



**TOWN OF SMYRNA
BOARD OF ZONING APPEALS**



AGENDA

The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least 24 hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to 3 minutes. Additional comments may be submitted in writing.

October 16, 2025

5:00 PM

Smyrna Town Hall

- 1. Call to Order**
 - Prayer
 - Pledge of Allegiance
- 2. Citizen Comments**
- 3. Approval or Correction of Minutes**
 - a. June 17, 2025 regular meeting
- 4. New Business**
 - a. Special Exception
 1. Sharon Hayden
605 General Barksdale Drive
 2. Kenneth Klyver
219 Tarrytown Drive
- 5. Staff Comments and/or Other Business**
- 6. Adjournment**



TOWN OF SMYRNA BOARD OF ZONING APPEALS

MEETING MINUTES

June 17, 2025

5:00 p.m.

Smyrna Town Hall

Chairman Jay Michaelson called the regular session of the Smyrna Board of Zoning Appeals to order on June 17, 2025 at 5:00 p.m. The invocation was given by Vanessa Haley and the Pledge of Allegiance was led by Councilman Jerome Dempsey.

The following Board of Zoning Appeals members/staff were present/absent:

Present: Jerome Dempsey, Councilman; Jay Michaelson; Scott Demonbreun; Vanessa Haley

Absent: Don Hyde

Staff Present: Ben Groce, Staff Attorney; Kevin Rigsby, Town Planner; Mitchell Wensman, Planner; Kathryn Smith, Office Coordinator; Kristi Worrell, Building Official

1. Citizens' Comments:

"The Town's Public Comment Period shall be reserved for those citizens that have signed up to address a Board or Committee, at least twenty-four (24) hours in advance of the meeting, pursuant to the Town's Public Comment Policy. Speakers are limited to three (3) minutes. Additional comments may be submitted in writing".

2. Approval of Minutes of the May 15, 2025 meeting

Motion by Scott Demonbreun, seconded by Vanessa Haley to approve the Minutes of the May 15, 2025 meeting.

Vote: 4 - 0 Passed - Unanimously

3. New Business:

a. Setback Variance:

1. Susan & Van Baggett
210 Mill Creek Court

Location: 210 Mill Creek Ct	Property Owner(s): Van & Susan Baggett
Tax Map/Group/Parcel #: 49D/C/5.00	Zoning/Use Classification: R-3/Single-Family Residential

Request: A front setback variance of 13' and a side setback variance of 6.5' for a detached carport.



Staff Analysis

The applicant has requested a 13' front setback variance and a 6.5' side setback variance to allow a detached carport at 210 Mill Creek Court. Setback requirements for detached structures within the R-3 district are 35' for the front setback and 8' for the side setback. With the requested setback variances, the structure would have a 22' front setback and a 1.5' side setback.

The structure was built without a building permit. The applicant stated their contractor advised a permit was not necessary for a detached structure. Codes enforcement observed the structure in January, prompting the homeowner to submit a building permit. This permit was subsequently denied due to the structure not meeting setback requirements.

Section 7.080 D of the Zoning Ordinance details the requirements for variances not involving special flood hazard areas. These are detailed below.

Zoning Variance Requirements

Section 7.080 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.080 Procedure for authorizing zoning variances

The purpose of a variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property under this ordinance.

B. Standards for Variances not Involving Special Flood Hazard Areas:

The board shall not grant a variance unless it makes finding based upon evidence presented to it as follows:

1. The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.
 1. Staff finds that the property does not have unique circumstances in regards to the physical surroundings as the lot is uniformly rectangle in shape. However, there is a 20' PUDE along the rear lot line that does not affect the placement of this structure.
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
 1. The property does not have a uniquely shaped lot, however the house is built up to the side lot lines which prevents a structure from being built on the side of the dwelling.
3. The variance will not authorize activities in a zone district other than those permitted by this ordinance.
 1. Detached accessory structures are allowed by right within the R-3 zoning district, but are to adhere to all applicable setback requirements.
4. Financial returns only shall not be considered as a basis for granting a variance.
 1. The applicant has not identified financial returns as a reason for requesting this variance, however the structure is already built.
5. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance.
 1. The contractor of the applicant constructed the structure without obtaining the proper permits at which point it would have been noted on a site plan that the structure is encroaching upon setbacks.
6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts.
 1. Staff finds that the variance requested could provide the applicant with special privileges denied by the ordinance to other lands, structures, or buildings in the R-3 district due to a detached accessory structure encroaching upon the front and side setbacks.
7. The variance is the minimum that will make possible the reasonable use of the land, building, or structure.
 1. Staff finds that the requested setback variance may be the minimum to make reasonable use of this structure for the proposed use due to the structure already being constructed.
8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.
 1. Staff finds that the variance should not be detrimental to the public welfare or injurious to other property or improvements in the area.
9. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.
 1. Staff finds that the variance may not have any of the above effects.
10. Variances may be issued for the reconstruction rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places upon a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building, and provide the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historic designation.
 1. Not applicable.

