



## **BUILDING AND CODES DEPARTMENT**

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### **BOARD OF ZONING APPEALS**

#### **AGENDA**

November 14, 2024

10:00 A.M.

(Building & Codes Conference Room)

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

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

October 10, 2024

#### **ANNOUNCEMENTS / DEFERRALS**

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

##### **1. CASE NUMBER: BZA-22-2024      APPLICANT(S):**

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

**LOCATION:** 3872 Chapel Hill Rd

**TAX MAP:** 131      **PARCEL:** 026.24      **ZONED:** AG

**REASON FOR REQUEST:** House was built over the MBSL. Replat is required due to moving septic field lines.

**2. CASE NUMBER:** BZA-23-2024      **APPLICANT(S):** Walter Plummer

**REQUEST:** Requesting a 5' rear yard setback variance from the 10' minimum building setback line as required by the Montgomery County Zoning Resolution (Chapter 11, Section 11.2.1).

**LOCATION:** 3212 Trough Springs Rd

**TAX MAP:** 082      **PARCEL:** 015.00      **ZONED:** R-1A

**REASON FOR REQUEST:** Property owner would like to build a detached garage; but there is nowhere else on the property to build due to the septic system.

**3. CASE NUMBER:** BZA-24-2024      **APPLICANT(S):** Justin Cory

**REQUEST:** Requesting a Uses Permitted on Review from the Montgomery County Zoning Resolution (Chapter 11, Section 11.3.1) to operate a studio (art, dance, music, health, massage therapy & yoga classes) as a customary home occupation.

**LOCATION:** 800 Wiley Brown Rd

**TAX MAP:** 104      **PARCEL:** 010.01      **ZONED:** AG

**REASON FOR REQUEST:** Customary Home Occupations are required to be approved by the Montgomery County Zoning Resolution.

**ADJOURNMENT**