

Kim Foster, City Manager
James Smith, City Attorney
Jennifer Morris, Community Development
Jessica Crouch, Admin Asst. to City Manager
Rebecca Renkel, Admin Asst. to Building,
Codes, & Stormwater
Caleb Murnane, Stormwater Manager



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

**CITY OF PARIS, TENNESSEE
PARIS MUNICIPAL REGIONAL PLANNING COMMISSION**

**CITY HALL COURTROOM
April 11, 2024
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: August 10, 2023 – 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 Dan Hassell – 475 Harding Road

Adjournment

NEW BUSINESS

AGENDA ITEM #1

Request for Variance for Dan Hassell – 475 Harding Road

Request for Variance of Title 11, Chapter 16 of the Paris Zoning Ordinance has been submitted by Dan Hassell for his proposed 60x80 shop located at 475 Harding Road. Mr. Hassell is submitting a variance for an accessory building to be located in the side yard of the property due to the topography behind his home. Title 11 Chapter 15-101 C. states the following: *No accessory building shall be located in any required front or side yard.*

Should the Board of Zoning Appeals wish to grant the variance, it could be based on the topography of the lot.

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.

11-1501. Accessory Uses.

The uses of land, buildings, and other structures permitted in each of the districts established by this ordinance are designated by tables or lists of principal uses permitted. In addition to such principal uses, this section shall regulate uses customarily incidental to any principal uses permitted in the district.

C. Location of Accessory Buildings.

1. **No accessory building shall be located in any required front or side yard.**
2. Accessory buildings shall not cover more than thirty (30) percent of any rear yard and shall be at least five (5) feet from all rear lot lines and from any other building on the same lot.
3. On any corner lot adjoining in the rear another lot which is in a residential district, accessory buildings within the rear yard shall conform to the side yard setback on corner lots as indicated in subsection D. of this section.

NOTE: You are receiving this notice because you own property within 300 ft. of this property requesting a variance.

NOTICE OF PUBLIC HEARING

The Board of Zoning Appeals will hold a Public Hearing in the City Hall Courtroom inside the City of Paris Municipal Building on Thursday, April 11, 2024 at 5:00 p.m. to consider a request for a variance for property located at 475 Harding Rd. This is a request to place an accessory building in a side yard for a lot located in an R-1H District.

All interested citizens are invited to attend. Anyone having comments or an interest in this request is invited to attend this meeting. If you have questions or comments prior to the meeting, you may contact Rebecca Renkel at 731-641-1498 or Jessica Crouch at 731-641-1402 ext. 402. Any correspondence regarding this matter should be addressed to: Kim Foster, City Manager; City of Paris; P.O. Box 970; Paris, TN. 38242.

The City of Paris Municipal Building is handicapped accessible. However, any person needing special accommodations should contact Jessica Crouch at 731-641-1402 prior to the above stated time.

Kim Foster
City Manager

Location of Requested Variance



City of Paris

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

For Internal Use Only

Received By: PL Date: 2/28/24

APPLICATION FOR APPEAL

Name of Individual: Dan Hassell Phone: 731 336 3016
Address: 475 Harding Rd. City/State: Paris TN
Email Address: danhassell68@gmail.com
Appellant's Interest in Property: Owner Agent Lessee Option to Purchase
PROPERTY INFORMATION: Map: _____ Group: _____ Parcel: _____
Property Address: 475 Harding Rd.

NATURE OF APPLICATION/REASON FOR APPEAL

Variance Special Exception Alleged Error of Building Official Interpretation of Code

Intended Use of Property: shop at house
60 x 80

In order to appeal a decision of the Building Official, your appeal must fall within one or more of the following categories:

1. You believe the code has been incorrectly interpreted;
2. To meet the code you would suffer an extreme hardship;
3. You have an equivalent or alternate method of meeting the code.

Ordinance Section Number Appealed: _____

Reason for Appeal: topography

Note: Attach map showing dimensions and the location of existing and proposed structures or uses including setbacks, yards, heights, and the distance from the nearest traffic intersection at a scale of not more than one (1) inch equals fifty (50) feet.