Conclusion

Staff finds the property lacks unique physical characteristics. The structure was constructed by the applicant's contractor without proper permitting completed by the applicant or the contractor. While the variance request is the minimum to accommodate the existing structure and no available space on the side lot line for an alternative placement of the structure, several variance criteria remain unmet.

At this time, Chairman Jay Michaelson acknowledged applicant Susan Baggett to speak at the public hearing.

Motion by Vanessa Haley, seconded by Scott Demonbreun to deny the setback variance located at 210 Mill Creek Court based on lack of hardship on the property.

Vote: 4 - 0 Passed - Unanimously

At this time, Chairman Jay Michaelson acknowledged Building Official Kristi Worrell to speak regarding this request.

- 2. Tuckers Point Ventures Group, GP
8675 Rocky Fork Almadale Road

Location: Tuckers Point Subdivision	Property Owner(s): Tuckers Point Ventures GP
Tax Map/Part of Parcel #: 54/41.00	Zoning/Use Classification: PRD/Single-Family Residential

Request: A front setback variance of 10' for the principal structure.



Staff Analysis

A 10' front setback variance is requested to allow the principal structure on Lot 29 in the Tuckers Point subdivision to have a 28' front setback on Queensbury Alley. This PRD requires alley-loaded single family dwellings to meet 38' front setbacks on the alley with 20' front setbacks on other road frontages. Lot 29 has three road frontages to meet a front setback: Rocky Fork Almadale Road, Westholme Drive and Queensbury Alley. Westholme Drive and Rocky Fork Almadale Road have a 20' front setback requirement, while Queensbury Alley requires a 38' front setback.

This property is located within Consolidated Utility District's (CUD) service area. Following approval of the PRD zoning and preliminary plat for this subdivision, CUD requested an exclusive 30' easement in addition to the right of way dedication that was already to be provided for future road widening. The easement request constricts the area in which a dwelling could be located on this

property while meeting all applicable setback requirements set by the PRD. The PRD zoning and preliminary plat have been reviewed and approved, however a final plat has not been submitted or recorded at this time to create the lot.

Section 7.080 D of the Zoning Ordinance details the requirements for variances not involving special flood hazard areas. These are detailed below.

Zoning Variance Requirements

Section 7.080 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.080 Procedure for authorizing zoning variances

The purpose of a variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property under this ordinance.

B. Standards for Variances not Involving Special Flood Hazard Areas:

The board shall not grant a variance unless it makes finding based upon evidence presented to it as follows:

1. The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.
 1. Staff finds that the property does have a unique circumstance in regards to the physical surroundings in that CUD has a water main located along one of the property lines.
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
 1. The property does not have a uniquely shaped lot, however there are three setbacks that are required to be met as this is a corner lot. These three front setbacks create a constricted area for the principal structure to be placed on the property.
3. The variance will not authorize activities in a zone district other than those permitted by this ordinance.
 1. Single family dwellings are a permitted use within this PRD, but are to adhere to all applicable setback requirements of the PRD.
4. Financial returns only shall not be considered as a basis for granting a variance.
 1. The applicant has not identified financial returns as a reason for requesting this variance, however the purpose of this variance request is to construct a dwelling on this property to sell.
5. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance.
 1. The applicant is the developer of the site, however, the requirement of the larger easement width and location was not a result of the developer's actions.
6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts.
 1. Staff finds that the variance requested could provide the applicant with special privileges denied by the ordinance to other lands, structures, or buildings in the PRD district due to a structure encroaching upon a front setback.
7. The variance is the minimum that will make possible the reasonable use of the land, building, or structure.
 1. Staff finds that the requested setback variance may be the minimum to make reasonable use of this structure for the proposed use due to the larger than normal utility easement

width.

