

Kim Foster, City Manager  
James Smith, City Attorney  
Jessica Crouch, Admin Asst. to City Manager  
Rebecca Renkel, Admin Asst. to Building,  
Codes, & Stormwater  
Mike Brown, Building and Codes Director  
Caleb Murnane, Stormwater Manager



Rachel Terrell, Chairman  
Richard Edwards, Vice Chairman  
Brent Greer, Secretary  
Kathy Ray, Planning Commissioner  
Jackie Jones, Planning Commissioner  
Tara Wilson, Planning Commissioner  
Dickie Mobley, Planning Commissioner

**CITY OF PARIS, TENNESSEE  
PARIS MUNICIPAL BOARD OF ZONING APPEALS**

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**CITY HALL COURTROOM  
February 13, 2025  
5:00 P.M.**

**Regular Meeting**

**Call to Order:** Rachel Terrell, Chairman

**Roll Call:** Rebecca Renkel, Recording Secretary

**Pledge of Allegiance and Prayer**

**Approval of the Minutes of Previous Meetings:** October 10, 2024 – Regular Meeting

**Board Will Hear Comments from Citizens**

**Board Will Hear Comments from the Commission**

**OLD BUSINESS**

- 1.) None

**NEW BUSINESS**

- 1.) Request for Variance for Henry County Health Department – 1060 Kelley Drive
- 2.) Request for Special Use Permit for In Home Daycare – 1111 Bridgette Street
- 3.) Request for Special Use Permit for Boarding / Rooming House – 107 W. Magnolia Street

