



City of Bartlett
David Parsons, Mayor

BOARD OF ZONING APPEALS AGENDA

Thursday, July 18, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Approval of Minutes and Findings of Fact of the May 16, 2024 meeting.

New Business

PUBLIC HEARING

1. Walter Gill, with Pro One Construction of TN, on behalf of Raleigh Primitive Baptist Church, is requesting a variance from the minimum side yard building setback requirement of the Bartlett Zoning Ordinance. The subject property is located at 7247 Andrews within the "RS-18" Single Family Residential Zoning District.

Discussion

Decision

Open Discussion

The public shall be provided an opportunity to address the Board or Commission during an Open Discussion period at the end of each regular and special meeting of the governing body. Prior to the start of the meeting, individuals will be required to complete and present to the Clerk the Open Discussion Citizen form provided at each meeting. The Open Discussion period for regular and special meetings of the Board or Commission shall be limited to twenty (20) minutes. Individuals shall be allowed to speak for up to three (3) minutes each. Open Discussion periods will not be held for any meeting where there are no actionable items on the agenda or meetings where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body.

Adjourn

BOARD OF ZONING APPEALS

THURSDAY, July 18, 2024 - 6:30 P.M.

Staff Comments

New Business

PUBLIC HEARING

- 1. Walter Gill, with Pro One Construction of TN, on behalf of Raleigh Primitive Baptist Church, is requesting a variance from the minimum side yard building setback requirement of the Bartlett Zoning Ordinance. The subject property is located at 7247 Andrews Road within the "RS-18" Single Family Residential Zoning District.**

INTRODUCTION: Walter Gill, with Pro One Construction of TN, on behalf of Raleigh Primitive Baptist Church, is requesting a variance from the minimum side yard building setback requirement of the Bartlett Zoning Ordinance. The subject property is located at 7247 Andrews Road within the "RS-18" Single Family Residential Zoning District.

BACKGROUND: The subject property is Lot 56, Block A of the Ellendale Highway Subdivision recorded on Plat Book 9, Page 90 in April 1929. At some time prior to annexation by the City of Bartlett in 1977, a church was constructed on the subject property. In 1995, the subject property received site plan approval and a building permit for a one-story addition to the rear of the existing church.

APPLICANT'S REQUEST/SUMMARY: The specific request by the applicant is to add a new drive-thru portico along the east building elevation to be utilized during inclement weather. This application is based on special conditions and circumstances that exist which are peculiar to the lot. In particular, the subject property is narrow with setbacks intended for residential use, but the use of the property as a church requires increased building setbacks intended as a built in buffer for nonresidential uses adjacent to residential uses. The existing building is currently encroaching into the west minimum side yard building setback by twenty-eight feet, eight inches (28'-8"). This application is requesting a variance from the Bartlett Zoning Ordinance, to allow a reduction from the minimum side yard building setback requirement of 35 feet along both the east and west side yard property lines.

The specific request for the variance is from Article V, Section 6, Chart 2 of the Bartlett Zoning Ordinance, which states in part that, "residential properties within the "RS-18" zoning district with uses other than a single family detached dwellings are required to have a minimum side yard building setback of thirty-five (35) feet." The applicant is proposing a side yard building setback of twenty-one feet, six inches (21'-6") along the east side yard property line, and

the existing building has a side yard building setback of twenty-eight feet, eight inches (28'-8") along the west side yard property line.

Should the Board of Zoning Appeals grant this variance, a side yard building setback of twenty-one feet, six inches (21'-6") along the east side yard property line and a side yard building setback of twenty-eight feet, eight inches (28'-8") along the west side yard property line would be allowed, resulting in a thirteen foot, six inches (13'-6") variance for the east side yard property line and a six foot, four inches (6'-4") variance for the west side yard property line for the property located at 7247 Andrews Road.

Comments:

1. The use of the subject property as a church is a pre-existing nonconforming use since the subject property is less than the Zoning Ordinance requirement for residentially zoned properties to be at least five (5) acres or more in size to be able to apply for a Special Use Permit. Also, this church use of the subject property preceded the annexation by the City of Bartlett in 1977.
2. Should the applicant receive variance approval from the Board of Zoning Appeals, the applicant must obtain site plan approval from the Design Review Commission prior to obtaining a building permit.
3. Should the applicant receive variance approval from the Board of Zoning Appeals, the applicant must submit a form board survey detailing the building setbacks from all property lines for building permit approval.

ACTION: MOTION BY _____ SECONDED BY: _____

Proposed Motion: To approve the request for a variance to allow a side yard building setback of twenty-one feet, six inches (21'-6") along the east side yard property line and a side yard building setback of twenty-eight feet, eight inches (28'-8") along the west side yard property line for the property located at 7247 Andrews Road, subject to conditions.