8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.
 1. Staff finds that the variance should not be detrimental to the public welfare or injurious to other property or improvements in the area as the structure would not be located in any easements.
9. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.
 1. Staff finds that the variance may not have any of the above effects.
10. Variances may be issued for the reconstruction rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places upon a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building, and provide the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historic designation.
 1. Not applicable.

Conclusion

Staff finds that this property is traditionally shaped, but does have three front setbacks, which constrict the location of which a principal structure could be located on the property. The result of the water line easement location was unknown at the time of platting for the subdivision and has to be remedied afterwards.

At this time, Chairman Jay Michaelson acknowledged Nathan Quinn, representing the developer, to speak at the public hearing.

Motion by Vanessa Haley, seconded by Scott Demonbreun to approve the front setback variance of 10’ for the principal structure located at 8675 Rocky Fork Almadale Road due to the location of the waterline easement being unknown at the time the original plat was approved.

Vote: 3 - 1 Passed

NAY: Councilman Jerome Dempsey

4. Staff comments and/or other business
5. Adjournment

Respectfully submitted:

Certified by:

Kevin Rigsby
Secretary

Jay Michaelson
Chairman



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.a.1.
Department: Planning
Date: October 16, 2025**

Subject:

Sharon Hayden
605 General Barksdale Drive

Summary:

Sharon Hayden
Special Exception

Location: 605 General Barksdale Dr	Property Owner: Sharon Hayden
Tax Map/Group/Parcel: 50E/E/20.00	
Zoning/Use Classification: R-1/Single Family Residential	

Request: For a special exception to allow an in-home occupation.



Staff Analysis

The applicant has requested a special exception to allow an in-home occupation at 605 General Barksdale Drive. The property is approximately 0.71 acres in size and zoned R-1, Low Density Single Family Residential. The applicant wishes to operate a hair salon located within the existing dwelling. The applicant would be the sole employee with the intent to serve approximately 5 clients per day of service, which would be on Wednesday and Thursday between the hours of 11 AM and 4 PM.

Section 7.060 B of the Zoning Ordinance details the requirements for authorizing special exceptions. These are detailed below.

Special Exception Requirements

Section 7.060 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff's findings are as follows:

Section 7.060 Procedure for authorizing special exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206 of

the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Official to determine whether a proposed use is potentially noxious, dangerous or offensive.

B. General Requirements:

A conditional use permit (a special exception) shall be provided the Board finds that it:

- a. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
 - Staff finds the proposed use of a hair salon business should not negatively affect the health, safety, and welfare of the public due to the size of the lot and the proximity to neighboring homes and Almadale Road.
- b. Will not adversely affect other property in the area in which it is located.
 - Staff finds that the proposed use may not adversely affect other properties in the surrounding area.
- c. Is within the provisions of “Special Exceptions” as set forth in this ordinance.
 - Customary incidental home occupations are a permitted right within the Municipal Zoning Ordinance within all residential districts. In the event questions arise regarding the legality of specific home occupations, the Board of Zoning Appeals determines the legality.
- d. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 7.060 and 7.061, and is necessary for public convenience in the location planned.
 - Staff finds that this site may be able to conform to all provisions of the Municipal Zoning Ordinance as listed in Criteria Review Section 7.060 C.

C. Criteria for Review:

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions (Section 7.061), and that satisfactory provisions and arrangement has been made concerning all the following where applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - Access to the site would utilize the existing driveway off of General Barksdale Drive.

2. Off-street parking and loading areas where required, with particular attention to the items in item 1. above, and the economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.
 - Staff finds that the lot provides sufficient space for off-street parking as the applicant's property has an approximately 115' length driveway for parking.
3. Refuse and service areas, with particular reference to the items in 1. and 2. above.
 - Refuse collection would proceed in the same manner as currently.
4. Utilities, with reference to locations, availability, and compatibility.
 - This location has access to applicable utilities.
5. Screening and buffering with reference to type, dimensions and character.
 - Not applicable.
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
 - Staff finds that this proposed business should fit the compatibility with properties in the same district in reference to the above effects.
7. Required yard and other open space.
 - Staff finds that this yard has the necessary yard and open space for the business as all activity will be conducted in an existing dwelling.
8. General compatibility with adjacent properties and other property in the district.
 - Staff finds that the use may not be compatible with adjacent properties due to other lots in the area not having a business operating out of the household previously approved by the BZA.
9. The following additional rules apply for upper story residential development proposals:
 - a. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.
 - b. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Smyrna Municipal Code.
 - Not applicable.