**Adjournment**

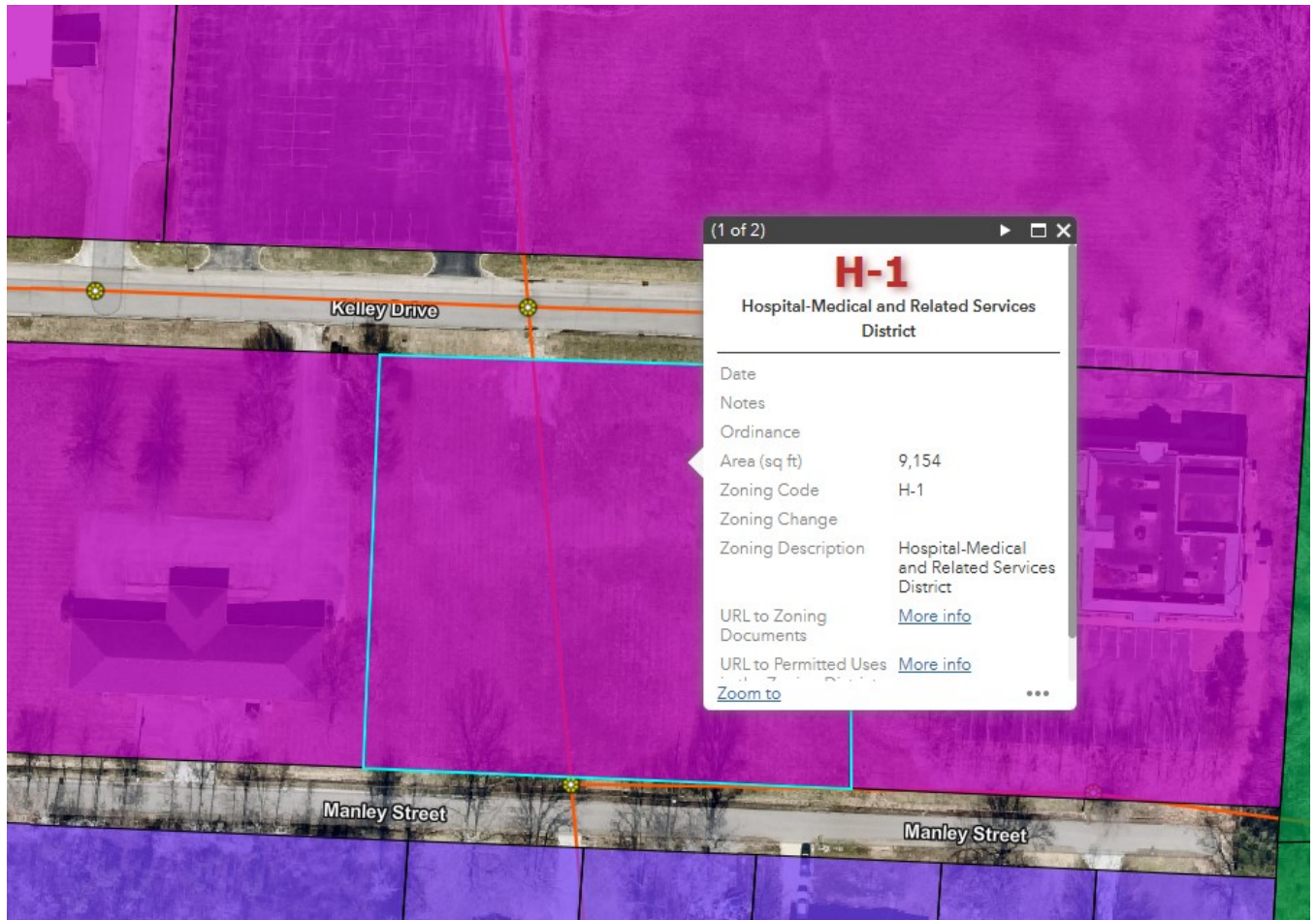
**NEW BUSINESS**

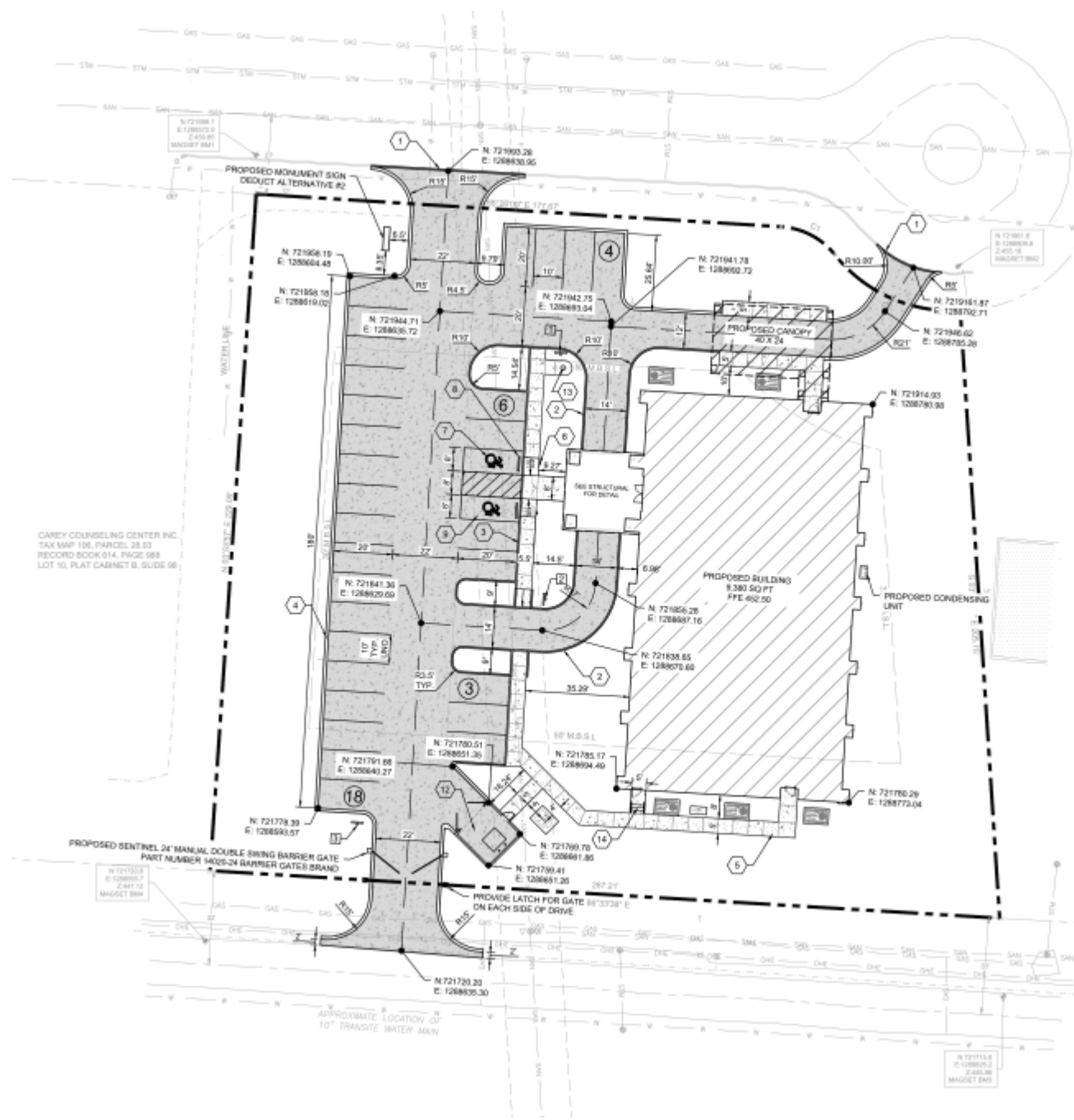
**AGENDA ITEM #1**

**Request for Variance for Henry County Health Department – 1060 Kelley Drive**

Request for Variance of Title 11, Chapter 16 of the Paris Zoning Ordinance has been submitted by Henry County Health Department for the property located on Kelley Drive. The Henry County Health Department is submitting a variance for the front and rear building setback due to sanitary sewer line restricting the buildable lot area. This property is zoned H-1 (Hospital District) with the setbacks of: Front – 50 ft., Side – 30 ft., Rear – 50 ft. The Henry County Health Department is requesting a variance for a 14.5 ft rear setback and a 23 ft front setback, which is needed for the canopy drive-thru vaccinations.

Should the Board of Zoning Appeals wish to grant the variance, it could be based on extraordinary or exceptional situation or condition of the piece of property due to the age and location of the sewer line.





CAREY COUNSELING CENTER INC.  
 TAX MAP 106, PARCEL 28.03  
 RECORD BOOK 614, PAGE 583  
 LOT 10, PLAT CABINET 8, SLIDE 96

CANDOR CARE CENT  
 TAX MAP 106, PARCE  
 RECORD BOOK 533, P  
 LOT 6, PLAT CABINET

#### 11-1604. Variances.

A. Purpose and Intent. Pursuant to Section 13-7-207, Tennessee Code Annotated, the Board of Zoning Appeals shall have the power to hear and decide applications for variances from the terms of this ordinance, but only where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of the adoption of this ordinance was a lot of record; or where, by reason of exceptional topographic conditions, or other extraordinary or exceptional situation or condition of a piece of property, the strict application of the provisions of this ordinance would result in practical difficulties to or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intents and purpose of this ordinance.

The purpose of the 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 as the Zoning Ordinance intended.

B. Application. After written denial of a building permit from the Building Inspector, a property owner may make application for variance, using forms obtainable.

