



BUILDING AND CODES DEPARTMENT

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BOARD OF ZONING APPEALS

AGENDA
May 9, 2024
10:00 A.M.
(Building & Codes Conference Room)

CALL TO ORDER/QUORUM CHECK

APPROVAL OF MINUTES OF BZA MEETING: April 11, 2023

ANNOUNCEMENTS / DEFERRALS

BZA CASE(S):

1. CASE NUMBER: BZA-11-2024 **APPLICANT(S):** Lauren Crocker

REQUEST: Requesting a Uses Permitted on Review, from the Montgomery County Zoning Resolution (Chapter 11, Section 11.3.1) to operate a hippotherapy. (Therapy with equine) program as associated with a riding academy. The applicant is also requesting a 100' setback variance (Chapter 11, Section 11.2.1) to the property line for the riding arena.

LOCATION: 4135 Reddick Rd

TAX MAP: 119 **PARCEL:** 035.00 **ZONED:** AG

REASON FOR REQUEST: Approval is required by BZA as a Uses Permitted on Review

PUBLIC COMMENTS: LIMITED TO SPECIFIC CASE

2. CASE NUMBER: BZA-12-2024 **APPLICANT(S):** Brenden Evans

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) to operate an in-home gunsmithing business for a customary home occupation. Applicant will be cerakote coating and laser engraving for customization of firearms and other metals

LOCATION: 3950 Shiloh Canaan Rd

TAX MAP: 135 **PARCEL:** 015.00 **ZONED:** AG

REASON FOR REQUEST: Gunsmithing is required to be approved by the Board of Zoning Appeals for a Uses Permitted on Review. The ATF requires BZA approval

PUBLIC COMMENTS: LIMITED TO SPECIFIC CASE

3. CASE NUMBER: BZA-13-2024 **APPLICANT(S):** Adam Mangiacapra

REQUEST: Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) to operate an in-home gunsmithing business for a customary home occupation. Applicant will be welding suppressors for a company.

LOCATION: 3180 Chapel Hill Rd

TAX MAP: 124 **PARCEL:** 004.00 **ZONED:** AG

REASON FOR REQUEST: Gunsmithing is required to be approved by the Board of Zoning Appeals for a Uses Permitted on Review. The ATF requires BZA approval.

PUBLIC COMMENTS: LIMITED TO SPECIFIC CASE

4. CASE NUMBER: BZA-14-2024 **APPLICANT(S):** C. Todd Walker

REQUEST: Requesting a Special Exception to Cause a Permit to be Issued (Chapter 11, Section 11.1.3 (2.b)) to allow for an existing easement to continue across another parcel providing shared driveway access for two residences.

LOCATION: Ashland City Rd

TAX MAP: 109 PARCEL: 004.00 ZONED: AG

REASON FOR REQUEST: Applicant would like to subdivide AG zoned land for a 1.5 acre to build a dwelling; but several hardships create exceptional difficulty for a driveway with direct access to the highway. Using an existing shared driveway easement would avoid these issues.

PUBLIC COMMENTS: LIMITED TO SPECIFIC CASE

ADJOURNMENT