variance from the required 40 foot front yard setback in order for the structure to be 34 feet from the East property line."

EE. Case Number BZA-22-2026: North of Spring Creek Pkwy (Immediately West of 3050 Wilma)

Application of Carnegie Management & Development Corp. Property located North of Spring Creek Pkwy. (immediately west of 3050 Wilma), Tax Map No. 032, Parcel 013.00, Zoned C-5. Description of the Request: "Applicant is requesting a 40 foot height variance from the required 35 foot maximum height of a structure in order for the structure(s) to be 75 feet tall at the highest point."

7. New Business

8. City Council Action Required

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

10. Adjournment