



City of Bartlett
David Parsons, Mayor

BOARD OF ZONING APPEALS AGENDA

Thursday, December 19, 2024 — 6:30 p.m.

Bartlett City Hall Assembly Chamber

Approval of Minutes and Findings of Fact of the October 17, 2024 meeting.

New Business

PUBLIC HEARING

1. Todd McLemore, on behalf of Will and Christina Murray, is requesting a variance from the minimum rear yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located at 5707 Longacre Avenue and is within the "RS-10" Single Family Residential Zoning District.
2. David Bray, with the Bray Firm, on behalf of Dolphin Construction, is requesting a variance from the minimum land size requirement for Planned Developments in the Bartlett Zoning Ordinance. The subject property is located within the "RS-10" 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, December 19, 2024 - 6:30 P.M.

Staff Comments

New Business

PUBLIC HEARING

- 1. Todd McLemore, on behalf of Will and Christina Murray, is requesting a variance from the minimum rear yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located at 5707 Longacre Avenue and is within the "RS-10" Single Family Residential Zoning District.**

INTRODUCTION: Todd McLemore, on behalf of Will and Christina Murray, is requesting a variance from the minimum rear yard setback requirement of the Bartlett Zoning Ordinance. The subject property is located at 5707 Longacre Avenue and is within the "RS-10" Single Family Residential Zoning District.

BACKGROUND: The subject property is located within the Bartlett Estates Section A Subdivision on Lot 55 and was built in 1973 prior to the existence of the Bartlett Zoning Ordinance. The pre-existing home structure encroached thirteen (13) feet into the minimum rear yard setback of twenty-five (25) feet. In January 2023, the pre-existing home structure suffered a total loss due to a fire caused by the original structure's aluminum wiring. Technically, the applicants would be allowed to rebuild to their pre-existing nonconforming building footprint with the rear elevation encroaching thirteen (13) feet into the minimum rear yard setback of twenty-five (25) feet. However, attempting to rebuild the house on top of the existing slab posed numerous risks, so the applicants decided to build a new compliant structure on the irregularly shaped lot.

APPLICANTS' REQUEST SUMMARY: The applicant is requesting a variance for a proposed accessory structure to be built five (5) feet into the accessory building setback of ten (10) feet along the south property line based on the accessory building height of thirteen (13) feet. However, the primary house structure no longer encroaches within the required minimum rear yard setback, so the building area encroaching into the required building setbacks has been greatly reduced.

The specific request for the variance is from Article VI, Section 6 (B) & (D.2), "no accessory building shall be erected within the setback from a side or rear property line in Table VI-6 [Accessory Building Setbacks and Height]." In addition to, "No point on an accessory building shall have a height in excess of eight (8) feet at the minimum setback distance from a property line stated in Table VI-6 [Accessory Building Setbacks and Height]. For each one (1) foot that any point

on the accessory building is located farther horizontally from the setback line, the height at that point may be increased one (1) foot." The proposed accessory building's side-wall height is thirteen (13) feet along the south rear property line.

Should the Board of Zoning Appeals grant this variance, the minimum accessory building setback along south property line would be reduced from the required ten (10) feet to five (5) feet resulting in a five (5) foot variance for the property located at 5707 Longacre Avenue.

Comments:

1. Any person or persons, or any board, taxpayer, department, board or bureau of the City aggrieved by any decision of the Board of Zoning Appeals may seek review by a court of record of such decision, in the manner provided by the laws of the State of Tennessee.

ACTION: MOTION BY _____ SECONDED BY: _____

Proposed Motion: To approve the request for a variance to allow the minimum accessory building setback along the south property line to be reduced from the required ten (10) feet to five (5) feet resulting in a five (5) foot variance for the property located at 5707 Longacre Avenue, 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

2. **David Bray, with the Bray Firm, on behalf of Dolphin Construction, is requesting a variance from the minimum land size requirement for Planned Developments in the Bartlett Zoning Ordinance. The subject property is located within the "RS-10" Single Family Residential Zoning District.**

INTRODUCTION: David Bray with The Bray Firm, on behalf of the property owner is requesting a variance from the minimum Bartlett Zoning Ordinance acreage requirement of 5 acres for a Residential Planned Development. The subject property (Parcel B015700333) is a vacant lot located at the southeast corner of Yale Road at Bartlett Boulevard, within the "RS-10" Single Family Residential Zoning District.

BACKGROUND: The 3.66-acre subject property was created by deed in May, 1982. On November 4, 2024, the Planning Commission approved a favorable recommendation to forward to the Board of Mayor and Aldermen the Planned Development with the condition that a variance be obtained for the minimum acreage requirement of 5 acres for a Planned Residential Development.

APPLICANT'S REQUEST/SUMMARY: The specific request by the applicant is to subdivide the 3.66 acres of land into an 8-lot planned residential subdivision with a common open space lot. The lots are arranged where the houses face Yale Road. The lot sizes will range from 13,725 square feet to 17841 square feet. Access to the site will be from Yale Road with a common access drive along the rear of the homes that will connect to Bartlett Boulevard having a right in/right out only access. The applicant is requesting a variance from the minimum acreage requirement of 5 acres for a Residential Planned Development. The applicant believes this uniquely configured design will create a better product on the property and avoid the issues of having reverse frontage lots.

The specific request is from Article VI, Section 3, "Within the residential districts, a Planned Unit Residential Development may be permitted as a special use permit requiring approval of the Board of Mayor and Aldermen based on recommendations from the Planning Commission, provided the area of development is comprised of not less than five (5) acres."

Should the Board of Zoning Appeals grant this variance, the area of development will be reduced from 5 acres to 3.75 acres, resulting in a 1.25 acre variance.

Comments:

1. Any person or persons, or any board, taxpayer, department, board or bureau of the City aggrieved by any decision of the Board of Zoning Appeals may seek review by a court of record of such decision, in the manner provided by the laws of the State of Tennessee.

ACTION: MOTION BY _____ SECONDED BY: _____

Proposed Motion: To approve the request for a variance to allow a 1.25 acre variance in the required area of development, resulting in a 3.75 acre Planned Development for the property located on the southeast corner of Yale at Bartlett Boulevard, 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



BZA Variance Application

Date: 11/20/2024

Project Information

Project Name: The Murray Residence Location: 5707 Longacre Ave
Description: Removal of 12' 13' rear yard setback

Applicant / Owner

Applicant Name:	Todd McLemore	Owner Name:	Will & Christina Murray
Company Name:	McLemore Home Builders	Company Name:	
Address:	6245 Greenlee Suite 101	Address:	5707 Longacre Ave
City, State, Zip:	Arlington, TN 38002	City, State, Zip:	Bartlett, TN 38134
Phone:	901-258-6459	Phone:	901-652-5847
Email:	todd@mclemorehomes.com	Email:	Wlgmurray@yahoo.com

I do hereby certify that the information contained herein is true and correct.

