

CITY OF CLARKSVILLE

BOARD OF ZONING APPEALS

-MINUTES-

DATE: December 7, 2022

LOCATION: 100 South Spring Street

I. CALL TO ORDER/ QUORUM CHECK

Bobby Powers called the Board of Zoning Appeals meeting to order at 2:30 P.M. Mr. Powers stated for the record that a quorum was present.

II. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

Bobby Powers
Stacey Wenzler
Micheal Long
Don Trotter
Cindy Greene

STAFF PRESENT

Mat Smiley
David Smith
Valerie Ogle

OTHERS PRESENT ADDRESSING THE BOARD

Representatives for BOZA applications

IV. ADOPTION OF MINUTES

Bobby Powers entertained a motion to adopt the November 2, 2022 minutes. Don Trotter made a motion to adopt the minutes as written; Cindy Greene seconded the motion. The minutes were adopted.

V. COMMITTEE ACTION REQUIRED

- A. Case Number BZA-70-2022:** Application of Duane Long, property located at 3470 Southwood Dr., Tax Property Map No. 007H, Parcel C 030.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-2 zone to allow for a Federal Firearms License as a customary home occupation." Staff recommendation is for approval; request will have no adverse effects on surrounding properties. There was no opposition present. Duane Long stated he has applied for his FFL through the state of Tennessee. Don Trotter

asked if he would be doing any target practice on the premises; Duane Long responded he would not and that his business would consist primarily of buying and possibly selling at a future date. Bobby Powers asked if he would be following the same process as if a customer were to be purchasing from a gunshop; Duane Long replied yes. After discussing, Bobby Powers entertained a motion. Micheal Long made a motion to approve the request as presented, seconded by Stacey Wenzler. The motion passed unanimously.

- B. Case Number BZA-71-2022:** Application of Josh Jerles, property located at 1135 Commerce St., Tax Property Map No. 066E, Parcel G 033.00, Zoned R-1. Description of the Request: “Applicant is requesting a 10 foot variance from the required 40 foot front yard setback in order for the structure to be 30 feet from the East property line. Applicant is requesting a 10 foot variance from the required 40 foot front yard setback in order for the structure to be 30 feet from the South property line.” Staff recommendation is for approval; request will have no adverse effects on surrounding properties. Josh Jerles was present to speak on behalf of the request. There was no opposition present. David Smith explained the current zoning ordinance allows the proposed structure to set in line with surrounding homes down the roadway. Josh Jerles added the current building envelope would only allow for a 10 foot wide house and if the current variance request is approved, it would allow for a 20 foot wide single family residence. After discussing, Bobby Powers entertained a motion. Cindy Greene made a motion to approve the request as presented, seconded by Don Trotter. The motion passed unanimously.

VI. NEW BUSINESS: Proposal: 5% lot coverage extended through January 2023

David Smith explained he received a request from Jeff Tyndall at the Regional Planning Commission to propose an extension of the staff level review letters for requests at 5% or less lot coverage through February 1, 2023 because they are still working on revisions. After discussing, Bobby Powers entertained a motion. Cindy Greene made a motion to extend staff reviews for lot coverage at 5% or less through February 1, 2023, seconded by Micheal Long. The motion passed unanimously.

VII. CITY COUNCIL ACTION REQUIRED: NONE

ADJOURNMENT

Motion to adjourn made by Micheal Long; seconded by Stacey Wenzler.