VOTE:	Conroy	Burton	Hunt	King	Kaiser
YES	Yes	Yes	Yes	Yes	Yes
NO	No	No	No	No	No
ABSTAIN	Abstain	Abstain	Abstain	Abstain	Abstain



Pro One Construction of TN LLC

PO Box 91

Ellendale, TN 38029

Email pro1oftn@gmail.com

901-487-7510

First Primitive Baptist Church located at 7247 Andrews Road, Bartlett, TN gifted the property which includes the church building and land to Raleigh Primitive Baptist Church.

After meeting with the Raleigh Primitive Baptist Church representative, the congregation would like to add a covered drive-through located on the south side of the building on the existing asphalt driveway. This covering would be used for the members of the Church during inclement weather.

This Church was built on a narrow lot. The lot is sized for a residential zoning but has the setbacks for commercial zoning. The Church is having to adhere to commercial setbacks with the limitations of a residential sized lot.

The Church would like a variance to build the covered drive-through for the safety of the congregation. This congregation is predominantly senior citizens. This covering would shield those citizens from the elements as they walk from their vehicle to the church so they may walk safely to the church during inclement weather.

It is the hope of Raleigh Primitive Baptist Church you would great consideration to their request.

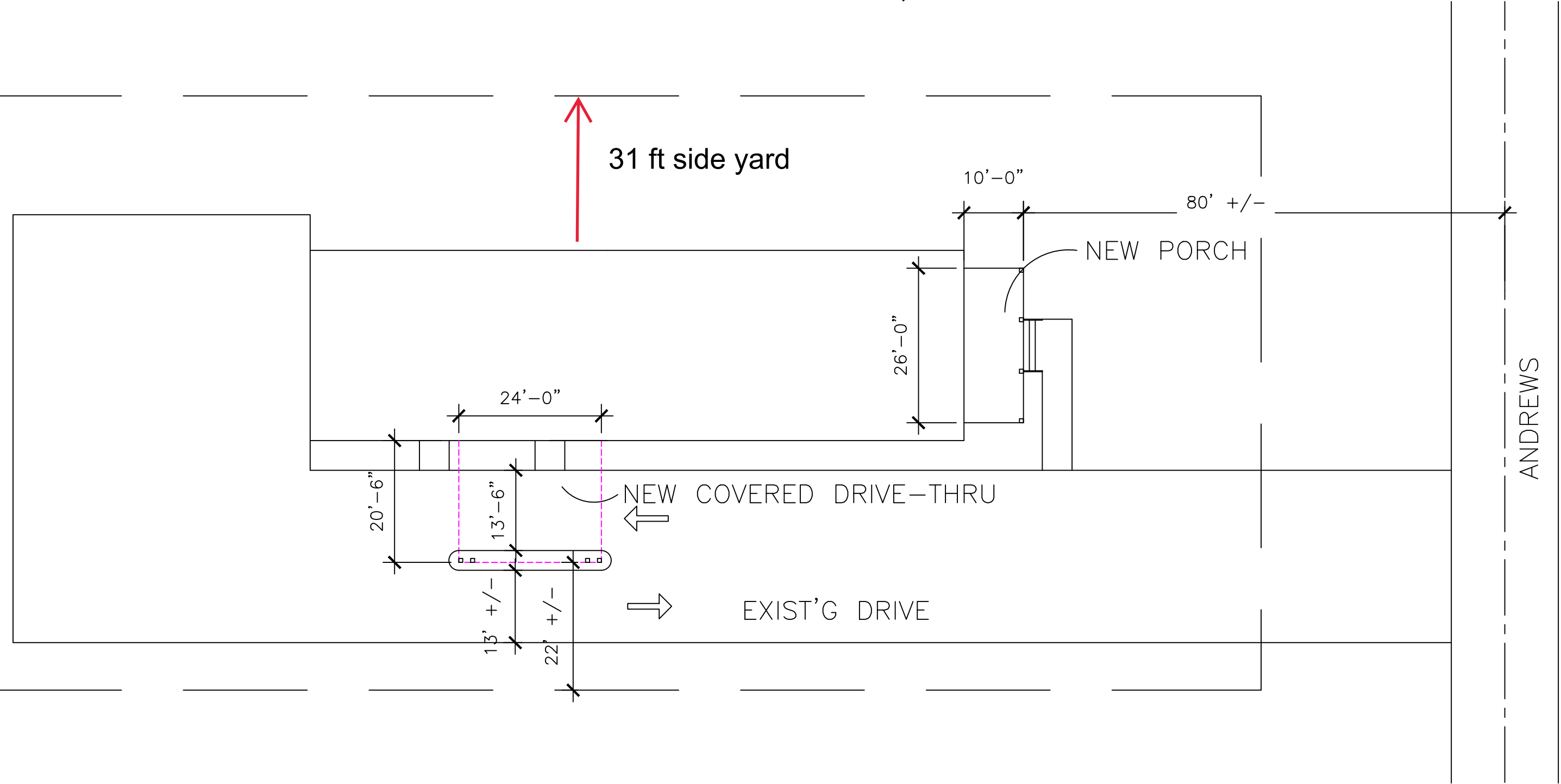
Thank you,

Walter Gill
General Contractor
Pro One Construction of TN LLC

B0157 00172 - SMITH RYAN A & JENNIFER E
B0157 E00019 - CSMA BLT LLC
B0157 00413 - MCNATT JACOB E & COURTNEY A
B0157 J00072 - BERNARD JOHN M & KIMBERLY S
B0157 J00076 - MARTINIE JENNIFER & JUSTIN
B0157 J00077 - JACKSON PALMER B & MARCIA R
B0157 J00078 - HOLT VIRGINIA O (ESTATE OF) (1/2) AND
B0157 J00079C - JACQUES DEMI & AARON
B0157 J00083 - JACQUES GARY M & RONDA R
B0157 00412 - SIMS BETTY LIVING TRUST
B0157 J00073 - BOYLE MEGHAN
B0157 00168C - OSBORN CYNTHIA & MICHAEL
B0157 J00074 - RALEIGH PRIMITIVE BAPTIST CHURCH
B0157 J00075 - VAN TILBURG DIANNE P REVOCABLE LIVING
B0157 J00081C - NORMAN VIRGINIA M
B0157 J00070C - MCCABE JOEL W & SHEILA F
B0157 00411 - GILL JEAN R & WALTER L JR

Site Plan

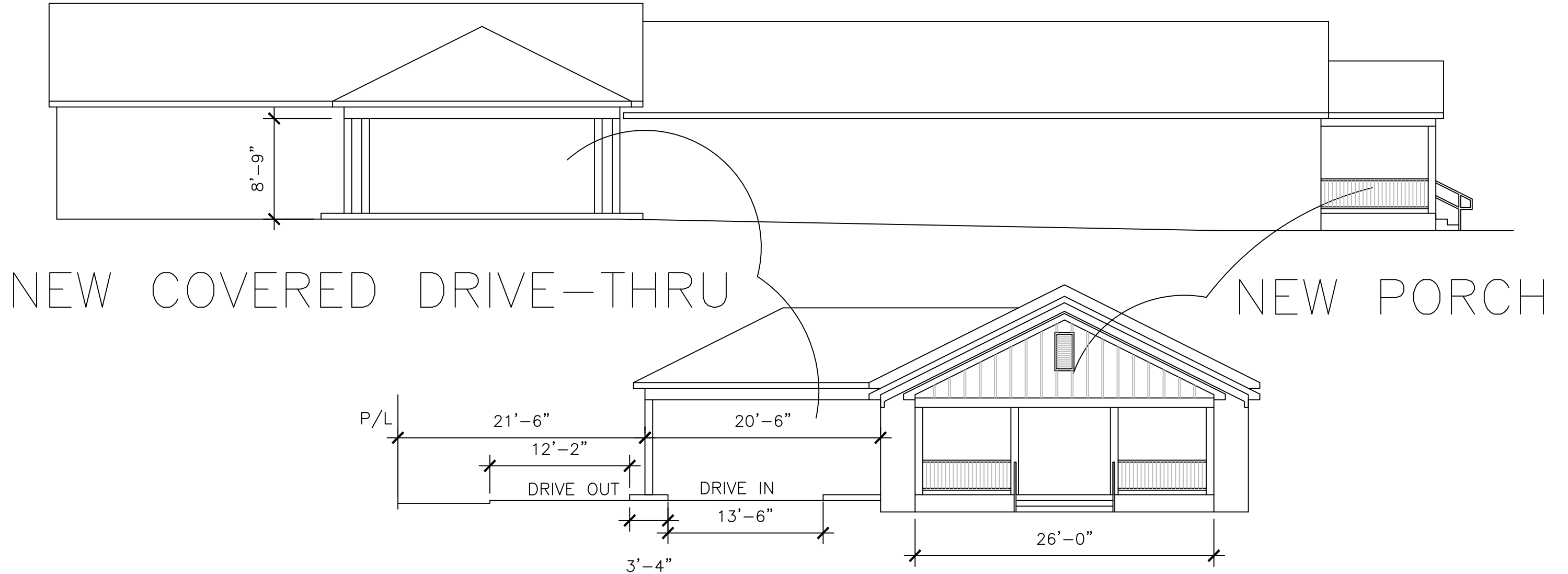
Raleigh Primltive Baptist Church
7247 Andrews Road Bartlett, TN 38135



Pro One Construction of TN, LLC
7256 Andrews Road, Bartlett, TN 38135
Walter Gill (901) 487-7510

Elevations

Raleigh Primitive Baptist Church
7247 Andrews Road Bartlett, TN 38135



Pro One Construction of TN, LLC
7256 Andrews Road
Bartlett, TN 38135
Walter Gill (901) 487-7510

Paint Colors to match the existing
siding color:
Sherwin Williams Paints
SW 7005 "Pure White"