



City of Clarksville

Board of Zoning Appeals

August 5, 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-111-2026: 853 E Acciptier Cir.**
Application of Mark Augustini. Property located at 853 E Acciptier Cir., Tax Map No. 64D, Parcel A 041.00, 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-112-2026: 1287 Archwood Ct.**
Application of James Jenkins. Property located at 1287 Archwood Ct., Tax Map No. 06F, Parcel G 010.00, 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-113-2026: 216 Casting Ct.**
Application of Robert Phelps. Property located at 216 Casting Ct., Tax Map No. 80M, Parcel C 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-114-2026: 1238 Highgrove Ln.**
Application of Alex Michel. Property located at 1238 Highgrove Ln., Tax Map No. 89C, Parcel A 072.00, 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-115-2026: 909 Tanager Ct.**
Application of Adamee Adams. Property located at 909 Tanager Ct., Tax Map No. 08L, Parcel J

002.00, 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-116-2026: 753 West Creek Dr.**

Application of Christopher Hosenfeld. Property located at 753 West Creek Dr., Tax Map No. 42N, Parcel D 052.00, 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-117-2026: 3896 Rhonda Ct.**

Application of Leonard Millender Jr. Property located at 3896 Rhonda Ct., Tax Map No. 08E, Parcel E 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."

H. **Case Number BZA-118-2026: 739 Gardendale Ln.**

Application of Narayan Rabindranath. Property located at 739 Gardendale Ln., Tax Map No. 08M, Parcel A 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-119-2026: 486 Cambridge Rd.**

Application of Jason Martin. Property located at 486 Cambridge Rd., Tax Map No. 65E, Parcel A 018.00, 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."

J. **Case Number BZA-120-2026: 2215 Eldos Trace Cir. Unit 2204**

Application of Ariel Roemer. Property located at 2215 Eldos Trace Cir. Unit 2204, Tax Map No. 18, Parcel 035.07, 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-121-2026: 213 Taft Dr.**

Application of Pedro Belligio. Property located at 213 Taft Dr., Tax Map No. 43L, Parcel E 007.00, 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."

L. **Case Number BZA-122-2026: 1823 Calloway Dr.**

Application of Robert Pope. Property located at 1823 Calloway Dr., Tax Map No. 30J, Parcel F 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."

M. **Case Number BZA-123-2026: 421 Warren Cir.**

Application of Nathan Smith. Property located at 421 Warren Cir., Tax Map No. 55E, Parcel C 021.00, 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."

N. **Case Number BZA-124-2026: 1046 Persimmon Ct.**

Application of Daymel Castellano. Property located at 1046 Persimmon Ct., Tax Map No. 31N, Parcel E 037.00, 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."

- O. **Case Number BZA-125-2026: 1419 Raven Rd.**
Application of Grant Theisen. Property located at 1419 Raven Rd., Tax Map No. 07G, Parcel E 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."
- P. **Case Number BZA-126-2026: 1798 Cabana Dr.**
Application of Laia Jones. Property located at 1798 Cabana Dr., Tax Map No. 18F, Parcel A 023.00, 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."

6. Committee Action Required

- A. **Case Number BZA-127-2026: 996 Gratton Rd.**
Application of Sung Lee. Property located at 996 Gratton Rd., Tax Map No. 89, Parcel A 011.03, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for Dog Grooming as a customary home occupation."
- B. **Case Number BZA-128-2026: 790 Moray Ln.**
Application of Nissa Brumfield. Property located at 790 Moray Ln., Tax Map No. 57N, Parcel C 006.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-1 zone to allow for a Artisan Studio as a customary home occupation."
- C. **Case Number BZA-129-2026: 1330 Millet Dr.**
Application of Billie Edwards. Property located at 1330 Millet Dr., Tax Map No. 08K, Parcel M 008.00, Zoned R-2. Description of the Request: "Applicant is requesting a Use Permitted on Review in a R-2 zone to allow for a Artisan Studio as a customary home occupation."
- D. **Case Number BZA-130-2026: 1783 Broadripple Dr.**
Application of Michael Regner. Property located at 1783 Broadripple Dr., Tax Map No. 18B, Parcel A 039.00, Zoned R-1. Description of the Request: "Applicant is requesting a 19.4 foot variance from the required 30 foot side yard setback in order for the structure to be 10.6 from the West property line."
- E. **Case Number BZA-131-2026: 1521 Vista Ln.**
Application of B&T Enterprises. Property located at 1521 Vista Ln., Tax Map No. 80G, Parcel G 007.00, Zoned M-1. Description of the Request: "Applicant is requesting a 15 foot variance from the required 25 foot rear yard setback in order for the structure to be 10 feet from the East property line."
- F. **Case Number BZA-132-2026: 412 Tiny Town Rd.**
Application of Runway Storage Partnership. Property located at 412 Tiny Town Rd., Tax Map No. 06, Parcel 001.11, Zoned C-5. Description of the Request: "Applicant is requesting a 15 foot variance from the required 25 foot rear yard setback in order for the structure to be 10 feet from the North property line."
- G. **Case Number BZA-133-2026: 492 Bellamy Ln.**
Application of B Bradford & Company LLC. Property located at 492 Bellamy Ln., Tax Map No. 40I, Parcel B 016.00, Zoned R-2. Description of the Request: "Applicant is requesting a 1.3 foot variance from the required 40 foot front yard setback in order for the structure to be 38.7 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)