

**CITY OF CLARKSVILLE**

**BOARD OF ZONING APPEALS**

**-MINUTES-**

DATE: May 1, 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  
Stacey Wenzler  
Gary Norris

**STAFF PRESENT**  
Adam Lewis, Plans Examiner  
Valerie Ogle

**OTHERS PRESENT ADDRESSING THE BOARD**  
Representatives for BOZA applications

- III. **ADOPTION OF MINUTES**  
Mark Kelly entertained a motion to adopt the April 3<sup>rd</sup> minutes. Stacey Wenzler made a motion to adopt the minutes as written; the motion was seconded by Gary Norris. The minutes were adopted.

IV. **BOARD OF ZONING APPEALS CASES**

- A. **Case Number BZA-12-2019:** Application of David Rolla, Red River Gun Works, property located at 360 Renfro Court, Tax Property Map No. 065-A, Parcel E-005.00, Zoned R-1. Description of the Request: "Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Federal Firearms License / Gunsmith as a customary home occupation." The staff is recommending approval of the Request. David Rolla was present to speak on behalf of the Request. David Winters

(neighbor) was also present to speak on behalf of the applicant. Mr. Winters stated that Mr. Rolla is a wonderful neighbor. 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 Tracy Knight. The motion was approved unanimously.

- B. **Case Number BZA-13-2019:** Application of James and Amber Schacht, property located at 465 Pond Apple Road, Tax Property Map No. 064-J, Parcel B-008.00, Zoned R-1. 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 South property line.” The staff is recommending disapproval of the Request; Request does not meet the requirements of the current zoning ordinance and hardship is considered to be self-imposed. James Schacht was present to speak on behalf of the Request. Mr. Schacht stated the two vacant lots next to his are zoned commercial and he wants to build the garage to help block visibility from proposed commercial building on the vacant lots. Mr. Schacht noted that he has already spoken with the Weakley brothers (adjoining property owners) and they are not in opposition of his Request. 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 Stacey Wenzler. The motion was approved unanimously.
- C. **Case Number BZA-14-2019:** Application of Singletary Construction, property located at 1400 Kingbird Drive, Tax Property Map No. 008-K, Parcel N-001.00, Zoned R-2. Description of the Request: “Applicant is requesting a 0.7 foot variance from the required 30 foot front yard setback in order for the structure to be 29.3 feet from the East property line. Applicant is requesting a 1.9 foot variance from the required 30 foot front yard setback in order for the structure to be 28.1 feet from the South property line.” The staff is recommending approval of the Request. Bert Singletary was present to speak on behalf of the Request. Mr. Singletary stated the structure is existing new construction. There was no opposition present. After discussing, Mr. Kelly entertained a motion. Tracy Knight made a motion to approve the Request as presented, second was made by Stacey Wenzler. The motion was approved unanimously.
- D. **Case Number BZA-15-2019:** Application of Reda Home Builders, property located at 2816 Russet Ridge Drive, Tax Property Map No. 031-L, Parcel J-012.00, Zoned R-2. Description of the Request: “Applicant is requesting a 1.2 foot variance from the required 30 foot front yard setback in order for the structure to be 28.8 feet from the West property line.” The staff is recommending approval of the Request. Parker Westerman was present to speak on behalf of the Request. Mr. Westerman stated the structure is existing new construction. There was no opposition present. After discussing, Mr. Kelly entertained a motion. Stacey Wenzler made a motion to approve the Request as presented, second was made by Tracy Knight. The motion was approved unanimously.

E. **Case Number *BZA-16-2019***: Application of Alishia Killebrew, property located at 2226 Stokes Road, Tax Property Map No. 041-L, Parcel A-032.00, Zoned R-1. Description of the Request: “Applicant is requesting a Use Permitted on Review in an R-1 zone to allow for a Family Day Care Home as a customary home occupation. Six (6) children allowed.” The staff is recommending approval of the Request. Alishia Killebrew was present to speak on behalf of the Request. Ms. Killebrew stated the existing fence is not entirely closed off yet but DCS does have requirements for that and it will be completed before opening. Ms. Killebrew has a previous approval for a Family Day Care Home located at 607 W. Thompkins Lane. Ms. Killebrew stated she has already moved in to the Stokes Road location. There was no opposition present. After discussing, Mr. Kelly entertained a motion. Gary Norris made a motion to approve the Request with the amendment that Ms. Killebrew submit a letter to the Building & Codes Department from DCS within 30 days stating the old location is no longer in operation and the child care business is only being conducted at the Stokes Road location, second was made by Tracy Knight. The motion was approved unanimously.

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

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

**ADJOURNMENT**

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