



Board of Zoning Appeals Agenda

July 2nd, 2025

OLD BUSINESS

- 1) **BZA-25-17**: 1709 W 43rd St, 37409 (District 7) - Height/Setback Reduction Variance: Arjun Patel requests a reduction in left side setback from 5 feet to 1 feet, a reduction in right side setback from 5 feet to 0 feet, and a reduction in rear setback from 25 feet to 1 foot, and relief from sec. 38-43 (b) (5) - maximum height for attached accessory dwelling structures.
- 2) **BZA-25-32**: 1422 E Main St, 37404 (District 8) - Setback Reduction Variance: Vinicio Liriano requests a reduction in rear setback from 10 feet to 0 feet and a reduction in corner side setback from 10 feet to 0 feet.
- 3) **BZA-25-33**: 1222 E 35th St., 37407 (District 7) - Setback Reduction Variance: Sebastian Jacinto requests a reduction in corner side setback from 15 feet to 2.6 feet for new construction. **APPLICANT REQUESTS TO WITHDRAW**

NEW BUSINESS

- 1) **BZA-25-38**: 1523 Washington St., 37408 (District 7) - Appeal of STVR Denial: Lucas Mininger requests an appeal of a denial of an STVR application from the Land Development Office.
- 2) **BZA-25-43**: 1576 Wilhoit St., 37408 (District 7) - Appeal of STVR Denial: Irina Brown requests an appeal of a denial of an STVR application from the Land Development Office.
- 3) **BZA-25-45**: 809 W 40th St., 37410 (District 7) - Appeal of STVR Denial: Jennifer Strain requests an appeal of a denial of an STVR application from the Land Development Office.
- 4) **BZA-25-46**: 2907 14th Ave., 37407 (District 7) - Setback Reduction Variance: George Judzewitsch requests a reduction in rear setback from 25 feet to 15 feet for new construction.
- 5) **BZA-25-47**: 1570 Cowart St., 37408 (District 7) - Appeal of STVR Denial: Merlita Johnson requests an appeal of a denial of an STVR application from the Land Development Office.

- 6) **BZA-25-49: 2947 Cummings Hwy., 37419 (District 1) – Special Exception Permit:** Ross Young requests a Special Exception Permit for a Drive-Thru in the C-C zone.
- 7) **BZA-25-51: 23 N Germantown Rd., 37411 (District 9) – Landscape Buffer Variance:** Rashad Jones-Jennings requests relief from the required 20 foot type C landscape buffer. **APPLICANT REQUESTS A DEFERRAL**
- 8) **BZA-25-52: 2200 McCallie Ave., 37404 (District 9) – Landscape Buffer Variance:** Richard McCoy requests relief from the street yard tree requirements.
- 9) **BZA-25-54: 1004 Normal Ave., 37404 (District 2) – Setback Reduction Variance:** John Sweeton requests a reduction in front setback from 15 feet to 10 feet and a reduction in rear setback from 25 feet to 5 feet.