



## **BUILDING AND CODES DEPARTMENT**

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### **BOARD OF ZONING APPEALS**

#### **AGENDA**

March 13, 2025

10:00 A.M.

(Building & Codes Conference Room)

#### **CALL TO ORDER/QUORUM CHECK**

#### **APPROVAL OF MINUTES OF BZA MEETING:**

February 13, 2025

#### **ANNOUNCEMENTS / DEFERRALS**

#### **BZA CASE(S):**

**1. CASE NUMBER:** BZA-04-2025

**APPLICANT(S):** Sharp Ridge Homes  
- c/o Nick Liverett

**REQUEST:** Requesting a 2'6" (209) & 3'6" (233) front yard variances from the required 30' minimum building setback line of the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

**LOCATION:** 209 & 233 Wayne Hall Rd

**TAX MAP:** 100E **GROUP:** B **PARCELS:** 003.00 & 009.00 **ZONED:** R-1

**REASON FOR REQUEST:** Montgomery County Zoning Resolution: 4.2.1.1-2.g states porches and steps not to exceed six (6') feet. Lot 3 exceeds the 6' by 2'6" & Lot 9 exceeds the 6' by 3'6".

**2. CASE NUMBER:** BZA-05-2025    **APPLICANT(S):** Marshall Crick & Martha Becker

**REQUEST:** Requesting a 45' lot width variance from the required 150' minimum of the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

**LOCATION:** 218 Rob Rd

**TAX MAP:** 112    **PARCEL:** 014.04    **ZONED:** AG

**REASON FOR REQUEST:** Homeowner would like to build closer to the road for easier EMS access. The irregular shape of the lot would create a hardship; clearing of trees, interfere with septic field and having to build in a low/wet area of the property.

**3. CASE NUMBER:** BZA-06-2024    **APPLICANT(S):** Providence Builders  
- c/o Bryce Powers

**REQUEST:** Requesting a 25' front yard setback variance from the minimum required 50' per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

**LOCATION:** 4021 Guthrie Dr

**TAX MAP:** 139    **PARCEL:** 036.00    **ZONED:** AG

**REASON FOR REQUEST:** The existing house, built in 1930's, is over 21' into the setback.

**ADJOURNMENT**