Todd McLemore
Name

11/20/2024
Date

6. A written explanation of how the following requirements are met:

a) Special conditions and circumstances existing which are peculiar to land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

For clarification of the variance request, we would like to provide some background:

The house was purchased by the current owners in August 2019. At the time the house had the existing pool, aluminum wiring which ultimately caused the house to burn down, and was situated on the lot in such a way that deeply encroached on the rear yard setback. Unfortunately and by no fault of the owner, the house burned down in January of 2023. Please refer to the sheet *"5707 LongacreAve_SitePlan_SetbackStudy_3.9.23"* indicating the various issues with the old placement of the residence on the lot. These conditions are confirmed by a subsequent survey of the remaining damaged building slab and property. Please see *"5707 Longacre_Survey_4.11.23"* for the survey.

Beyond the non-conforming nature of the old house placement upon the property, attempting to rebuild the house on top of the existing slab posed numerous risks. The structural stability of the slab was undermined during the fire and inspection and repair would have meant extensive excavations, removal, and partial replacements which were not cost effective or affordable when considering the remaining budget coming from the insurance pay-out. Furthermore, all of the existing plumbing within and underneath the slab foundation would need to be completely replaced due to excessive fire damage.

Once it was clear that the best approach would be to build a new compliant structure on the lot, the owners proceeded to hire an architect to design the a new house on the irregularly shaped lot. Items considered when approaching the design included the following:

1. Maintaining a usable rear yard space adjacent the existing pool.
2. Increasing visibility towards the pool for safety and monitoring of children playing.
3. Having enough bedrooms to accommodate a growing family, potentially house elderly in-laws, and having an in-home office for work-from-home which has become the primary avenue for income in the household. This resulted in a 4 bedroom, 2412sf home.
4. Provide an accessory building workshop to for income producing carpentry work.

The design along with the 339sf workshop (accessory building) was submitted to the City of Bartlett for zoning and building permit approval on July 12, 2024. Some updates and clarifications were made during correspondence with Spencer McKee in the Zoning department over the new few weeks. Revised drawings were issued as needed. The placement of the workshop was never questioned during review. The permit was approved

with the workshop 5'-0" off the rear property line in August 16, 2024. Please see *"5707Longacre_DrawingSetforBZARReview_11.19.24"* for site plan, floor plan, exterior elevations, axonometric views, and some perspective views for reference.

The contractor and the applicant became aware of the need for a variance prior to pouring the slabs for both the main residence and the workshop at the beginning of construction. At this point, the setback requirement would necessitate that the workshop be 12-13' off the rear property line. This would effectively completely remove the possibility of placing the building in the 25'-0" rear yard while maintaining an adequate distance between the workshop and the main residence. Please see drawings for reference. Additionally the accessory building is designed in such a way to blend with and compliment the new main residence. The architect and owners' intent was to construct an attractive accessory building that fit seamlessly with the appearance and design of the main residence while also maintaining the opportunity for a usable back yard area between the main residence and the pool. Please refer to the sheet A602 in the *"5707Longacre_DrawingSetforBZARReview_11.19.24"* set for reference of how the main residence and workshop have been designed and placed upon the site. Furthermore, the workshop is a large part of the owner's income producing carpentry work and much needed for further storage on the property.

We hope that the board can understand these issues and take them into consideration when reviewing this request for variance. The owner wishes to request a single variance be granted to allow the workshop to maintain its current size and shape with a gable ridge height of 13'-1" and be located 5'-0" off the rear property line.

b) Literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Literal interpretation of the provisions would not allow the workshop to be constructed at all in the rear yard allowing for the design to match and compliment the main residence. The size and shape of the accessory building would need to be completely altered and would result in an accessory building that has no relation to the main residence. The applicant's hope was to provide a thoughtful and well constructed accessory building that compliments the house, is attractive to the neighboring properties, and located on the irregularly shaped lot in such a way that provides for usable outdoor space near the existing pool. We hope the new residence and related accessory structure to be a pleasant and attractive new building in the neighborhood.

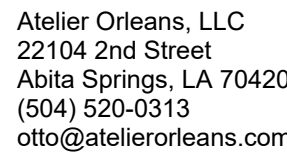
c) The special conditions and circumstances do not result from the actions of the applicant.

Please refer to the background information detailed above regarding these special circumstances including the shape of the lot, the existing pool, and the fire that destroyed the previous non-conforming residence on the property.

d) Granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

Granting of this variance will not confer any special privilege rather it would grant the owners the right to thoughtfully utilize their property in an efficient and attractive manner. They are not seeking to over build on the lot and are in fact trying to maximize as much open space as possible in areas where it can be utilized and enjoyed frequently and easily. Currently, the main residence and accessory building only comprise 26.8% lot coverage. Much of the buildable area for the main residence is being left open in order to have a usable yard adjacent the living areas and pool. We hope that the board can see the benefits for the family in this approach. The main effort is to provide a house that fits in the contextual building fabric of the neighborhood, while also providing for the needs of the family on an irregular lot shape and around an existing pool which has always been a very positive amenity for the family both recreationally and therapeutically. We greatly appreciate the board's consideration of this matter.

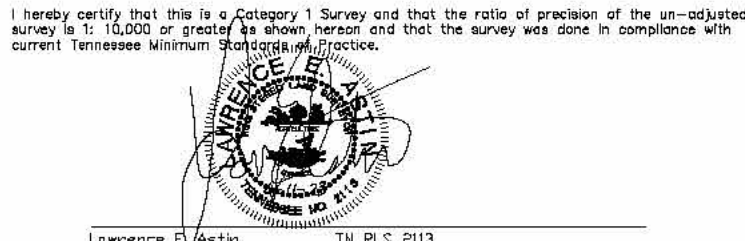
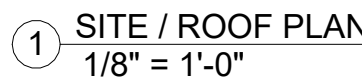




ongacre Ave. Barlett TN 38134
Will & Christina Murray

1. THESE DOCUMENTS ARE FOR THE NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. PREVIOUS RESIDENCE WAS DESTROYED BY FIRE IN 2023. EXISTING POOL IS TO REMAIN. DOCUMENTS HAVE BEEN REVIEWED BY MY OFFICE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY REQUIREMENTS.
2. ALL WORK TO BE PERFORMED BY A LICENSED AND INSURED CONTRACTOR. THE ARCHITECT WILL NOT OBSERVE THE WORK.
3. INSTALLATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES AND AS PER MANUFACTURER'S SPECIFICATIONS.
4. IF ANY EXISTING CONDITIONS DIFFER FROM THIS PLAN NOTIFY THE ARCHITECT IMMEDIATELY.
5. ALL PLAN DIMENSIONS ARE TO SHEATHING ON FRAME UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. ANY CONFLICT WILL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PLACEMENT, MAINTENANCE, ETC, OF ANY SHORING, BRACING, TIE BACKS ETC. REQUIRED TO SUPPORT ANY PART OF THE EXISTING OR NEW CONSTRUCTION PROCESS TO INSURE SAFETY AND STRUCTURAL INTEGRITY UNTIL THE ENTIRE STRUCTURE IS IN PLACE.
8. FRAME LUMBER SHALL BE SOUTHERN PINE, GRADE MARKED AND KILN DRIED, #2. ALL MEMBER PIECE ENDS, JOINTS OR SPLICES SHALL OCCUR OVER SUPPORTS UNLESS NOTED.
9. ALL LUMBER IN CONTACT WITH MASONRY, CONCRETE OR SOIL OR DESIGNATED TO BE PRESSURE TREATED SHALL BE TREATED WITH CCA IN ACCORDANCE WITH AW 10. JOIST AND BEAM HANGERS, HURRICANE CLIPS AND OTHER TIES OR CONNECTIONS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO., INC. OR EQUAL AND SHALL BE ATTACHED WITH NAILS OF THE SIZE AND TYPE RECOMMENDED BY THE MANUFACTURER. ROOFING NAILS MAY NOT BE USED. ALL CLIPS, CONNECTORS, TIES, ETC. SHALL BE COATED WITH SIMPSON "Z-MAX" TRIPLE ZINC COATING OR EQUAL.

