



City of Clarksville

Board of Zoning Appeals

July 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**

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-94-2026: 429 Faye Dr.**
Application of Kelly Smith. Property located at 429 Faye Dr., Tax Map No. 55D, 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."
- B. **Case Number BZA-95-2026: 991 S Ash Ridge Dr. Unit C**
Application of Keith Westbrooks. Property located at 991 S Ash Ridge Dr. Unit C, Tax Map No. 43A, Parcel G 033.00, 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."
- C. **Case Number BZA-97-2026: 3263 Twelve Oaks Blvd.**
Application of Marcus Harris. Property located at 3263 Twelve Oaks Blvd., Tax Map No. 07I, Parcel D 011.00, 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."
- D. **Case Number BZA-98-2026: 3777 Nadia Ct.**
Application of Shaevada Pratcher. Property located at 3777 Nadia Ct., Tax Map No. 08N, Parcel A 049.00, 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."
- E. **Case Number BZA-99-2026: 1348 Francesca Dr.**
Application of Kayla Doan. Property located at 1348 Francesca Dr., Tax Map No. 17I, Parcel B

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."

F. **Case Number BZA-100-2026: 918 Dominion Dr.**

Application of Bernardo Lopez. Property located at 918 Dominion Dr., Tax Map No. 42H, Parcel C 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."

G. **Case Number BZA-101-2026: 64 W High St.**

Application of Erica Harris. Property located at 64 W High St., Tax Map No. 66O, Parcel F 002.00, Zoned R-6. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-6 zone to allow for a Professional Home Office as a customary home occupation."

H. **Case Number BZA-102-2026: 2825 Summertree Ln.**

Application of Manuel Angel Grave de Peralta La Fuente . Property located at 2825 Summertree Ln., Tax Map No. 32K, Parcel D 013.00, 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."

I. **Case Number BZA-103-2026: 1792 Apache Way**

Application of Julio Pena. Property located at 1792 Apache Way, Tax Map No. 07G, Parcel F 037.00, 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."

J. **Case Number BZA-104-2026: 725 Cavalier Dr.**

Application of Andy Torres. Property located at 725 Cavalier Dr., Tax Map No. 09I, Parcel C 066.00, 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."

6. Committee Action Required

A. **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."

B. **Case Number BZA-105-2026: 3071 Trenton Rd.**

Application of Church on the Rock TN, Paul Belmont, Agent. Property located at 3071 Trenton Rd., Tax Map No. 32, Parcel 008.00, Zoned AG. Description of the Request: "Applicant is requesting a Use Permitted on Review in a AG zone to allow for a Religious Institution."

C. **Case Number BZA-106-2026: 209 Union Camp Blvd.**

Application of Kandy Gomez Torres. Property located at 209 Union Camp Blvd., Tax Map No. 07L, Parcel F 003.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for Dog Grooming as a customary home occupation."

D. **Case Number BZA-107-2026: 949 Meriwether Rd.**

Application of Darryl Long. Property located at 949 Meriwether Rd., Tax Map No. 17, Parcel 011.00, Zoned AG. Description of the Request: "Applicant is requesting a Use Permitted on Review in a AG zone to allow for a Guest House."

E. **Case Number BZA-108-2026: 3421 Quicksilver Ln.**

Application of Lonyetta Bell. Property located at 3421 Quicksilver Ln., Tax Map No. 07O, Parcel G 011.00, Zoned R-2. Description of the Request: "Applicant is requesting a 5 foot variance from the required 10 foot side yard setback in order for the structure to be 5 feet from the East property line."

F. **Case Number BZA-109-2026: 537 Inver Ln.**

Application of Thomas Gross, Jeffrey Lee Edwards Jr., Agent. Property located at 537 Inver Ln., Tax Map No. 54A, Parcel A 009.00, Zoned R-1. Description of the Request: "Applicant is requesting a 3.2 foot variance from the required 40 foot front yard setback in order for the structure to be 36.8 feet from the South property line."

G. **Case Number BZA-110-2026: 1006 Washington St.**

Application of Antolino Perez Diaz, James Radcliff, Agent. Property located at 1006 Washington St., Tax Map No. 66K, Parcel K 002.00, Zoned R-3. Description of the Request: "Applicant is requesting a 6.9 foot variance from the required 10 foot rear yard setback in order for the structure to be 3.1 feet from the South property line. Applicant is requesting a 2 foot variance from the required 5 foot side yard setback in order for the structure to be 3 feet from the West property line."

7. New Business

8. City Council Action Required

9. Adjournment

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