



AGENDA
REGULAR MEETING OF THE CITY OF CLEVELAND'S
BOARD OF ZONING APPEALS
TUESDAY, May 10, 2022, AT 12:00 PM
CLEVELAND MUNICIPAL BUILDING 190 CHURCH STREET NE

Welcome and Roll Call of Members

- 1. Minutes**
April 12, 2022, Regular Meeting
- 2. Public Hearings**
None
- 3. Old Business**
None
- 4. New Business**
 - a. Request by City Fields for a Side setback variance request for property located at 1263 Wilson Ave. NE (Tax Map 057E, Group G, Parcel 21.00) and located within the R-2 Low Density Single and Multi-Family Residential Zoning District for the construction of a single-family home.
- 5. Staff Report**
- 6. Board Member Reports**
- 7. Adjourn**



Staff Report

Case 1: BZA 2022-12 1263 Wilson Avenue (see Appendix for case materials)

May 10, 2022

City of Cleveland Board of Zoning Appeals

Applicant:	City Fields/Dustin Tommey
Site Address:	1263 Wilson Avenue
Tax Map:	057E Q 021.00
Area:	.14 acres
Current Zone:	R2 – Low Density Single and Multi-Family Residential
Requested Variance:	Request for side setback variance in northeast corner to 6.5 feet
Sewer/Water:	Yes
Council District:	District 2 – Bill Estes

PLANNING & DEVELOPMENT

1. Site Zoning History

The property is zoned R2 Low Density Single and Multi-Family Housing and is surrounded by R2 zoned properties. Many of the structures in this area were built in the 1920's or before.

2. Site Analysis

The .14-acre site is located on and addressed to 1263 Wilson Ave. SE. The current side setback requirement is 10 feet. A side setback is request because of the tight lot widths and the lot narrowing towards the rear. The lot meets the minimum requirements for lot size.

3. Staff Findings

The request is for a side setback reduction based on a couple factors. The Zoning Ordinance requires a minimum 10' side setback for primary structures. While this setback requirement is commonplace throughout the city and should remain in place, there are conditions met with this property which make approving a Variance legal with the guidelines given to local authorities by the State of Tennessee. City Fields is requesting the variance due to the shape of lot, which narrows towards the northeast corner. The 6.5' setback would be needed for this corner only. Lot widths are tight in this area which is common. The variance would still maintain the look and feel of the neighborhood.

4. Staff Recommendation

APPROVE

The requested side setback reduction is an effort by the applicant to maintain the community look to maintain character and provide new low to moderate income housing options. This request is a minimum request and provides the best result for the applicant and the community.

APPENDIX

SITE PHOTOS





PROPOSED PLAT/LOT LAYOUT

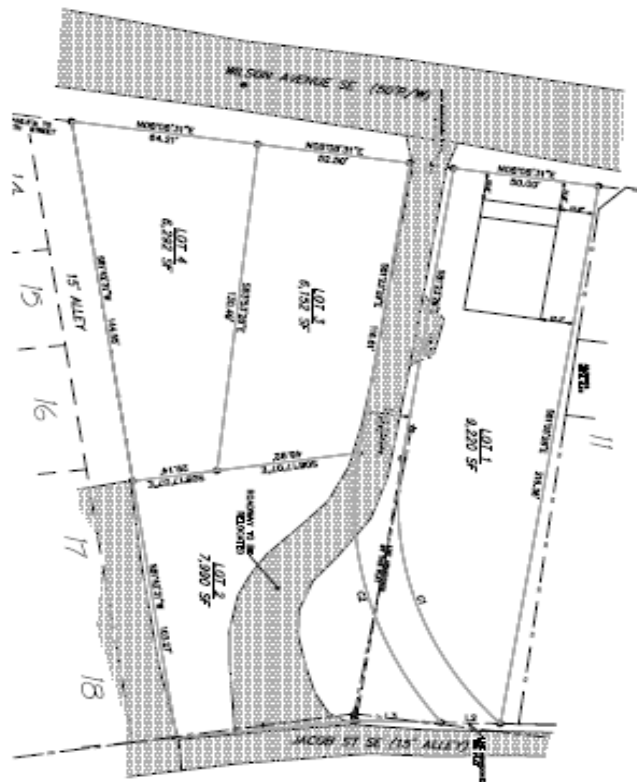


ENGINEER'S CERTIFICATION
 I, the undersigned, being duly qualified, do hereby certify that I am the author of the above plat and that the same is a true and correct copy of the original as shown to me by the owner thereof.
RICHMOND SURVEYING CO.
 369 127 STREET SW
 CLEVELAND, TN 37311
 PHONE: (423) 479-7749
 EMAIL: richmondsvyng@aol.com



LEGEND

- - Street Number
- - 10' Easement
- - 15' Easement
- - 20' Easement
- - 25' Easement
- - 30' Easement
- - 35' Easement
- - 40' Easement
- - 45' Easement
- - 50' Easement
- - 55' Easement
- - 60' Easement
- - 65' Easement
- - 70' Easement
- - 75' Easement
- - 80' Easement
- - 85' Easement
- - 90' Easement
- - 95' Easement
- - 100' Easement



NOTES:

1. The plat is subject to all laws, ordinances, rules, regulations, and orders of the City of Cleveland, Tennessee, and all other laws, ordinances, rules, regulations, and orders of the State of Tennessee.
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CITY FIELDS - WILSON AVENUE
PROPERTY

BEING A DIVISION TO PROPERTY LOCATED ON WILSON AVENUE SE, 12TH DE
 THE CITY OF CLEVELAND, FIRST CIVIL DISTRICT OF MARSHY COUNTY,
 TENNESSEE.

DATE: 01-01-2022 SCALE: 1" = 20'

FINAL PLAT

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CONTRACT TITLE: _____ DATE: _____

OWNER: _____

DATE: _____

APPROVED BY: _____