STATUS OF APPLICATION/HEARING:

Date Filed 2/28/24 Hearing Date: 3/14/24 Date of Published Notice: / /

I hereby certify that the statements made by me herein and the maps and other accompanying data submitted herewith are true and correct.

Appellant Signature Dan Hassell Date / /

FINAL STATUS OF APPEAL Approved Denied Date: / /

Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

PROPERTIES WITHIN 300 FT OF 475 HARDING RD

PROPERTY ADDRESS	OWNER	MAILING ADDRESS
1905 STONEGATE RD	PHILLIP A WILAND ETUX LINDA S	1905 STONEGATE RD. PARIS, TN. 38242
1906 STONEGATE RD	JAMES S DRISCOLL ETUX LINDSAY B	P.O. BOX 548 PARIS, TN. 38242
1909 STONEGATE RD	DOUGLAS SCOTT SUMMERS ETUX TERRI LYNN	1909 STONEGATE RD. PARIS, TN. 38242
1913 STONEGATE RD	WILLIAM W JELKS ETUX DEBORAH W	1913 STONEGATE RD. PARIS, TN. 38242
1914 STONEGATE RD	STEPHEN A PHILLIPS ETUX TONI H	1914 STONEGATE RD. PARIS, TN. 38242
1919 STONEGATE RD	DON J NICHOLS ETUX ANN B	1919 STONEGATE RD. PARIS, TN. 38242
1925 STONEGATE RD	PAUL A LOCUS ETUX KATHY P	1925 STONEGATE RD. PARIS, TN. 38242
HARDING RD MAP:106 PARCEL: 010.00	PATRICK BOYD NEIGHBORS ETUX AMANDA NICOLE	318 LANKFORD RD. PARIS, TN. 38242
HARDING RD MAP: 106 PARCEL: 026.13	JOHN DAVID OLIVE ETUX BRANDI GAIL	1805 HARDING RD. PARIS, TN. 38242
HARDING RD MAP: 106 PARCEL: 014.02	HENRY CO	217 GROVE BLVD. PARIS, TN. 38242
321 HARDING RD	GLYNDA V TERRY	321 HARDING RD. PARIS, TN. 38242
401 HARDING RD	WILLIAM ARTHUR SNOW ETUX DORIS S	401 HARDING RD. PARIS, TN. 38242
420 HARDING RD	MARK E BOUTWELL	420 HARDING RD. PARIS, TN. 38242
1816 HARDING RD	JAMES C HUTSON ETUX REBECCA B	1816 HARDING RD. PARIS, TN. 38242
1819 HARDING RD	AMANDA R SMITH	1819 HARDING RD. PARIS, TN. 38242
1820 HARDING RD	PATRICIA A WEBB	1820 HARDING RD. PARIS, TN. 38242
1823 HARDING RD	GARY D ODOM ETUX PAULA S	1823 HARDING RD. PARIS, TN. 38242
1840 MULBERRY COVE	JAMES D HAMILTON JR	1840 MULBERRY COVE PARIS, TN. 38242
1850 MULBERRY COVE	JORDAN L FLANAGAN ETUX THOMAS J	1850 MULBERRY COVE PARIS, TN. 38242
1860 MULBERRY COVE	AMY J NEUMAIR	1860 MULBERRY COVE PARIS, TN. 38242
RYE ST MAP: 106 PARCEL: 026.04	JAMES C HUTSON ETUX REBECCA B	1816 HARDING RD. PARIS, TN. 38242
GRANT ST MAP: 106 PARCEL: 088.00	JOHN M MUNSON ETUX APRIL E	509 N POPLAR ST. PARIS, TN. 38242
LONE OAK RD MAP: 107 PARCEL: 039.02	JAMES D ROBERSON ETUX CHRISTY M	150 JOY DR. SPRINGVILLE, TN. 38256
HW 69 MAP: 106 PARCEL: 077.00	HUMBLE BUILDERS, LLC	29170 BROAD ST. HOLLOW ROCK, TN. 38342