C. Public Notice and Hearing. Public notice and hearing on the application for a variance shall be as prescribed in Section 11-601 above.

D. Standard for Variance. In granting a variance, the Board shall insure that all of the following criteria are met.

1. Variances shall be granted only where special circumstances or conditions (such as exceptional narrowness, topography, or siting) fully described in the findings of the Board, do not apply generally in the district.
  2. Variances shall not be granted to allow a use otherwise excluded from the district in which requested.
  3. Variances shall not be granted that will confer on the applicant any special privilege that is prohibited by this Ordinance to other lands, structures, or buildings in the same district.
  4. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of any reasonable use of his land. Loss in property value shall not justify a variance; there must be a deprivation of beneficial use of land.
  5. Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of the land.
  6. The granting of any variance is in harmony with the general purposes and intent of this Ordinance and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.
- E. Prohibition of Use Variances. Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

# City of Paris

100 N Caldwell St  
P.O. Box 970  
Paris, TN 38242  
<http://paristn.gov/>

For Internal Use Only  
Project No: \_\_\_\_\_  
Received By: \_\_\_\_\_ Date: \_\_\_\_\_

## PLANNING COMMISSION SUBMITTAL APPLICATION

Project Address: 1060 Kelley Drive

Map: 160 Group: B Parcel: 28.06

Current Zoning Designation: H-1

Name of Owner: Henry County

Address of Owner: 101 W. Washington St., P.O. Box 7

City, ST, Zip: Paris, TN 38242 Phone: 731-642-5212

Name of Applicant (Agent or Other): Robert Safin

Date of Application: 1/24/2025

Type of Development: New Construction  
(new construction, addition, subdivision, etc.)

Proposed Use: New County Health Department  
(if new occupancy of existing building state previous and proposed use)

Is the property located in a Historic District? No

Will the development require permits from TDOT? No (typically for driveway connections to State ROW)

Will development disturb an area of more than 1 acre, or be part of a larger planned development that will disturb more than 1 acre? Yes

Will the development require permits from TDEC? Yes (if you provide Notice of Consent, or SWPPP)

Is any part of property in Floodplain? No

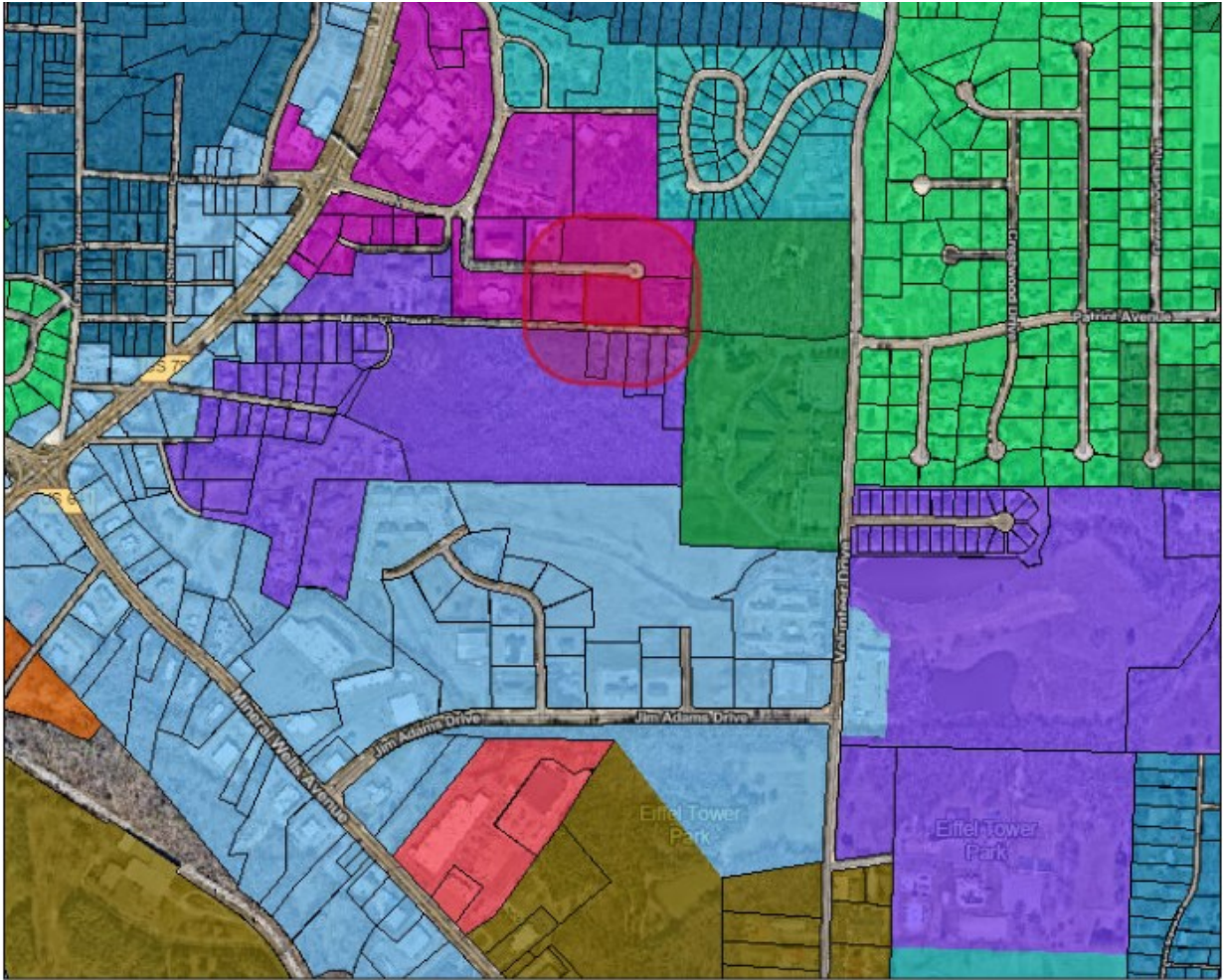
Are any specific utility needs required? No (high volume water, or sewer, etc.)