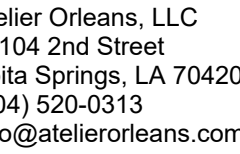
1. ANY PART OR ITEM OF WORK WHICH IS REASONABLY IMPLIED OR NORMALLY REQUIRED TO MAKE EACH INSTALLATION SATISFACTORILY OPERABLE SHALL BE PERFORMED BY THE CONTRACTOR AND THE EXPENSE THEREOF SHALL BE INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE THE OWNER WITH COMPLETE OPERABLE SYSTEMS, SUBSYSTEMS, AND OTHER ITEMS OF WORK. ALL MISCELLANEOUS APPURTENANCES SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE APPLICABLE UNIT PRICES OR LUMP SUM PRICES BID FOR THE WORK EVEN THOUGH THESE APPURTENANCES AND ITEMS MAY NOT BE SPECIFICALLY CALLED FOR IN THE SPECIFICATIONS.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO DEFINE THE GENERAL DESIGN AND SCOPE OF THE WORK REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL INCLUDE ALL COMPONENTS WHICH ARE NORMALLY INCIDENTAL TO THE WORK. THOSE COMPONENTS WHICH ARE NOT SHOWN ON THE DRAWING OR SPECIFIED BUT WHICH ARE REQUIRED AS AN ESSENTIAL AESTHETIC, FUNCTIONAL, OR CODE REQUIRED ELEMENT OF THE WORK ARE TO BE INCLUDED.
3. TO ESTABLISH THE COMPLETE SCOPE OF ITS WORK AND TO EFFECT CLOSE COORDINATION WITH THE OTHER TRADES, EACH TRADE SHALL COMPLETELY REVIEW THE PLANS AND SPECIFICATIONS, NOT ONLY FOR ITS RESPECTIVE TRADE, BUT FOR THE WORK OF THE OTHER RELATED TRADES AS WELL. TITLES OF DIVISIONS (AND SECTIONS IN SPECIFICATIONS) IDENTIFYING WORK ARE PROVIDED FOR ORGANIZATIONAL AND REFERENCE PURPOSES AND SHALL NOT BE TAKEN AS AN ABSOLUTE SEPARATION OF THE TRADES OR OF THE UNITS OF MATERIAL AND LABOR.
4. THE CONTRACTOR SHALL COORDINATE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS OR GUIDELINES FROM GOVERNING REGULATORY AGENCIES BEFORE PROCEEDING WITH ANY ITEMS OF WORK UNDER OR WITHIN SUCH JURISDICTION(S).
5. ALL DIMENSIONS AND TIE-INS GOVERNED BY EXISTING CONDITIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE CORRECT. ALL SUCH DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK. IF CONDITIONS AND DIMENSIONS VARY FROM THOSE SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH WORK WHERE DIMENSIONS ARE NOT SHOWN WITH +/- INDICATIONS ADJUSTMENTS MAY BE MADE TO SUIT FIELD CONDITIONS.
6. THE CONTRACTOR SHALL VERIFY CONDITIONS, SERVICES, DIMENSIONS, AND ELEVATIONS OF SITE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
8. THE CONTRACTOR SHALL SUBCONTRACT WITH SUPPLIERS AND FABRICATION AND INSTALLATION COMPANIES WHICH CAN DEMONSTRATE THAT THEY POSSESS THE KNOWLEDGE, EXPERIENCE, AND PROVEN CAPABILITIES TO FULLY PERFORM ALL ASPECTS OF THE WORK REQUIRED WITHOUT OMISSION.



PROJECT INFO & SITE PLAN

Revision

$$1/8'' = 1'-0''$$



THE MURRAY RESIDENCE
5707 Longacre Ave. Barlett TN 38134
Will & Christina Murray

[illegible]

