



City of Clarksville

Board of Zoning Appeals

June 3, 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**

All items in this portion of the agenda are considered to be routine and non-controversial and may be approved by one motion; however, a member of the Board may request that an item be removed for separate consideration:

- A. **Case Number BZA-73-2026: 119 Whitehall Dr.**
Application of Adam Swingler. Property located at 119 Whitehall Dr., Tax Map No. 30G, Parcel C 016.00, 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."
- B. **Case Number BZA-74-2026: 1289 Archwood Ct.**
Application of Shawn Brandt. Property located at 1289 Archwood Ct., Tax Map No. 06F, Parcel G 009.00, 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."
- C. **Case Number BZA-75-2026: 1318 Whitt Ln.**
Application of Jonas Graham. Property located at 1318 Whitt Ln., Tax Map No. 31I, Parcel J 005.00, 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-76-2026: 912 Oak Ln.**
Application of Ricky Casteel. Property located at 912 Oak Ln., Tax Map No. 79D, Parcel H 005.00, Zoned R-3. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-3 zone to allow for a Professional Home Office as a customary home occupation."
- E. **Case Number BZA-77-2026: 506 Gale Dr.**
Application of Jennifer Withers. Property located at 506 Gale Dr., Tax Map No. 32O, Parcel C

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."

F. **Case Number BZA-78-2026: 1276 Brigade Dr.**

Application of Evan Mason. Property located at 1276 Brigade Dr., Tax Map No. 57K, Parcel A 040.00, 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."

G. **Case Number BZA-79-2026: 968 Garfield Way**

Application of Bracken Blucher. Property located at 968 Garfield Way, Tax Map No. 31H, Parcel C 014.00, 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."

H. **Case Number BZA-80-2026: 137 Coniston Dr.**

Application of Tylar Sieck. Property located at 137 Coniston Dr., Tax Map No. 90B, Parcel H 057.00, 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."

I. **Case Number BZA-81-2026: 210 Notgrass Rd.**

Application of Kristine Mitchell. Property located at 210 Notgrass Rd., Tax Map No. 06P, Parcel B 011.00, 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."

J. **Case Number BZA-82-2026: 614 Gardendale Ln.**

Application of Michael Lavell. Property located at 614 Gardendale Ln., Tax Map No. 08M, Parcel C 003.00, 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."

K. **Case Number BZA-83-2026: 31 Leonard Dr.**

Application of Tutius Lewis. Property located at 31 Leonard Dr., Tax Map No. 30J, 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."

L. **Case Number BZA-84-2026: 4 Canterbury Rd.**

Application of Evelyn Drew Sturdivant. Property located at 4 Canterbury Rd., Tax Map No. 80E, Parcel A 016.00, Zoned E-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a E-1 zone to allow for a Professional Home Office as a customary home occupation."

M. **Case Number BZA-85-2026: 568 Oakmont Dr.**

Application of Rickie Phillips. Property located at 568 Oakmont Dr., Tax Map No. 06G, Parcel N 006.00, 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-86-2026: 1322 English Oak Dr.**

Application of Laurie Evans. Property located at 1322 English Oak Dr., Tax Map No. 57I, Parcel H 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."

O. **Case Number BZA-87-2026: 1870 Camelot Dr.**

Application of Eric Kanagy. Property located at 1870 Camelot Dr., Tax Map No. 31L, Parcel F 068.00, 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."

P. **Case Number BZA-88-2026: 2496 Old Timber Ct.**

Application of Wyatt Brandt. Property located at 2496 Old Timber Ct., Tax Map No. 07L, Parcel C 031.00, 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."

Q. **Case Number BZA-89-2026: 429 Andean Ct.**

Application of Landon Dunn. Property located at 429 Andean Ct., Tax Map No. 41G, Parcel D 018.00, 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."

6. Committee Action Required

A. **Case Number BZA-90-2026: 1361 Jenny Ln.**

Application of Kristen McDowell. Property located at 1361 Jenny Ln., Tax Map No. 17H, 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 One-on-One Dog Grooming as a customary home occupation."

B. **Case Number BZA-91-2026: 1354 Bruceton Dr.**

Application of Desiree Williams. Property located at 1354 Bruceton Dr., Tax Map No. 06E, Parcel C 007.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for Catering Services as a customary home occupation."

C. **Case Number BZA-92-2026: 840 River Run Rd.**

Application of Elizabeth Darke. Property located at 840 River Run Rd., Tax Map No. 56M, Parcel C 028.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Tutoring as a customary home occupation."

D. **Case Number BZA-67-2026: 400 Hickory Grove Blvd. (Lot 2)**

Application of Johnathan Blick, Cal Burchett, Agent. Property located at 400 Hickory Grove Blvd. (Lot 2), Tax Map No. 079C, Parcel G 011.00, Zoned R-2. 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 North property line."

E. **Case Number BZA-68-2026: 400 Hickory Grove Blvd. (Lot 3)**

Application of Johnathan Blick, Cal Burchett, Agent. Property located at 400 Hickory Grove Blvd. (Lot 3), Tax Map No. 079C, Parcel G 011.00, Zoned R-2. 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 North property line."

F. **Case Number BZA-69-2026: 400 Hickory Grove Blvd. (Lot 4)**

Application of Johnathan Blick, Cal Burchett, Agent. Property located at 400 Hickory Grove Blvd. (Lot 4), Tax Map No. 079C, Parcel G 011.00, Zoned R-2. 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 North property line."

G. **Case Number BZA-70-2026: 2154 Blakemore Dr.**

Application of Steven Depew. Property located at 2154 Blakemore Dr., Tax Map No. 041I,

Parcel A 048.00, Zoned R-1. Description of the Request: "Applicant is a 14.5 foot variance from the required 40 foot front yard setback in order for the structure to be 25.5 feet from the East property line."

H. **Case Number BZA-93-2026: 125 W Glenwood Dr.**

Application of Jon Beale, Timothy Riley, Western Ky Framing, LLC, Agent. Property located at 125 W Glenwood Dr., Tax Map No. 66L, Parcel D 005.00, Zoned R-1. Description of the Request: "Applicant is requesting a 1.3 foot variance from the required 10 foot side yard setback in order for the structure to be 8.7 feet from the North property line."

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