



# Board of Zoning Appeals Agenda

April 2nd, 2025

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## **OLD BUSINESS**

- 1) **BOZA-24-105**: 316 Glendale Dr., 37405 (District 1) – Setback Reduction Variance: Elliott Goodman requests a reduction in front setback from 25 feet to 9.3 feet and a reduction in rear setback from 25 feet to 5.1 feet. **APPLICANT HAS REQUESTED TO WITHDRAW.**
- 2) **BZA-25-9**: 210 Brookfield Ave, 37411 (District 6) – Setback Reduction Variance: Hannah Griggs requests a reduction in side setback from 5 feet to 2 feet for new construction of an addition/garage.

## **NEW BUSINESS**

- 1) **BZA-25-15**: 703 Signal Mountain Rd, 37405 (District 1) – Landscape Variance: Jonathan Lewis requests relief from sec. 38-64 (c) in reference to parking lot islands.
- 2) **BZA-25-16**: 1649 Kamin Rd, 37343 (District 3) – Special Exception: Reception Facility: Vanessa Moser requests a Special Exception for a reception facility in the A-1 zone.
- 3) **BZA-25-18**: 1406 Dugdale St, 37405 (District 2) – Lot Size Variance: Elaine Reese requests a reduction in minimum lot size from 5,000 square feet to 4,800 square feet.
- 4) **BZA-25-19**: 810 Dodson Ave, 37406 (District 8) – Landscape Variance: Michael Pool requests relief from sec. 38-66. – Required On-Site Trees.
- 5) **BZA-25-20**: 3003 Dodds Ave, 37406 (District 7) – Setback Reduction Variance: Mark Litchford requests a reduction in front setback from 20 feet to 10 feet and a reduction in corner side setback from 25 feet to 10 feet for new construction.

- 6) **BZA-25-21: 9039 Lee Hwy, 37367 (District 6) - Special Exception: Drive Thru:** Wells Holladay requests a Special Exception for a drive-thru facility in the C-C zone.
- 7) **BZA-25-23: 4600 N Access Rd, 37415 (District 2) - Landscape Variance:** Andy Highlander requests relief from sec. 38-66 - Required On-Site Trees.
- 8) **BZA-25-24: 2801 Rossville Blvd, 37407 (District 8) - Relief from Mixed-Use and Commercial Zones Dimensional and Development Requirements:** John Sexton requests relief from the ground floor transparency requirements (table 38-20.4), an increase in the maximum percentage of accent materials allowed per sec. 38-21 (c), and an increase in maximum blank wall area per table 38-20.4.
- 9) **BZA-25-25: 9039 Lee Hwy, 37363 (District 6) - Relief from Mixed-Use and Commercial Zones Dimensional and Development Requirements:** Daniel Witteck requests relief from the building articulation and orientation requirements of C-C.
- 10) **BZA-25-26: 2034 Hickory Valley Rd, 37421 (District 6) - Reduction in Minimum Lot Width:** Christopher Schmidt requests a reduction in the minimum lot width from 55 feet to 25 feet.