FOUNDATION PLAN

Project Number 2023-004

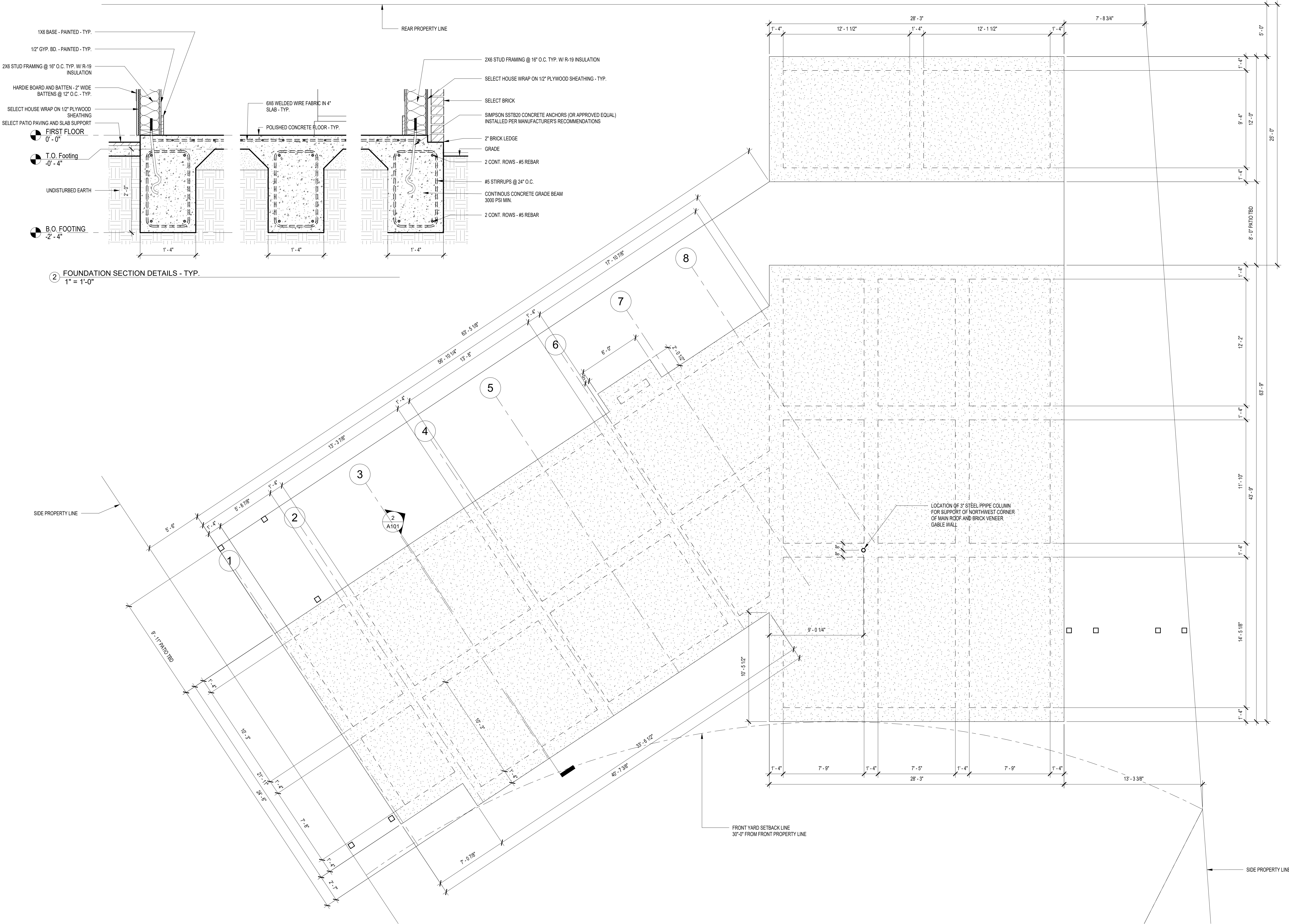
3/24/2024

Construction

ision

A101

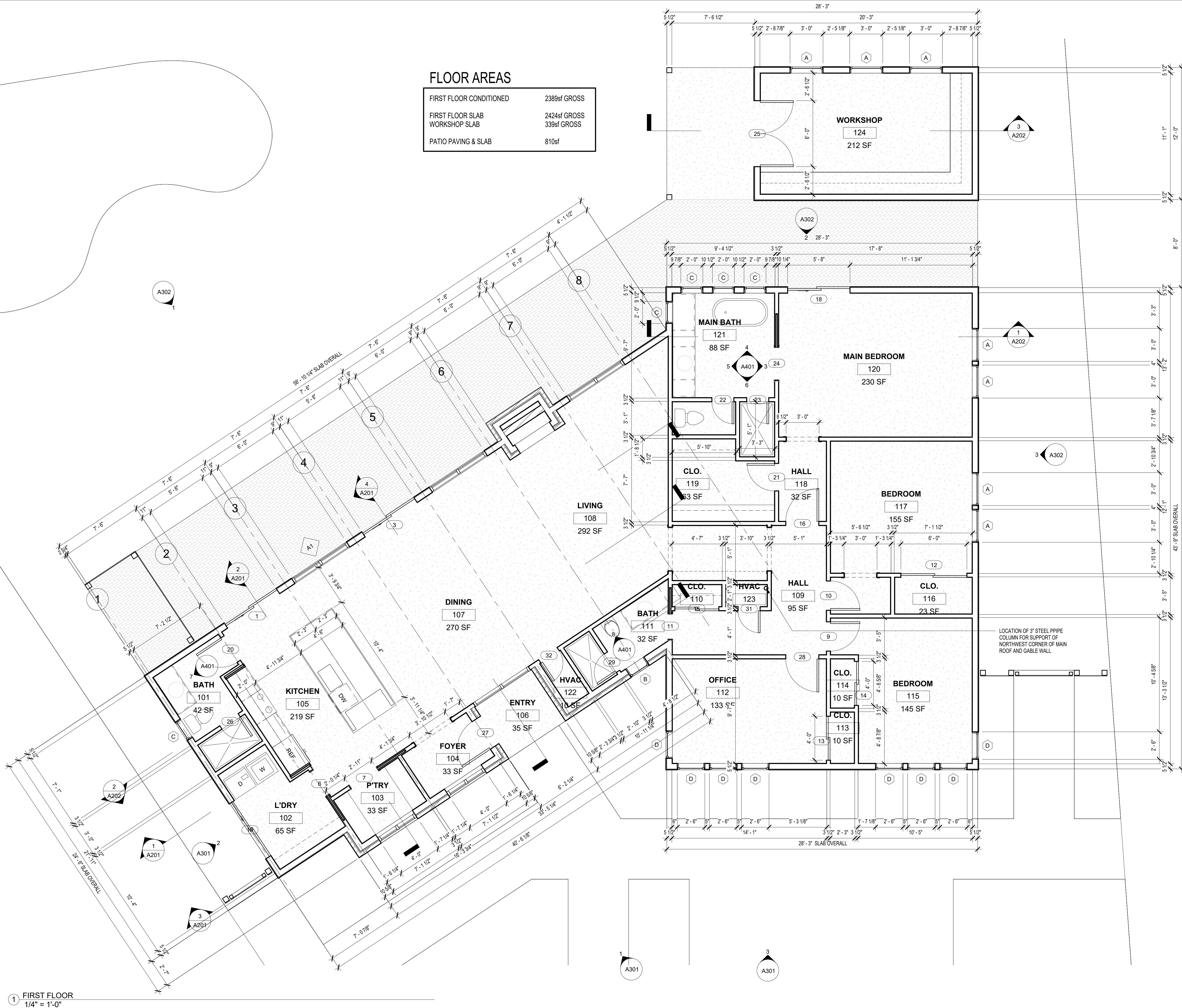
le As indicated

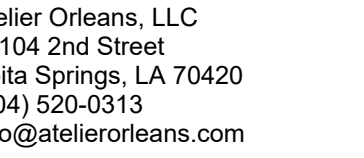


[illegible]

Project Number	2023-015
Date	3/24/2024
Phase	Construction
Revision	

Scale $1/4" = 1'$





THE MURRAY RESIDENCE
5707 Longacre Ave. Barlett TN 38134
Will & Christina Murray

5707 Longacre Ave. Barlett IN 38134
Will & Christina Murray

Will & Christina Murray

[illegible]