Conclusion

Staff finds that this lot provides sufficient space for the operation of the applicant's business. If approved, staff would recommend making the following conditions:

- Limiting the number of clients at the dwelling to 1. No overlap of clients.
- Maximum of five (5) clients per day of operation.
- The number of employees shall be restricted to people living in the dwelling on site.

Attachments:

1. Hayden Application



Town of Smyrna

Board of Zoning Appeals Application

APPLICANT INFORMATION:		APPLICANT IS:	THE PROPOSAL PERTAINS TO:
Name: <i>Sharon Hayden</i>		Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Phone Number: [REDACTED]		Contractor <input type="checkbox"/>	Existing Structure <input checked="" type="checkbox"/>
Email: [REDACTED]		Other <input type="checkbox"/>	Signage <input type="checkbox"/>
THIS REQUEST IS FOR:			
Zoning Variance <input type="checkbox"/>		Sign Variance <input type="checkbox"/>	
Setback Variance <input type="checkbox"/>		Special Exception <input checked="" type="checkbox"/>	
Temporary Use Permit <input type="checkbox"/>		Administrative Review <input type="checkbox"/>	
PROPERTY INFORMATION			
Street Address: <i>605 General Barksdale Dr. Smyrna TN 37167</i>			
Tax Map: <i>50 E</i>	Group: <i>E</i>	Parcel: <i>20.00</i>	
Zoning: <i>R-1</i>	Lot Area: <i>0.71 ac</i>		
DESCRIPTION OF APPEAL			
<p>Describe your request and why a variance is needed. Please submit a site plan and/or photographs if applicable to your request.</p> <p><i>Days of operation Wed. and Thurs. Hrs 11 - 4</i></p> <p><i>Number of Clients a day 5</i></p> <p><i>HAIR SALON</i></p>			
ALL APPLICANTS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING			
<p>Approval by the Board of Zoning Appeals does not remove any requirements or prohibitions that may be in place because of any restrictive covenants affecting your property. Violation of restrictive covenants could result in legal action against you by a homeowner's association or individual homeowners within your neighborhood. The Town of Smyrna will not be liable if action is taken against you due to violation of such covenants.</p>			
APPLICANT AUTHORIZATION			
<p>I hereby certify that I am the authorized applicant, representing all property owners involved in this request and am aware that approval received from the Board of Zoning Appeals does not authorize any activities which are prohibited by any Town Ordinance, covenant restrictions, deed restrictions or HOA regulations.</p>			
Applicant Signature: <i>Sharon Hayden</i>		Date: <i>9-29-25</i>	
Office Use Only			
Staff Initials:	Application Fee: <i>300.00</i>	Date: <i>9/29/25</i>	



**Town of Smyrna
Board of Zoning Appeals Meeting
Agenda Summary**

**Agenda Item Number 4.a.2.
Department: Planning
Date: October 16, 2025**

Subject:

Kenneth Klyver
219 Tarrytown Drive

Summary:

Kenneth Klyver
Special Exception

Location: 219 Tarrytown Drive	Property Owner: Kenneth & Reyna Klyver
Tax Map/Group/Parcel: 50C/A/14.00	
Zoning/Use Classification: R-1/Single Family Residential	

Request: For a special exception to allow an accessory apartment.



Staff Analysis

The applicant has requested a special exception to allow a detached accessory dwelling unit at 219 Tarrytown Drive. The property is approximately 0.58 acres in size and zoned R-1, Low Density Single Family Residential. The proposed ADU would be 525 square feet in size. There is also a 240 square foot shed that is preexisting in the rear yard. This new structure would serve as housing for aging family members and aid in caretaking. The structure would be located in the rear yard adjacent to the shed and would be required to meet all applicable setback requirements.

Section 7.060 B of the Zoning Ordinance details the requirements for authorizing special exceptions. These are detailed below.

Special Exception Requirements

Section 7.060 of the Municipal Zoning Ordinance lists general requirements for a zoning variance request. Those requirements and staff’s findings are as follows:

Section 7.060 Procedure for authorizing special exceptions

The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206 of the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Official to determine whether a proposed use is potentially noxious, dangerous or offensive.

