

**TULLAHOMA BOARD OF ZONING APPEALS
MEETING MINUTES**

May 16, 2022

The Tullahoma Board of Zoning Appeals met in a Regular session on Monday, May 16, 2022, at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

- 1. Call to Order:** Chairman Greg Sandlin called the meeting to order and welcomed commissioners, staff, and guests.
- 2. Determination of a Quorum:** Mr. Paul Schwer, Mr. Bill Comer, Mr. Ray Knowis, Mr. Andrew Rice, Mr. Greg Sandlin, and Mr. Andy Hall were present. Mr. Daniel Berry was unable to attend. Six (6) members were present. Other City and Staff Representatives present: Senior Planner/Planning Commission Secretary Ms. Mary Samaniego, and Ms. Nena Abbott, Recording Secretary.
- 3. Read and Approve Minutes:** On a motion by Mr. Andrew Rice seconded by Mr. Paul Schwer, the minutes of the January 18, 2022, meeting were approved as submitted. Motion passed 6-0.
- 4. Unfinished Business:** None
- 5. New Business with Public Hearing**
 - a) Variance 221**

Staff received a request to reduce the front yard setback for an accessory structure from the existing principal building line to 15' on property located at 1208 Greenwood Avenue (Coffee County Tax Map 125M, Group D, Parcel 002.02) to accommodate an accessory structure. Zoning Ordinance Section 503 requires accessory structures to be in the rear or side yards only and not in a front yard (in front of a house). The existing house is approximately 40' from the front property line. The specific request is to decrease the minimum setback from that 40' building line to 15'. In accordance with Zoning Ordinance Section 1002 – Variances, the applicant is requesting that a variance to the setback standards be granted by the Tullahoma Board of Zoning Appeals (*Applicant: Christian Glascoe*)

STAFF COMMENTS: Staff recommends approval of this variance request based on Staff's findings of facts.

PUBLIC COMMENTS: Christian Glascoe, property owner was present to answer any questions. There were no public comments.

A motion was made by Mr. Andy Hall seconded by Mr. Ray Knowis to approve the variance request. Motion passed 6-0.

6. Adjourn

There being no further business, a motion was made by Mr. Ray Knowis seconded by Mr. Paul Schwer to adjourn the meeting. Motion passed 6-0.

Respectfully submitted,

Greg Sandlin, Chairman

Mary Samaniego, Senior Planner and Secretary

Nena Abbott, Recording Secretary