

**TULLAHOMA BOARD OF ZONING APPEALS
MEETING MINUTES**

August 21, 2023

The Tullahoma Board of Zoning Appeals met in a Regular session on Monday, August 21, 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 Mr. Paul Schwer called the meeting to order and welcomed commissioners, staff, and guests. There were six (6) members present with Ms. Jenna Amacher absent.

- 2. Read and Approve Minutes:** Mr. Daniel Berry made a motion seconded by Mr. Andy Hall to approve the minutes of the July 17, 2023, meeting as submitted. This motion died due to Mr. Hall's motion to amend the minutes. Mr. Andy Hall made a motion seconded by Mr. Alex Rice to amend the minutes by correcting "motion to deny" with "motion to approve" for the vote on Variance #231. Motion passed 6-0 to approve the minutes of July 17, 2023, as amended.

- 3. New Business with Public Hearing:**
Variance Case #232
Staff received a request for a variance to recognize a new storage building in the side yard setback. The accessory storage structure was constructed and does not meet setback requirements. The proposed site plan illustrated the accessory structure in the rear yard setback up to rear property line. Zoning Ordinance Section 503 requires non-residential accessory structure to be 10' from the rear property line. The specific variance request is to decrease the minimum setback from 10' to 3'. 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: Cristian Sarabia*)
STAFF COMMENTS: Staff recommends disapproval of the variance request based on the staff's findings.
PUBLIC COMMENTS: The property owners were present to answer any project questions. There were no public comments.
Mr. Daniel Berry made a motion seconded by Mr. Andy Hall to disapprove the variance request. After a brief discussion, Mr. Daniel Berry made a motion to postpone the item indefinitely. After more discussion, Mr. Daniel Berry amended his motion, seconded by Mr. Andy Hall to postpone the item until the February 2024 Board of Zoning Appeals meeting and instruct Staff to amend the existing ordinance to change the side setbacks in R2 and R3 zoning districts from 10' to 5'. After further discussion and clarification, Mr. Daniel Berry withdrew his motion to postpone the item. Mr. Berry restated his original motion to disapprove the request seconded by Mr. Andy Hall with a request for Staff to investigate changing the side setbacks in R2 and R3 zoning districts to match the side setbacks for the main dwelling. Motion passed 6-0.

- 4. Adjourn**
There being no further business, the meeting was adjourned.

Respectfully submitted,



Paul Schwer, Chairman



Charles Rush, Interim Planning Director and Secretary



Nena Abbott, Recording Secretary