Applicant's Signature:  Date: 1/24/2025 Phone: 731-694-4033

Type of Project: Minor Subdivision Minor Site Plan Major Site Plan

Fee: \_\_\_\_\_

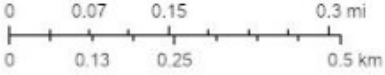




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- Parcels 2024
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- B-1
- H-1
- M-2
- P-B
- R-1H
- R-1L
- R-1M
- R-2H
- R-2L
- R-2M
- R-3H
- R-MH
- SC-1
- T-RB



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## Report of Parcels

PARCELID	ADDRESS	OWNER	MAILADDR	MAILCITY	STATE	ZIP
040 106 02800 000 2024	MANLEY RD	HENRY CO GEN HOSP DISTR	P O BOX 1030	PARIS	TN	38242
040 106 02803 000 2024	KELLEY DR 1026	CAREY COUNSELING CENTER INC	P O BOX 30	PARIS	TN	38242
040 106 02804 000 2024	KELLEY DR 1290	CANCER CARE CENTER OF HENRY COUNTY	1290 KELLEY DR	PARIS	TN	38242
040 106 03102 000 2024	MANLEY ST 1091	WALKER ROBERT LEE	806 CALEDONIA ST	PARIS	TN	38242
040 106 03101 000 2024	MANLEY ST 1097	BECKER REVITA IRENE	1097 MANLEY ST	PARIS	TN	38242
040 106 03000 000 2024	MANLEY ST	WALKER JAMES M & WALKER JOHN D &	6775 HWY 423	MC KENZIE	TN	38201
040 106 02802 000 2024	KELLEY DR 1101	DIALYSIS CLINIC INC	1600 HAYES ST	NASHVILLE	TN	37203
040 106 02900 000 2024	MANLEY RD	WALKER JAMES M & WALKER JOHN D &	6775 HWY 423	MC KENZIE	TN	38201
040 106 02801 000 2024	KELLEY DR 1024	JCL REAL ESTATE HOLDINGS	520 RIVERGATE PKWY	GOODLETTSVIL LE	TN	37072
040 106G C 00101 000 2024	HOSPITAL CIR	HENRY COUNTY HOSPITAL DISTRICT DBA HENRY	544 PARK AVE STE B04	BROOKLYN	NY	11205
040 106 03100 000 2024	MANLEY ST 1045	WALKER H G	170 BROOKS ST	PARIS	TN	38242
040 106 02600 000 2024	VOLUNTEER DR 450	BYRD PAUL RANDALL ETVIR	450 VOLUNTEER DR	PARIS	TN	38242
040 106G C 00100 000 2024	HOSPITAL CIR	HENRY COUNTY HOSPITAL DISTRICT DBA HENRY	544 PARK AVE STE B04	BROOKLYN	NY	11205
040 106 02608 000 2024	VOLUNTEER DR	PARIS SPECIAL SCHOOL DIST	402 LEE ST	PARIS	TN	38242

**NEW BUSINESS**

**AGENDA ITEM #2**

**Request for Special Use Permit for In Home Daycare - 1111 Bridgette Street**

An application was submitted for an In-Home Daycare at 1111 Bridgette Street. Attached you will find the application, property owners within 300 ft, and the public notice. Additionally, the section pertaining to this request is included as well.

**City of Paris**

100 N Caldwell St  
P.O. Box 970  
Paris, TN 38242  
<http://paristn.gov/>

**PLANNING COMMISSION SUBMITTAL APPLICATION**

For Internal Use Only  
Project No: \_\_\_\_\_  
Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Project Address: 1111 Bridgett St.  
Map: 1006 Group: B Parcel: 001.00 Current Zoning Designation: R-1M  
Name of Owner: ~~Brenda~~ Toshia Davis  
Address of Owner: 1111 Bridgette St.  
City, ST, Zip: Paris TN 38242 Phone: (661) 429-9780

Name of Applicant (Agent or Other): Toshia Davis Date of Application: 1-27-25  
Type of Development: \_\_\_\_\_ Proposed Use: In home daycare  
(new construction, addition, subdivision, etc.) (if new occupancy of existing building state previous and proposed use)  
Is the property located in a Historic District? No  
Will the development require permits from TDOT? NO  
(typically for driveway connections to State ROW)  
Will development disturb an area of more than 1 acre, or be part of a larger planned development that will disturb more than 1 acre? NO  
Will the development require permits from TDEC? NO  
(if yes provide Notice of Intent, or SWPPP)  
Is any part of property in Floodplain? No  
Are any specific utility needs required? No  
(high volume water, or sewer, etc.)