B. General Requirements:

A conditional use permit (a special exception) shall be provided the Board finds that it:

- a. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
 - Staff finds the proposed use of a detached ADU should not negatively affect the health, safety, and welfare of the public.
- b. Will not adversely affect other property in the area in which it is located.
 - Staff finds that the proposed use may not adversely affect other properties in the surrounding area.
- c. Is within the provisions of “Special Exceptions” as set forth in this ordinance.
 - Section 5.051.1 C of the Municipal Zoning Ordinance lists accessory apartments as a special exception within the R-1 zoning district.
- d. Conforms to all applicable provisions of this ordinance for the district in which it is to be located as well as the provisions cited in Sections 7.060 and 7.061, and is necessary for public convenience in the location planned.
 - Staff finds that this site may be able to conform to all provisions of the Municipal Zoning Ordinance as listed in Criteria Review Section 7.060 C.

C. Criteria for Review:

Prior to the issuance of a special exception, the Board shall make written findings certifying compliance with the specific rules governing individual special exceptions (Section 7.061), and that satisfactory provisions and arrangement has been made concerning all the following where applicable:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

- Access to the site would utilize the existing driveway off of Tarrytown Drive.
2. Off-street parking and loading areas where required, with particular attention to the items in item 1. above, and the economic, noise, vibrations, glare, or odor effects of the special exception on or by adjoining properties and properties generally in or near the district.
 - Staff finds that the lot provides sufficient space for off-street parking as the applicant's property has an approximately 115' length driveway for parking.
 3. Refuse and service areas, with particular reference to the items in 1. and 2. above.
 - Refuse collection would proceed in the same manner as currently.
 4. Utilities, with reference to locations, availability, and compatibility.
 - This location has access to applicable utilities.
 5. Screening and buffering with reference to type, dimensions and character.
 - Not applicable.
 6. Signs, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
 - Staff finds that the proposed ADU should fit the compatibility with properties in the same district in reference to the above effects.
 7. Required yard and other open space.
 - Staff finds that this yard has the necessary yard and open space for the additional building as they would not be exceeding the maximum allowed detached accessory square footage for their property.
 8. General compatibility with adjacent properties and other property in the district.
 - Staff finds that the use may not be compatible with adjacent properties due to other lots in the area not having an ADU. Other properties, however, have received prior BZA approval for other requests in the same subdivision.
 9. The following additional rules apply for upper story residential development proposals:
 - a. All upper story residential development proposals shall require a certified statement demonstrating a firm agreement for parking reserved exclusively for the use of the upper story residential development.

b. All upper story residential development proposals shall be in compliance with all Building, Utility, and Housing Codes within the Smyrna Municipal Code.

- Not applicable.

Conclusion

Staff finds that this lot provides sufficient space for the detached accessory apartment:

- Putting a condition on this request that the applicant be required to pay all applicable fees associated with an accessory dwelling unit (Rutherford County Development Tax, Town of Smyrna Impact Fees, Codes inspection fees, etc.).
 - Adding a condition that the building not be used for rental purposes.
 - All applicable Code and Fire Department requirements shall be met.
-

Attachments:

