

CITY OF CLARKSVILLE

BOARD OF ZONING APPEALS

-MINUTES-

DATE: September 1, 2021

LOCATION: 100 South Spring Street

I. CALL TO ORDER/ QUORUM CHECK/ PLEDGE OF ALLEGIANCE

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. MEMBERS PRESENT

Bobby Powers
Joe Shakeenab
Stacey Wenzler
Micheal Long

STAFF PRESENT

Justin Crosby, Building Official
Valerie Ogle

OTHERS PRESENT ADDRESSING THE BOARD

Representatives for BOZA applications

III. ADOPTION OF MINUTES

Bobby Powers entertained a motion to adopt the August 4, 2021 minutes. Joe Shakeenab made a motion to adopt the minutes as written; Micheal Long seconded the motion. The minutes were adopted.

IV. BOARD OF ZONING APPEALS CASES

- A. **Case Number BZA-43-2021:** Application of Michael Johns, property located at 536-D Patriot Park Ct., Tax Property Map No. 019-J, Parcel C-014.00, Zoned R-4. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-4 zone to allow for a Real Estate Office as a Customary Home Occupation." The staff is recommending approval. Michael Johns was present to speak on behalf of the Request. Justin Crosby asked if he currently resides at the location; Mr. Johns indicated that he does currently live there. Bobby Powers asked if he was currently

a licensed broker; Mr. Johns responded 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-48-2021:** Application of Jeff Porter, Cal McKay, Agent, property located at 722 Providence Blvd., Tax Property Map No. 054-E, Parcels D-006.00 & 007.00, Zoned C-5. Description of the Request: “Applicant is requesting a 3.8 foot variance from the required 50 foot front yard setback in order for the structure to be 46.2 feet from the West property line. Applicant is requesting an 8.4 foot variance from the required 59 foot front yard setback in order for the structure to be 50.6 feet from the North property line.” The staff is recommending approval; request will have no adverse effects on surrounding properties; one existing structure built prior to adoption of current zoning ordinance and second structure based on topography. Cal McKay was present to speak on behalf of the Request. Mr. Crosby indicated there are two existing structures with one proposed structure; the staff recommendation is due to the topography in the area resulting in the need to push the proposed structure forward. Mr. Powers asked if it was currently two separate lots; Mr. Crosby indicated the applicant is going to the Regional Planning Commission to do a minor plat in order to combine the two lots but they are required to bring the existing buildings into compliance beforehand. After discussing, Bobby Powers entertained a motion. Stacey Wenzler made a motion to approve the request as presented, seconded by Micheal Long. The motion passed unanimously.

V. **NEW BUSINESS:** N/A

VI. **CITY COUNCIL ACTION REQUIRED:** N/A

ADJOURNMENT

Motion to adjourn made by Joe Shakeenab; seconded by Stacey Wenzler.