**RCP w/
ELECTRICAL**

Project Number 2023-004

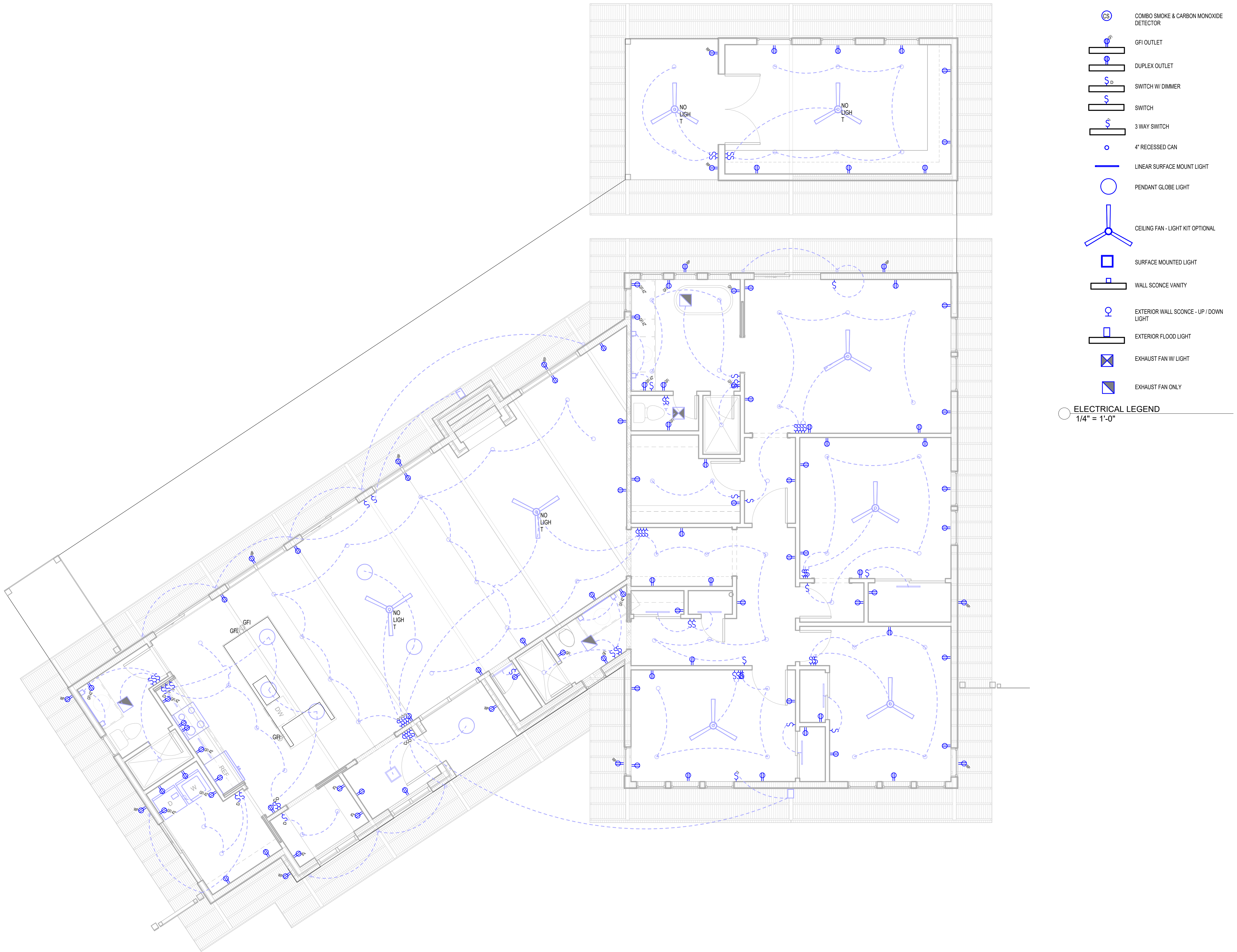
Date 3/24/2024

Phase	Construction
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Revision

A103

Scale $1/4" = 1'-0"$





Atelier Orleans, LLC
22104 2nd Street
Abita Springs, LA 70420
(504) 520-0313
otto@atelierorleans.com

The New Construction of Single Family Residence at:
THE MURRAY RESIDENCE
5707 Longacre Ave. Barlett TN 38134
Will & Christina Murray

[illegible]