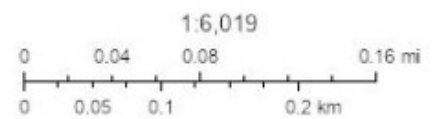
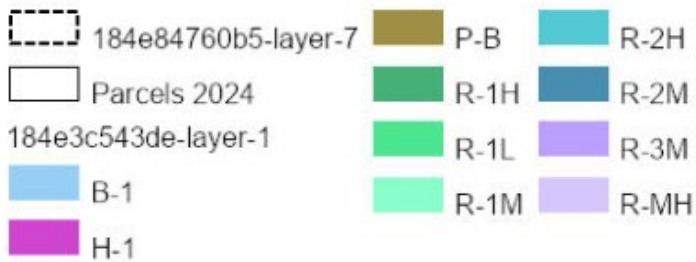
Applicant's Signature: Toshia Davis Date: 1-27-25 Phone: (661) 429-9780

For Internal Use Only  
Type of Project: Minor Subdivision Minor Site Plan Major Site Plan  
Fee: \_\_\_\_\_





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## Report of Parcels

PARCELID	ADDRESS	OWNER	MAILADDR	MAILCITY	STATE	ZIP
040 106C B 00100 000 2024	BRIDGETTE ST 1111	NELSON RONALD J ETUX PHYLLIS J	1111 BRIDGETTE ST	PARIS	TN	38242
040 106C B 00200 000 2024	BRIDGETTE ST 1113	CHARLES P WILSON FOUNDATION INC	P O BOX 936	PARIS	TN	38242
040 106C B 02100 000 2024	E BLYTHE ST 1110	WAGNER PROPERTY HOLDINGS LLC	185 WAGNER RD	COTTAGE GROVE	TN	38224
040 106C A 02200 000 2024	BRIDGETTE ST 1110	KOLLMAN MANFRED A	1110 BRIDGETTE ST	PARIS	TN	38242
040 106C B 02000 000 2024	E BLYTHE ST 1112	GOLDEN BRIAN D &	1112 E BLYTHE ST	PARIS	TN	38242-1611
040 106C A 02100 000 2024	BRIDGETTE ST 1112	RIOS NICOLE ETVIR JUAN	1112 BRIDGETTE ST	PARIS	TN	38242
040 106B E 01100 000 2024	MONROE ST 208	WEATHERFORD DONNA K ETAL	2025 HWY 77	PARIS	TN	38242
040 106C B 00300 000 2024	BRIDGETTE ST 1115	NORWOOD DON ETUX CAROL &	645 NORWOOD RD	MANSFIELD	TN	38236
040 106B E 01200 000 2024	E BLYTHE ST 1108	VAUGHN GARY W ETUX DONNA V	132 JEROME AVE APT 2	SOUTH BOUND BROOK	NJ	08880
040 106B E 01000 000 2024	MONROE ST 206	BAKER CALEB	206 MONROE ST	PARIS	TN	38242
040 106C A 02000 000 2024	BRIDGETTE ST 1114	TUCKER DANNY RAY	1114 BRIDGETTE ST	PARIS	TN	38242
040 106C B 01900 000 2024	E BLYTHE ST 1114	LAGACE ASHLEY LANE	1114 E BLYTHE ST	PARIS	TN	38242
040 106B E 00900 000 2024	MONROE ST 204	DRISCOLL REALTY GROUP LLC	P O BOX 548	PARIS	TN	38242
040 106C B 00400 000 2024	BRIDGETTE ST 1117	ABBOTT ROBERT W SR ETUX	275 TURKEY LN	PARIS	TN	38242
040 106C A 00200 000 2024	LONE OAK RD	BARNES DANIEL LEE	1101 LONE OAK RD	PARIS	TN	38242
040 106C A 00100 000 2024	LONE OAK RD 1023	FITZGERALD JOHN D ETUX ELANAMARIE C	1023 LONE OAK RD	PARIS	TN	38242

040 106B N 00500 000 2024	E BLYTHE ST 1111	MEALER ARTHUR A ETUX INGE	1111 EAST BLYTHE ST	PARIS	TN	38242
040 106C A 01900 000 2024	BRIDGETTE ST 1116	WILLIAMS PATRICE	1116 BRIDGETTE ST	PARIS	TN	38242
040 106B N 00400 000 2024	E BLYTHE ST EXT 1109	AKERS BENNIE &	1109 E BLYTHE ST	PARIS	TN	38242
040 106B N 00600 000 2024	E BLYTHE ST 1113	TREASURE TANYA	1113 E BLYTHE ST	PARIS	TN	38242
040 106C A 00300 000 2024	LONE OAK RD 1101	BARNES DANIEL LEE	1101 LONE OAK RD	PARIS	TN	38242
040 106B N 00300 000 2024	E BLYTHE ST 1107	VANVOLKINGBU RG KRIS DANA	1107 E BLYTHE ST	PARIS	TN	38242
040 106B N 00700 000 2024	E BLYTHE ST 1115	FREESTON RITA V	1115 E BLYTHE ST	PARIS	TN	38242
040 106B E 01300 000 2024	E BLYTHE ST	CORNERSTONE GROUP LLC	360 OWENWOOD PLACE	PARIS	TN	38242
040 106B E 00800 000 2024	MONROE ST 202	GILMER DREW E &	202 MONROE ST	PARIS	TN	38242
040 106C B 00500 000 2024	BRIDGETTE ST 1119	WILSON BILLY K ETUX	1119 BRIDGETTE ST	PARIS	TN	38242
040 106C A 00400 000 2024	LONE OAK RD 1103	SMOTHERS JAMES H ETUX	1103 LONE OAK RD	PARIS	TN	38242
040 106C A 01800 000 2024	BRIDGETTE ST 1118	CHARLES P WILSON FOUNDATION INC	P O BOX 936	PARIS	TN	38242
040 106B E 01400 000 2024	ACCESS ST	CORNERSTONE GROUP LLC	360 OWENWOOD PLACE	PARIS	TN	38242
040 106B N 00200 000 2024	E BLYTHE ST 1105	PORTER DEMETRIUS ETUX	1105 E BLYTHE ST	PARIS	TN	38242
040 106B N 00800 000 2024	E BLYTHE ST 1117	BOYD RONALD L	8572 HWY 641 S	PARIS	TN	38242
040 106C B 01700 000 2024	E BLYTHE ST 1118	CARTER GREGORY ALLEN ETUX	1118 E BLYTHE ST	PARIS	TN	38242
040 106B E 00700 000 2024	LONE OAK RD 1015	CORNERSTONE GROUP LLC	360 OWENWOOD PLACE	PARIS	TN	38242
040 106B E 00600 000 2024	LONE OAK RD	CORNERSTONE GROUP LLC	360 OWENWOOD PLACE	PARIS	TN	38242

