



## **BUILDING AND CODES DEPARTMENT**

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### **BOARD OF ZONING APPEALS**

#### **AGENDA**

July 10, 2025

10:00 A.M.

(Building & Codes Conference Room)

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

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

June 12, 2025

### **ANNOUNCEMENTS / DEFERRALS**

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

**1. CASE NUMBER:** BZA-14-2025

**APPLICANT(S):** Leanna Mongelli

**REQUEST:** Requesting a 3' height variance from the maximum 6' height per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1) to build a privacy fence.

**LOCATION:** 3390 Smith Place Rd

**TAX MAP:** 122 **PARCELS:** 030.31 **ZONED:** AG

**REASON FOR REQUEST:** The Montgomery County Zoning Resolution allows for a maximum 6' in height for a fence

**2. CASE NUMBER:** BZA-15-2025    **APPLICANT(S):** Zachary Marasco

**REQUEST:** Requesting a Uses Permitted on Review (Chapter 11, Section 11.3.1) to operate an in-home office (an off-site cleaning business) for a customary home occupation.

**LOCATION:** 864 Hartman Ct

**TAX MAP:** 063D    **GROUP:** A    **PARCEL:** 012.00    **ZONED:** E-1

**REASON FOR REQUEST:** To be in compliance with the Montgomery County Zoning Resolution

**3. CASE NUMBER:** BZA-16-2025    **APPLICANT(S):** David Phillips  
/ Represented by TTL, LLC

**REQUEST:** Requesting a 45' front yard setback variance from the minimum required 50' per the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

**LOCATION:** Dover Rd / Ireland Way / Cherry Ln

**TAX MAP:** 053    **PARCEL:** 148.04    **ZONED:** C-5

**REASON FOR REQUEST:** The site has road fronts on three sides. Applicant is requesting the enclosed dumpster pads be located 5' from the south property line.

**ADJOURNMENT**