ROOF FRAMING PLAN

Project Number 2023-00

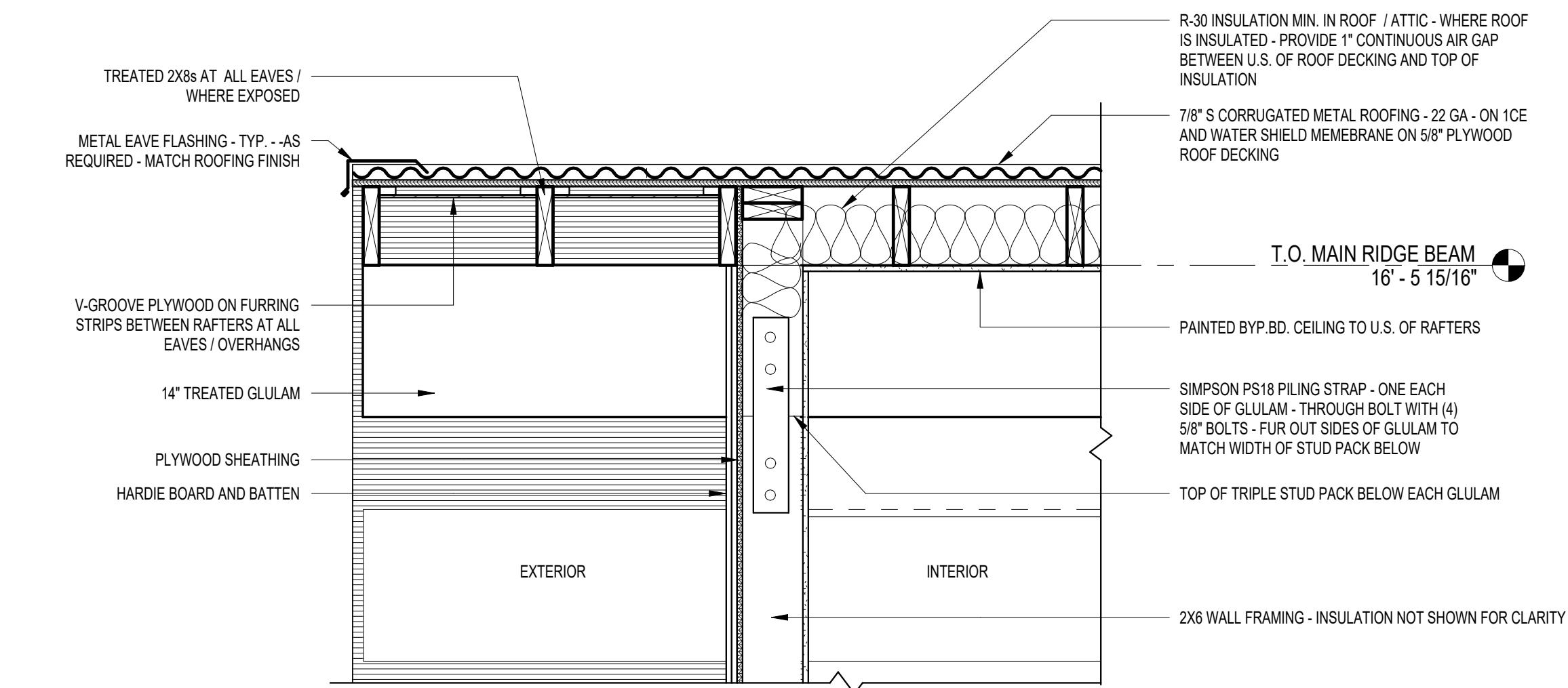
3/24/202

Phase Construction

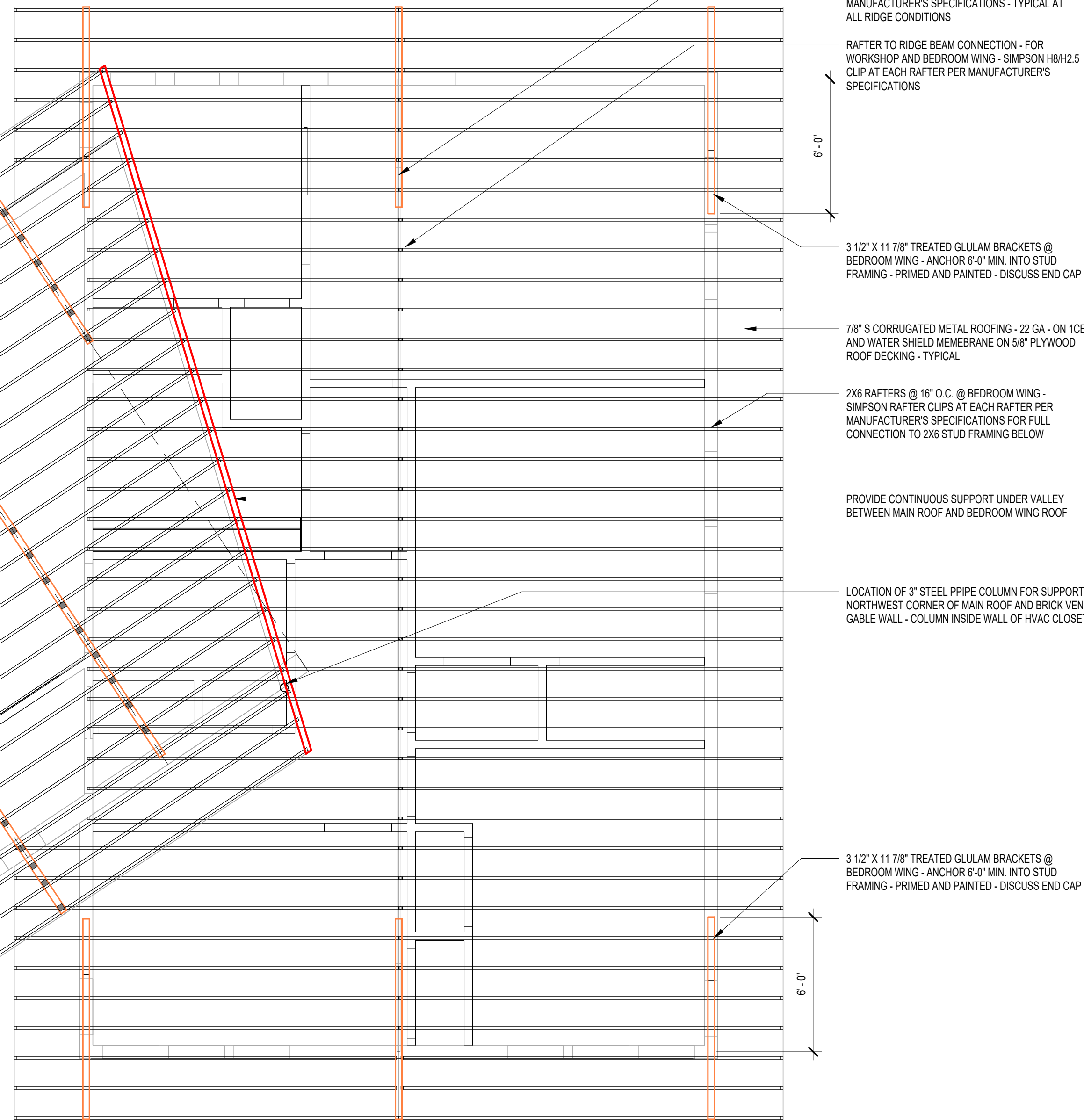
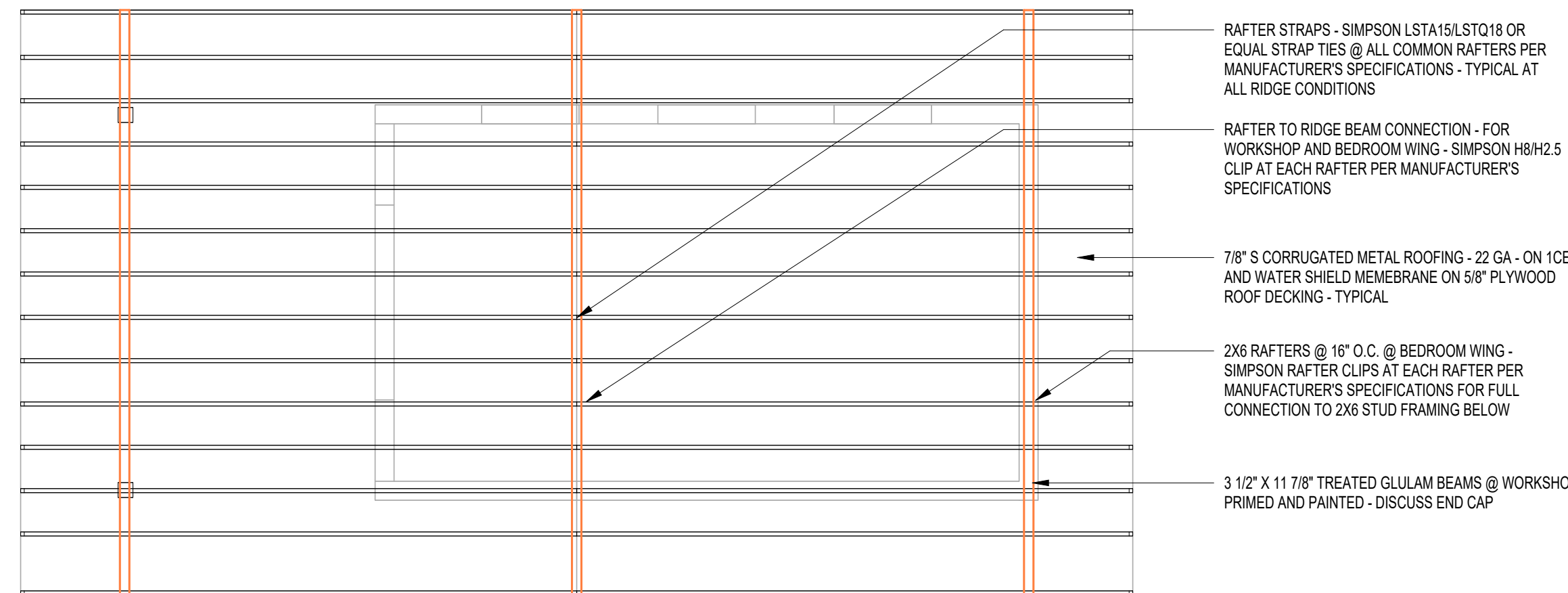
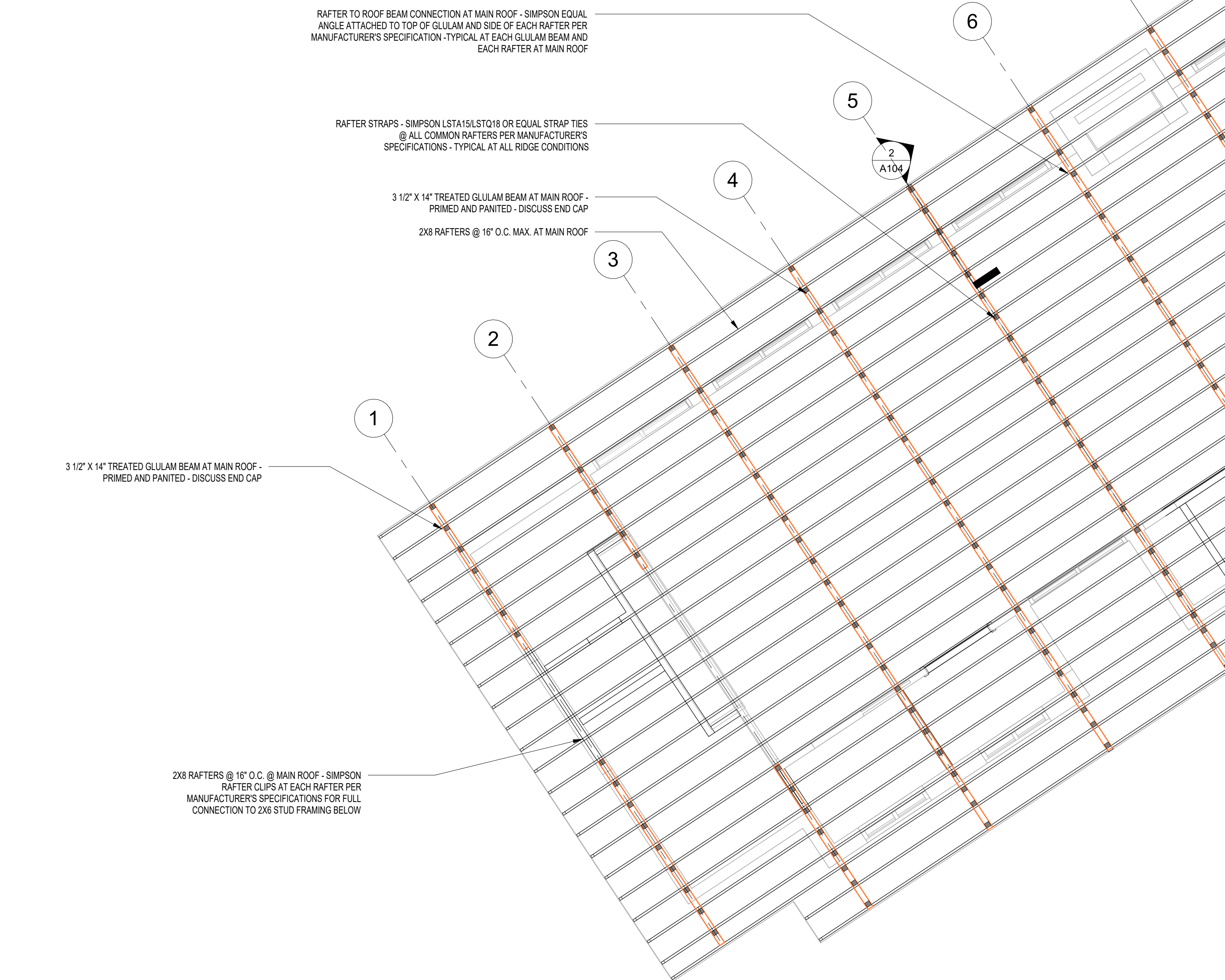
Revision