**11-809. Standards for Group and Family Day Care Homes.**

The Board of Zoning Appeals may authorize the issuance of a special use permit for Group and Family Day Care Homes as indicated on Table 1 after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. All dimensional regulations of the district shall apply.
- B. There shall be provided along the entire site boundaries fencing screening, and landscaping as appropriate to protect any abutting residential property.
- C. All public utilities and sewage disposal shall be available to the site and shall be approved by the Paris Board of Public Utilities.
- D. The general sign requirements for the district in which the facility is located shall apply.
- E. All outdoor play areas must be appropriately fenced, screened, and landscaped from abutting property lines and must contain at least fifty (50) square feet of space per child.
- F. Off-street parking shall be provided as required in Section 11-1000.
- G. The facility must meet all applicable state and local licensing requirements.



**NEW BUSINESS**

**AGENDA ITEM #3**

**Request for Special Use Permit for Boarding / Rooming House - 107 W. Magnolia Street**

An application was submitted for a Boarding / Rooming House at 107 W. Magnolia Street. Attached you will find the application, property owners within 300 ft, and the public notice. Additionally, the section pertaining to this request is included as well.

**City of Paris**

100 N Caldwell St  
P.O. Box 970  
Paris, TN 38242  
<http://paristn.gov/>

For Internal Use Only  
Project No: \_\_\_\_\_  
Received By: \_\_\_\_\_ Date: \_\_\_\_\_

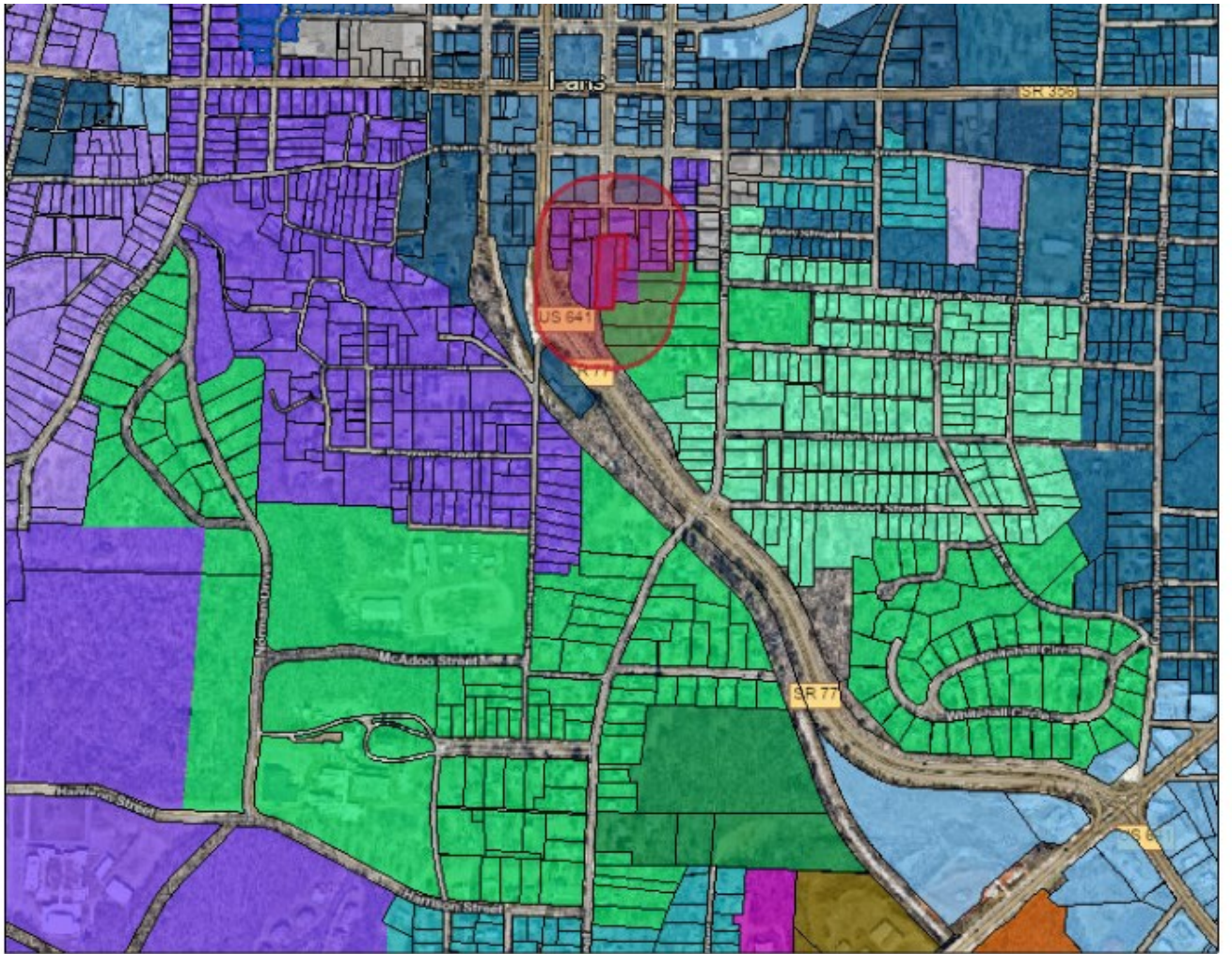
**PLANNING COMMISSION SUBMITTAL APPLICATION**

Project Address: 107 W. Magnolia St Paris, TN 38242  
Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_ Current Zoning Designation: \_\_\_\_\_  
Name of Owner: John Teem  
Address of Owner: 135 Freeland Rd  
City, ST, Zip: Buchanan, TN 38242 Phone: 731-227-3362

