

**TULLAHOMA BOARD OF ZONING APPEALS
MEETING MINUTES**

May 15, 2023

The Tullahoma Board of Zoning Appeals met in a Regular session on Monday, May 15, 2023, at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

- 1. Call to Order:** Chairman Paul Schwer called the meeting to order and welcomed commissioners, staff, and guests.
- 2. Read and Approve Minutes:** Mr. Daniel Berry made a motion seconded by Mr. Alex Rice, to postpone voting on the minutes of the April 17, 2023, meeting until the June 19, 2023, meeting as they were inadvertently left out of the agenda packet. Motion passed 5-0.
- 3. Unfinished Business:**

a) Variance 226

Staff received a request to reduce the rear yard setback for an accessory structure from 10' to 0' for property located at 100 Sims Lane (Coffee County Tax Map 127K, Group C, Parcel 026.00) to accommodate an accessory building in the rear yard setback. The accessory structure was constructed at some point between 2018 and 2021 without a building permit. The proposed site plan illustrated the accessory structure in the rear yard setback up to the rear property line. Zoning Ordinance Section 503 requires non-residential accessory structures to be 10' from the rear property line. The specific variance request is to reduce the minimum setback from 10' to 0'. 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: Greater Faith Community Church*)

STAFF COMMENTS: Staff recommended disapproving the variance request based on Staff's findings of facts.

Mr. Daniel Berry made a motion seconded by Mr. Alex Rice to disapprove the variance request. Motion passed 3-2 with Ms. Jenna Amacher opposed and Mr. Bill Comer abstaining.


4. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,



Paul Schwer, Chairman


Mary Samaniego, Planning Director
Planning Commission Secretary

Nena Abbott, Recording Secretary