

CITY OF CLARKSVILLE

BOARD OF ZONING APPEALS

-MINUTES-

DATE: April 3, 2019

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. MEMBERS PRESENT

Mark Kelly

Tracy Knight

Bobby Powers

Stacey Wenzler

Gary Norris

STAFF PRESENT

Mike Baker, Director

Valerie Ogle

OTHERS PRESENT ADDRESSING THE BOARD

Representatives for BOZA applications

III. ADOPTION OF MINUTES

Mark Kelly entertained a motion to adopt the March 6th minutes. Stacey Wenzler made a motion to adopt the minutes as written; the motion was seconded by Tracy Knight. The minutes were adopted.

IV. BOARD OF ZONING APPEALS CASES

- A. **Case Number BZA-10-2019:** Application of Thom Spigner, Cal Burchett, Agent, property located at 635 Frosty Morn Drive, Tax Property Map No. 055-M, Parcel B-009.01, Zoned M-2/O-1. Description of the Request: "Applicant is requesting a 35 foot variance from the required 50 foot side yard setback in order for the structure to be 15 feet from the South property line. Applicant is requesting a 10 foot variance from the required 30 foot rear yard setback in order for the structure to be 20 feet from the East property line." The staff is recommending approval of the

Request. Thom Spigner and Cal Burchett were present to speak on behalf of the Request. Mr. Spigner stated they will possibly include electric and plumbing in the proposed building and they intend on using the proposed building as a warehouse. Donna Boisseau (Bill's Wholesale) was present to speak in opposition. Mrs. Boisseau expressed concern for the water runoff and asked what is being done to control it. Mr. Spigner responded that a storm drain is already established on the property as well as on another neighboring property to the East. After discussing, Mr. Kelly entertained a motion. Bobby Powers made a motion to approve the Request as presented, second was made by Tracy Knight. The motion was approved unanimously.

- B. **Case Number BZA-11-2019:** Application of Annette Myers, Young Hobbs & Assoc., Agent, property located at 139 E. Old Trenton Road, Tax Property Map No. 041-N, Parcel A-030.00, Zoned C-5. Description of the Request: "Applicant is requesting a 41.5 foot variance from the required 50 foot front yard setback in order for the structure to be 8.5 feet from the Northwest property line. Applicant is requesting a 5.5 foot variance from the required 15 foot side yard setback in order for the structure to be 9.5 feet from the Northeast property line. Applicant is requesting a 33 foot variance from the required 50 foot front yard setback in order for the structure to be 17 feet from the Southwest property line. Applicant is requesting a 12.5 foot variance from the required 15 foot side yard setback in order for the structure to be 2.5 feet from the Southeast property line." The staff is recommending approval of the Request. Clint Head (Young Hobbs & Assoc.) and Annette Myers were present to speak on behalf of the Request. Mr. Head stated they intend to replat the two lots and abolish the lot line but they must bring the existing building into compliance first. The proposed building will be a two-story addition at 550 square feet per floor. There was no opposition present. After discussing, Mr. Kelly entertained a motion. Gary Norris made a motion to approve the Request as presented, second was made by Bobby Powers. Stacey Wenzler abstained from the vote. The motion was approved.

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

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

ADJOURNMENT

Motion to adjourn made by Gary Norris; seconded by Stacey Wenzler.