Name of Applicant (Agent or Other): Naomi Weis Date of Application: 12/15/24  
Type of Development: rooms for rent Proposed Use: Rooms for rent  
(new construction, addition, subdivision, etc.) (if new occupancy of existing building state previous and proposed use)  
Is the property located in a Historic District? NO  
Will the development require permits from TDOT? NO  
(typically for driveway connections to State ROW)  
Will development disturb an area of more than 1 acre, or be part of a larger planned development that will disturb more than 1 acre? NO  
Will the development require permits from TDEC? NO  
(if yes provide Notice of Intent, or SWPPP)  
Is any part of property in Floodplain? NO  
Are any specific utility needs required? No, All utilities are currently on and everything works.  
(high volume water, or sewer, etc.)

Applicant's Signature: Naomi Weis Date: 12/15/24 Phone: 731-227-0642

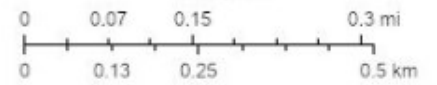
For Internal Use Only  
Type of Project: Minor Subdivision Minor Site Plan Major Site Plan  
Fee: \_\_\_\_\_



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|-----------------------------------|------|------|
| Lee School Historic District      | B-3  | R-1M |
| N Poplar Street Historic District | H-1  | R-2H |
| 184e84760b5-layer-7               | M-1  | R-2M |
| Parcels 2024                      | M-2  | R-3H |
| 184e3c543de-layer-1               | P-B  | R-3M |
| B-1                               | R-1H | R-MH |
| B-2                               | R-1L | T-RB |



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## Report of Parcels

PARCELID	ADDRESS	OWNER	MAILADDR	MAILCITY	STATE	ZIP
040 106A H 00800 000 2024	MAGNOLIA ST 107	PHASES TO FREEDOM INC	411 E WOOD ST	PARIS	TN	38242-3913
040 106A H 00801 000 2024	MAGNOLIA ST	WALKER H JERRY	329 WALNUT ST	PARIS	TN	38242
040 106A H 00900 000 2024	MAGNOLIA ST	WALKER H JERRY	329 WALNUT ST	PARIS	TN	38242
040 106A H 01000 000 2024	MAGNOLIA ST	WALKER H JERRY	329 WALNUT ST	PARIS	TN	38242
040 106A H 00700 000 2024	MAGNOLIA ST 105	MILES SUSAN	105 MAGNOLIA ST	PARIS	TN	38242
040 106A H 01800 000 2024	S BREWER ST 310	SPICER ROY	1118 N MARKET ST	PARIS	TN	38242
040 106A H 01200 000 2024	MCNEIL ST 107	FIRST UNITED METHODIST	P O BOX 25	PARIS	TN	38242
040 106A H 00600 000 2024	S POPLAR ST 304	DONCOUSE SCOTT	304 S POPLAR ST	PARIS	TN	38242
040 106A H 01300 000 2024	S POPLAR ST 303	URBAN GATE PROPERTIES LLC &	718 MCFERRIN AVE	NASHVILLE	TN	37206
040 106A H 01700 000 2024	BREWER ST 308	FIRST UNITED METHODIST	P O BOX 25	PARIS	TN	38242
040 106A H 00300 000 2024	S MARKET ST 307	REDMON KRISTA L	307 S MARKET ST	PARIS	TN	38242
040 106A H 00400 000 2024	MAGNOLIA ST 104	PHILLIPS ALAN	1404 OLD UNION LOOP	PARIS	TN	38242
040 106A H 01600 000 2024	S BREWER ST 306	FIRST UNITED METHODIST	P O BOX 25	PARIS	TN	38242
040 106A H 02700 000 2024	S DUNLAP ST 400	THOMPSON PARKER LEE	400 DUNLAP ST	PARIS	TN	38242
040 106A H 02701 000 2024	S DUNLAP ST 402	MCCARTY RANDY	402 DUNLAP ST	PARIS	TN	38242
040 106A H 00200 000 2024	S MARKET ST 305	CLARY WILLIE B	305 S MARKET ST	PARIS	TN	38242
040 106A H 00500 000 2024	S POPLAR ST 302	FIRST UNITED METHODIST	101 E BLYTHE ST	PARIS	TN	38242
040 106A H 01400 000 2024	MCNEIL ST	BOARD OF TRUSTEES OF THE	P O BOX 25	PARIS	TN	38242
040 106A H 02800 000 2024	DUNLAP ST 404	ROBERTS KEITH E JR ETUX	404 DUNLAP ST	PARIS	TN	38242