1. KlyverApplication

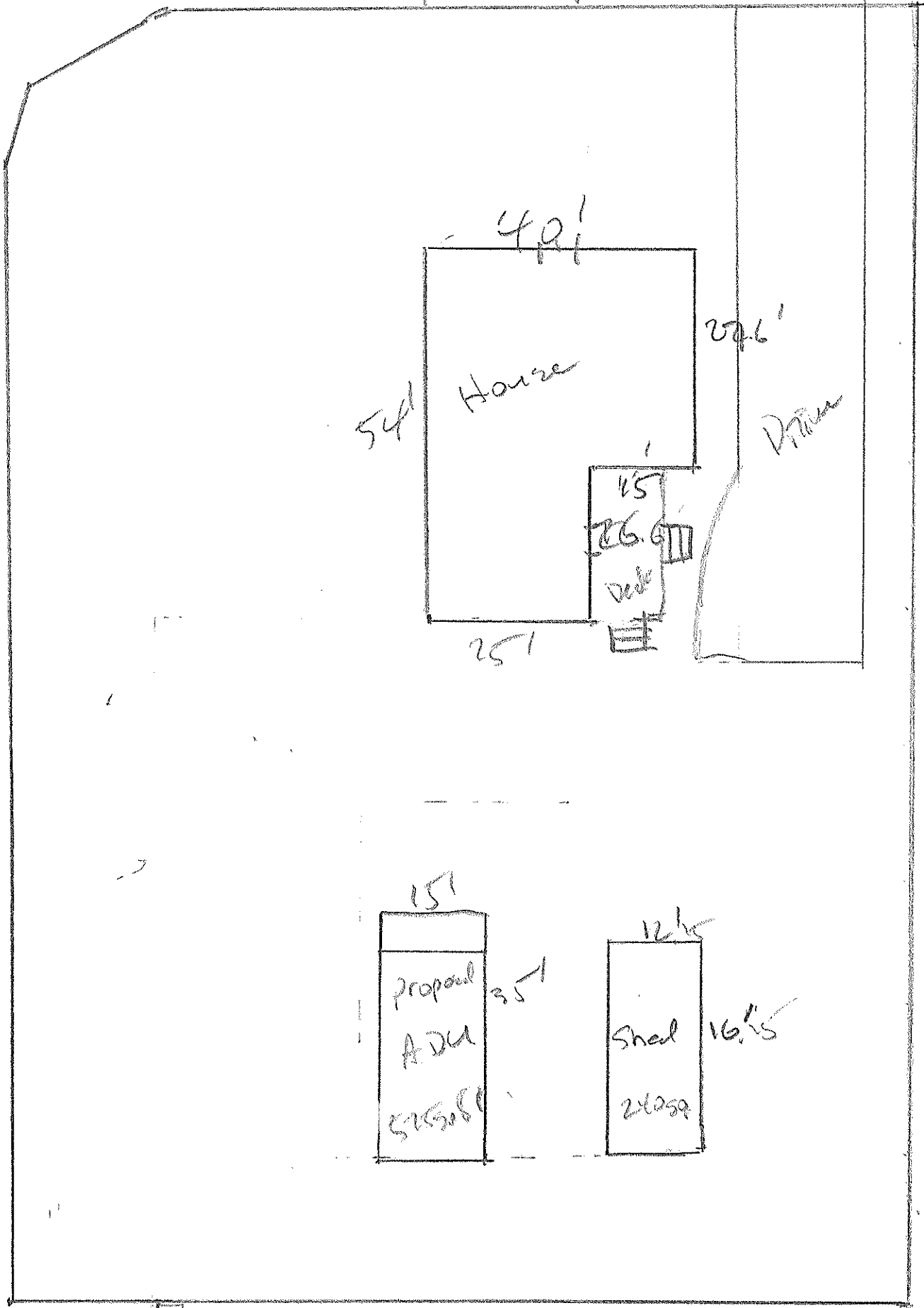


Town of Smyrna

Board of Zoning Appeals Application

APPLICANT INFORMATION:		APPLICANT IS:	THE PROPOSAL PERTAINS TO:
Name: Kenneth Klyver		Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Phone Number: [REDACTED]		Contractor <input type="checkbox"/>	Existing Structure <input type="checkbox"/>
Email: [REDACTED]		Other <input type="checkbox"/>	Signage <input type="checkbox"/>
THIS REQUEST IS FOR:			
Zoning Variance <input checked="" type="checkbox"/>		Sign Variance <input type="checkbox"/>	
Setback Variance <input type="checkbox"/>		Special Exception <input checked="" type="checkbox"/>	
Temporary Use Permit <input type="checkbox"/>		Administrative Review <input type="checkbox"/>	
PROPERTY INFORMATION			
Street Address: 219 Tarrytown Dr			
Tax Map: 050C	Group: A	Parcel: 014.00-000	
Zoning: R1		Lot Area: .58 Acres	
DESCRIPTION OF APPEAL			
<p><i>Describe your request and why a variance is needed. Please submit a site plan and/or photographs if applicable to your request.</i></p> <p>We wish to build an ADU on to our property for the purpose of housing my wife's elderly sister. We need a variance because we are currently zoned R1 and need the variance to add a second dwelling.</p>			
ALL APPLICANTS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING			
<p>Approval by the Board of Zoning Appeals does not remove any requirements or prohibitions that may be in place because of any restrictive covenants affecting your property. Violation of restrictive covenants could result in legal action against you by a homeowner's association or individual homeowners within your neighborhood. The Town of Smyrna will not be liable if action is taken against you due to violation of such covenants.</p>			
APPLICANT AUTHORIZATION			
<p>I hereby certify that I am the authorized applicant, representing all property owners involved in this request and am aware that approval received from the Board of Zoning Appeals does not authorize any activities which are prohibited by any Town Ordinance, covenant restrictions, deed restrictions or HOA regulations.</p>			
Applicant Signature:		Date: 10-6-2015	
Office Use Only			
Staff Initials:	Application Fee:	Date:	

Tamilton Dr



10' = 1/2"



