



Board of Zoning Appeals Agenda

May 7th, 2025

OLD BUSINESS

- 1) **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.
- 2) **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.
- 3) **BZA-25-23**: 4600 N Access Rd, 37415 (District 2) – Landscape Variance: Andy Highlander requests relief from sec. 38-66 – Required On-Site Trees.

NEW 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 10 feet to 1 foot, a reduction in right side setback from 5 feet to 0 feet, and a reduction in rear setback from 5 feet to 1 foot.
- 2) **BZA-25-28**: 9039 Lee Hwy, 37363 (District 6) – Parking Variance: Tyler Brown requests an increase in maximum allowable parking spaces from 4 to 12.
- 3) **BZA-25-29**: 1853 Polk St, 37408 (District 8) – Special Exception: Animal Grooming Facility: Lauren Hayes requests a Special Exception for an animal grooming facility in the M-1 zone. (reviewed under zoning code ending 12/17/2024)
- 4) **BZA-25-30**: 2800 Curtis St, 37406 (District 8) – Setback Reduction Variance: Samuel Clemons requests a reduction in front setback from 25 feet to 10 feet and a reduction in rear setback from 25 feet to 5 feet.

- 5) **BZA-25-31**: 3033 Alton Park Blvd, 37410 (District 7) – Parking Variance: Jeremiah Baxley requests a reduction in minimum required parking from 72 spaces to 50 spaces.
- 6) **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.