040 106A H 01500 000 2024	MCNELL ST	FIRST UNITED METHODIST	101 E BLYTHE ST	PARIS	TN	38242
040 106A H 00100 000 2024	S MARKET ST 301	ROBINETTE ELLEN	301 S MARKET ST	PARIS	TN	38242
040 106A H 01900 000 2024	S BREWER ST 307	BAKER ROBERT	2020 FIELDSTONE PKWY 900-212	FRANKLIN	TN	37069
040 106A H 02000 000 2024	S BREWER ST 305	MOORE CHRISTOPHER	131 GREENWOOD DR	LA VERGNE	TN	37086
040 106A H 02900 000 2024	DUNLAP ST 406	STEEDLY DAVID VERN ETUX JOANN	406 DUNLAP ST	PARIS	TN	38242
040 106A H 02100 000 2024	S BREWER ST 303	FIRST UNITED METHODIST CHURCH OF PARIS	P O BOX 25	PARIS	TN	38242
040 106A F 01300 000 2024	MCNEIL ST	METHODIST FIRST	101 BLYTHE ST BOX 25	PARIS	TN	38242
040 106A H 02200 000 2024	S BREWER ST	BELL KENNETH R ETUX	324 GRAVETTES CROSSING WEST	RUTHERFORD	TN	38369
040 106A F 01200 000 2024	E BLYTHE ST	METHODIST FIRST	E BLYTHE ST	PARIS	TN	38242
040 106A F 01400 000 2024	MARKET ST	FIRST UNITED METHODIST	BLYTHE ST	PARIS	TN	38242
040 106A F 01100 000 2024	E BLYTHE ST	METHODIST FIRST	E BLYTHE ST	PARIS	TN	38242
040 106A F 00800 000 2024	BREWER ST	VEAZEY FAMILY PARTNERS L P	207 S BREWER ST	PARIS	TN	38242
040 106A F 01600 000 2024	BLYTHE ST	FIRST PRES CHURCH USH OF	P O BOX 107	PARIS	TN	38242
040 106A H 03000 000 2024	DUNLAP ST 502	SMITH KURT D	502 DUNLAP ST	PARIS	TN	38242
040 106H B 02000 000 2024	S MARKET ST	CITY OF PARIS TENNESSEE	100 NORTH CALDWELL	PARIS	TN	38242



**11-815. Standards for Boarding or Rooming House -**

The Board of Zoning Appeals may authorize the issuance of a special use permit for a Boarding or Rooming House after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. A minimum of 1.5 off street parking space, per room to be occupied by residents shall be provided.
- B. The outside appearance of the dwelling unit shall maintain conformance with the general character of the neighborhood in which it is located.
- C. Signs advertising the Boarding or Rooming House shall not exceed four (4) square feet in area, shall be non-illuminated and attached flat to the main structure or visible through a window. The sign may only indicate the name of the occupant and/or the name of the Board or Rooming House.
- D. No more than twelve (12) sleeping quarters of the dwelling unit shall be used for lodging in the Boarding or Rooming House. This would not apply to other parts of the dwelling unit which may be incidentally used by residents such as bathrooms, kitchen and living room areas not being used as sleeping quarters by residents.
- E. An accurately drawn plan shall be presented to the Board of Zoning Appeals at least ten (10) days prior to the meeting. The site plan shall show the location of the principal building, off street automobile parking, relationship to adjoining properties and surrounding land use, existing zoning of the proposed site, any required screening, and any other information as may be required by the Paris Board of Zoning Appeals.
- F. All applicable Federal, State, and Municipal Codes, including municipal fire, building and electrical codes shall be complied with as a condition of approval by the Board of Zoning Appeals.
- G. The Board of Zoning Appeals may also attach other conditions on the use of the structure or site which will be necessary to carry out the intent of the Zoning Ordinance.

### **NOTICE OF PUBLIC HEARING**

The Paris Board of Zoning Appeals will hold a public hearing in the City Hall Courtroom inside the City of Paris Municipal Building on Thursday, February 13, 2025, at 5:00 p.m. to consider a request for a 14.5 ft rear setback and a 23 ft front setback for property located at 1060 Kelley Drive. (Tax Map 106, Parcel 028.06).

If you are interested in more information or if you have comments, please attend the meeting. If you have questions prior to the meeting, you may contact Jessica Crouch at 731-641-1402 Ext. 402 or Rebecca Renkel at 731-641-1498.

If accessibility assistance is required, please contact our ADA Coordinator at 731-641-1402. All interested persons are invited to attend the Public Hearing.

### **NOTICE OF PUBLIC HEARING**

The Paris Board of Zoning Appeals will hold a public hearing in the City Hall Courtroom inside the City of Paris Municipal Building on Thursday, February 13, 2025, at 5:00 p.m. to consider a request for a Special Use Permit for a Boarding or Rooming House for property located at 107 West Magnolia Street, Paris, TN 38242. (Tax Map 106A, Group H, Parcel 008.00).

If you are interested in more information or if you have comments, please attend the meeting. If you have questions prior to the meeting, you may contact Jessica Crouch at 731-641-1402 Ext. 402 or Rebecca Renkel at 731-641-1498.

If accessibility assistance is required, please contact our ADA Coordinator at 731-641-1402. All interested persons are invited to attend the Public Hearing.

### **NOTICE OF PUBLIC HEARING**

The Paris Board of Zoning Appeals will hold a public hearing in the City Hall Courtroom inside the City of Paris Municipal Building on Thursday, February 13, 2025, at 5:00 p.m. to consider a request for a Special Use Permit for a Family Day Care for property located at 1111 Bridgette Street, Paris, TN 38242. (Tax Map 106C, Group B, Parcel 001.00).

If you are interested in more information or if you have comments, please attend the meeting. If you have questions prior to the meeting, you may contact Jessica Crouch at 731-641-1402 Ext. 402 or Rebecca Renkel at 731-641-1498.

If accessibility assistance is required, please contact our ADA Coordinator at 731-641-1402. All interested persons are invited to attend the Public Hearing.