

CITY OF CLARKSVILLE

BOARD OF ZONING APPEALS

-MINUTES-

DATE: July 1, 2020

LOCATION: 100 South Spring Street

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

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

II. PLEDGE OF ALLEGIANCE

III. MEMBERS PRESENT

Mark Kelly	Bobby Powers
Stacey Wenzler	Tracy Knight
Cindy Greene	

STAFF PRESENT

Justin Crosby, Building Official
Valerie Ogle

OTHERS PRESENT ADDRESSING THE BOARD

Representatives for BOZA applications

- IV. MOTION:** Mark Kelly read and entertained a motion. *“In order to comply with the technical aspects of the Governor’s Executive Order regarding holding open meetings in a forum other than in the open and in public, this governing body determines that meeting electronically is necessary to protect the health, safety, and welfare of its citizens due to the COBID-19 outbreak.”* Mark Kelly made a motion to adopt; motion seconded by Tracy Knight. Vote was unanimous.

V. ADOPTION OF MINUTES

Mark Kelly entertained a motion to adopt the June 3, 2020 minutes. Stacey Wenzler made a motion to adopt the minutes as written; Cindy Greene seconded the motion. The minutes were adopted.

VI. BOARD OF ZONING APPEALS CASES

- A. **Case Number BZA-07-2020:** Application of Kafui Dagan, property located at 1874 Sunset Meadows Way, Tax Property Map No. 006-O, Parcel F-028.00, Zoned R-2A. Description of the Request: “Applicant is requesting a Use Permitted on Review in an R-2A zone to allow for a one (1) chair Beauty Salon as a customary home occupation.” The staff is recommending approval of the request given applicant provides adequate off-street parking on site. Kafui Dagan was on the call to speak on behalf of the Request. Mark Kelly asked if she would be able to provide adequate off-street parking for clients; Mrs. Dagan responded yes. After discussing, Mr. Kelly entertained a motion. Bobby Powers made a motion to approve the request as presented, seconded by Stacey Wenzler. The motion passed unanimously.
- B. **Case Number BZA-08-2020:** Application of Ann Overton, property located at 2403 Green Acres Drive, Tax Property Map No. 006-H, Parcel B-008.00, Zoned R-1. Description of the Request: “Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a one (1) chair Beauty Salon as a customary home occupation.” The staff is recommending approval of the request as it will have no adverse effect on surround properties. Ann Overton was on the call to speak on behalf of the Request. Mark Kelly asked if this application is the last step she has to go through; Mrs. Overton responded that she still has to possibly apply for a small business loan and meet with a contractor to assist her in moving forward. After discussing, Mr. Kelly entertained a motion. Cindy Greene made a motion to approve the request as presented, seconded by Tracy Knight. The motion passed unanimously.
- C. **Case Number BZA-09-2020:** Application of Verisa Reynolds, Weakley Brothers, Agent, property located at 197 Roanoke Station Circle, Tax Property Map No. 040-I, Parcel F-035.00, Zoned R-2. Description of the Request: “Applicant is requesting a 2.5 foot variance from the required 40 foot front yard setback in order for the structure to be 37.5 feet from the North property line.” The staff is recommending disapproval of the request; it does not meet the requirements of the current zoning ordinance and hardship is considered self-imposed. Benny Weakley was on the call to speak on behalf of the Request. Bobby Powers asked why the staff was recommending disapproval on a 2.5 foot variance request on a tiny lot when the Board has passed many other cases in the past that did not match the letter of the law. Justin Crosby responded that staff recommendations are required to reflect the current zoning ordinance and this request did not have any indication of topographical issue and the builder could make the house smaller. Bobby Powers asked if construction on the house had

begun; Justin Crosby responded that it has not; the footing has not been poured. After discussing, Mr. Kelly entertained a motion. Bobby Powers made a motion to approve the request as presented, seconded by Stacey Wenzler. The motion passed unanimously.

VII. NEW BUSINESS: N/A

VIII. CITY COUNCIL ACTION REQUIRED: N/A

ADJOURNMENT

Motion to adjourn made by Mark Kelly; seconded by Bobby Powers.