A104

scale As indicated



2 ROOF EAVE DETAIL
1" = 1'-0"



STRUCTURAL CONNECTIONS:

RAFTER TO RAFTER CONNECTION.

RAFTER STRAPS - SIMPSON LSTA15/LSTQ18 OR EQUAL STRAP TIES @ ALL COMMON
RAFTERS PER MANUFACTURER'S SPECIFICATIONS - TYPICAL AT ALL RIDGE
CONDITIONS

RAFTER TO ROOF / RIDGE BEAM CONNECTION AT MAIN ROOF.

SIMPSON EQUAL ANGLE ATTACHED TO TOP OF GLULAM AND SIDE OF EACH RAFTER
PER MANUFACTURER'S SPECIFICATION -TYPICAL AT EACH GLULAM BEAM AND EACH
RAFTER AT MAIN ROOF

RAFTER TO RIDGE BEAM CONNECTION - FOR WORKSHOP AND BEDROOM WING.

SIMPSON H8/H2.5 CLIP AT EACH RAFTER PER MANUFACTURER'S SPECIFICATIONS
CONNECTED TO RIDGE

RAFTER TO DOUBLE TOP PLATE CONNECTION

SIMPSON H8/H2.5 CLIP AT EACH RAFTER PER MANUFACTURER'S SPECIFICATIONS
CONNECTED TO 2X6 EXTERIOR WALL DOUBLE TOP PLATE - TYP.

GLULAM BEAM TO STUD PACK CONNECTION AT MAIN ROOF:

SIMPSON PS18 PILING STRAPS - ONE ON EACH SIDE OF GLULAM - (4) 5/8" THRU
BOLTS CONNECTED TP TRIPLE STUD PACK BELOW - FUR OUT SIDES OF GLULAM AS
REQUIRED - PER MANUFACTURER'S SPECIFICATIONS

DOUBLE TOP PLATE TO STUD CONNECTION

SIMPSON SPH4 / SPH6 STRAPS @ 32" O.C. PER MANUFACTURER'S SPECIFICATIONS
CONNECTED TO 2X6 EXTERIOR STUDS

DOUBLE TOP PLATE TO STUD CONNECTION

SIMPSON SPH4 / SPH6 STRAPS @ 32" O.C. PER MANUFACTURER'S SPECIFICATIONS
CONNECTED TO 2X6 EXTERIOR STUDS

STUD TO BASE PLATE CONNECTION

SIMPSON RSP4 @ EACH STUD PER MANUFACTURER'S SPECIFICATIONS

BASE PLATE TO FOUNDATION CONNECTION

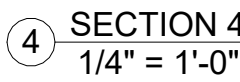
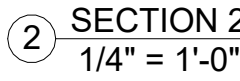
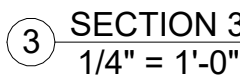
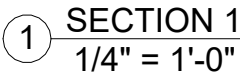
SIMPSON SSTB20 CONCRETE ANCHORS (OR APPROVED EQUAL) INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



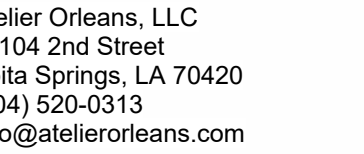
Will & Christina Murray

BUILDING SECTIONS

A201

$$1/4'' = 1'$$


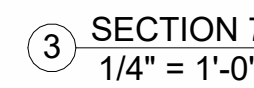
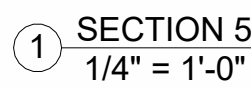
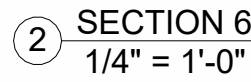
BASE PLATE TO FOUNDATION CONNECTION:
SIMPSON SSTB20 CONCRETE ANCHORS (OR APPROVED EQUAL) INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS



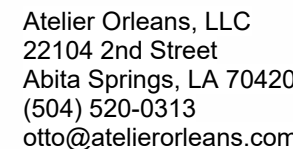
Will & Christina Murray

BUILDING SECTIONS	
Project Number	2023-004
Date	3/24/2024
Phase	Construction
Revision	

Scale $1/4" = 1'-0"$



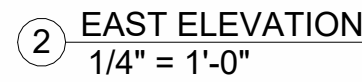
BASE PLATE TO FOUNDATION CONNECTION:
SIMPSON SSTB20 CONCRETE ANCHORS (OR APPROVED EQUAL) INSTALLED PER
MANUFACTURER'S RECOMMENDATIONS



The New Construction of Single Family Residence at:

THE MURRAY RESIDENCE

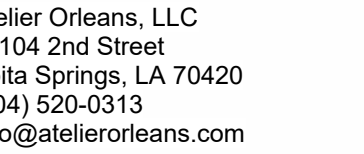
5707 Longacre Ave. Barlett TN 38134
Will & Christina Murray

[illegible]

Revision

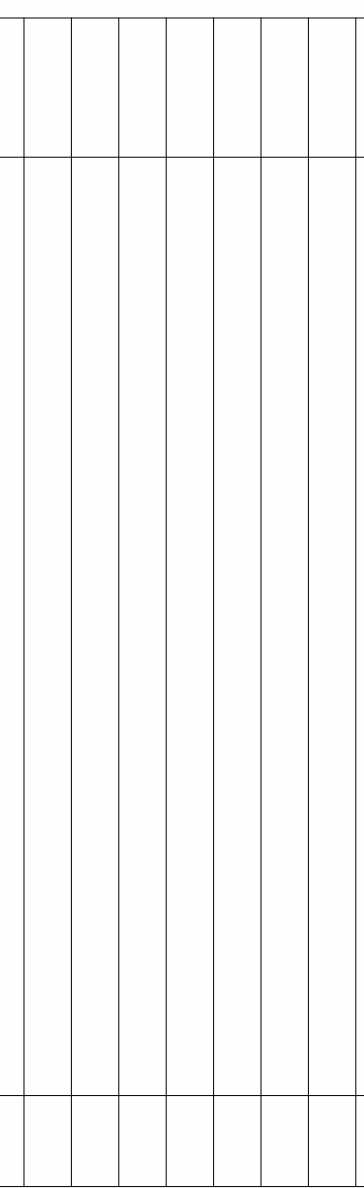
A301

Scale $1/4" = 1'-0"$



THE MURRAY RESIDENCE

5707 Longacre Ave. Barlett TN 38134
Will & Christina Murray



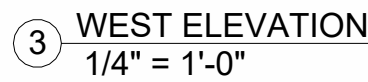
Project Number 2023-00

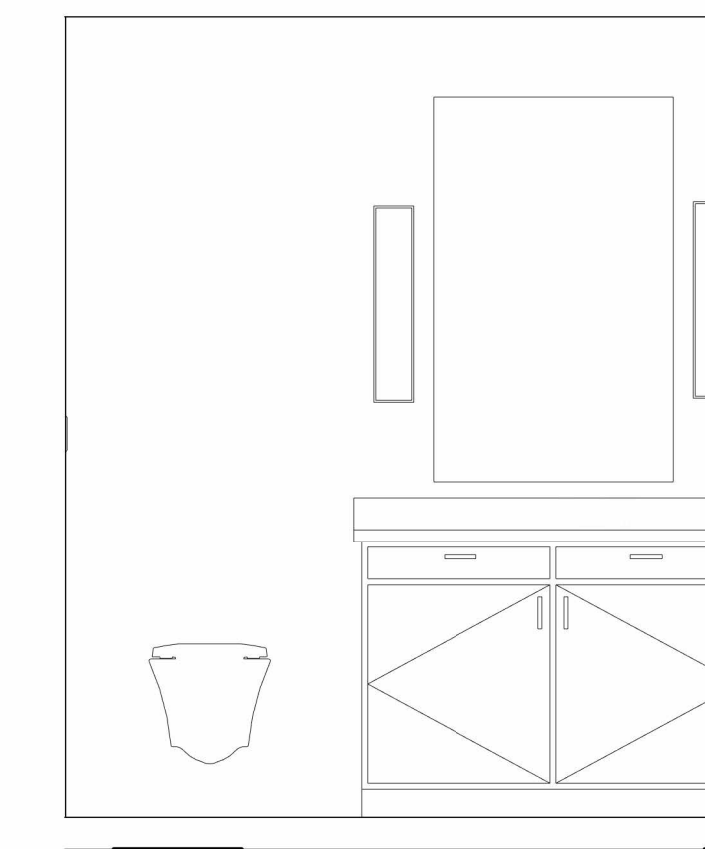
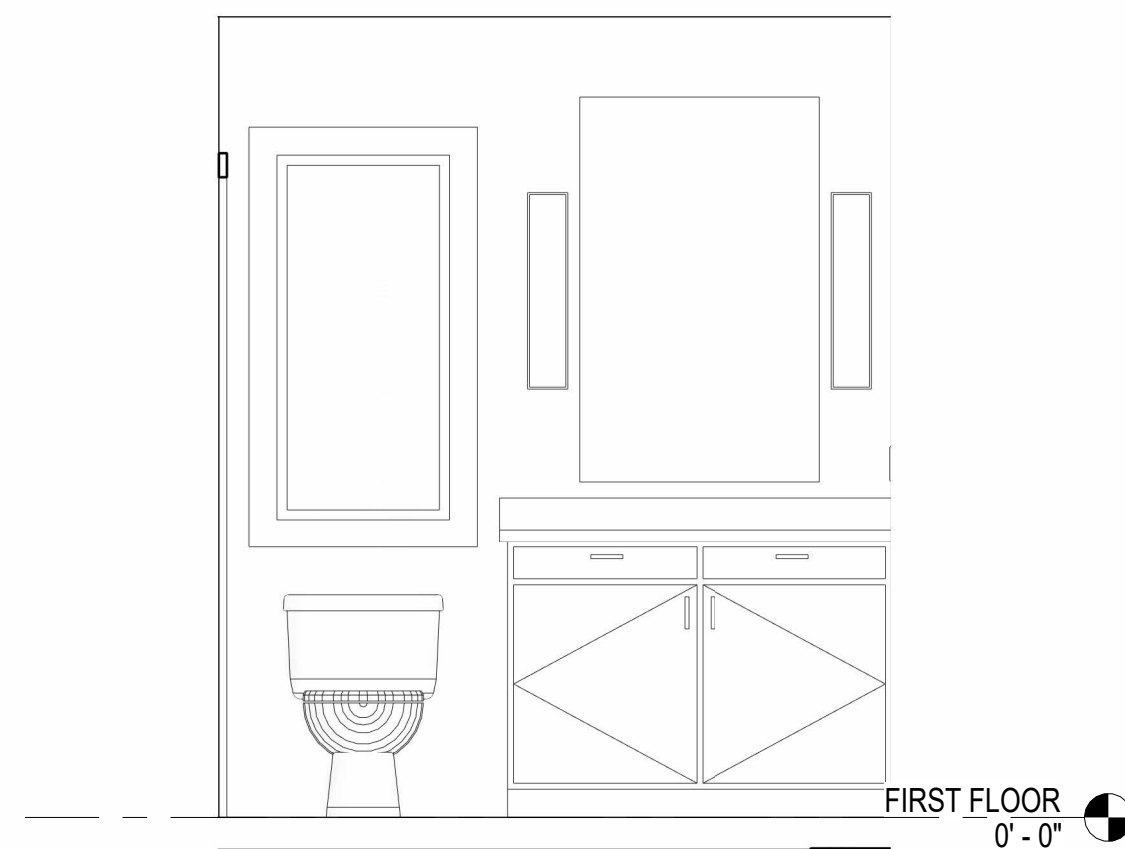
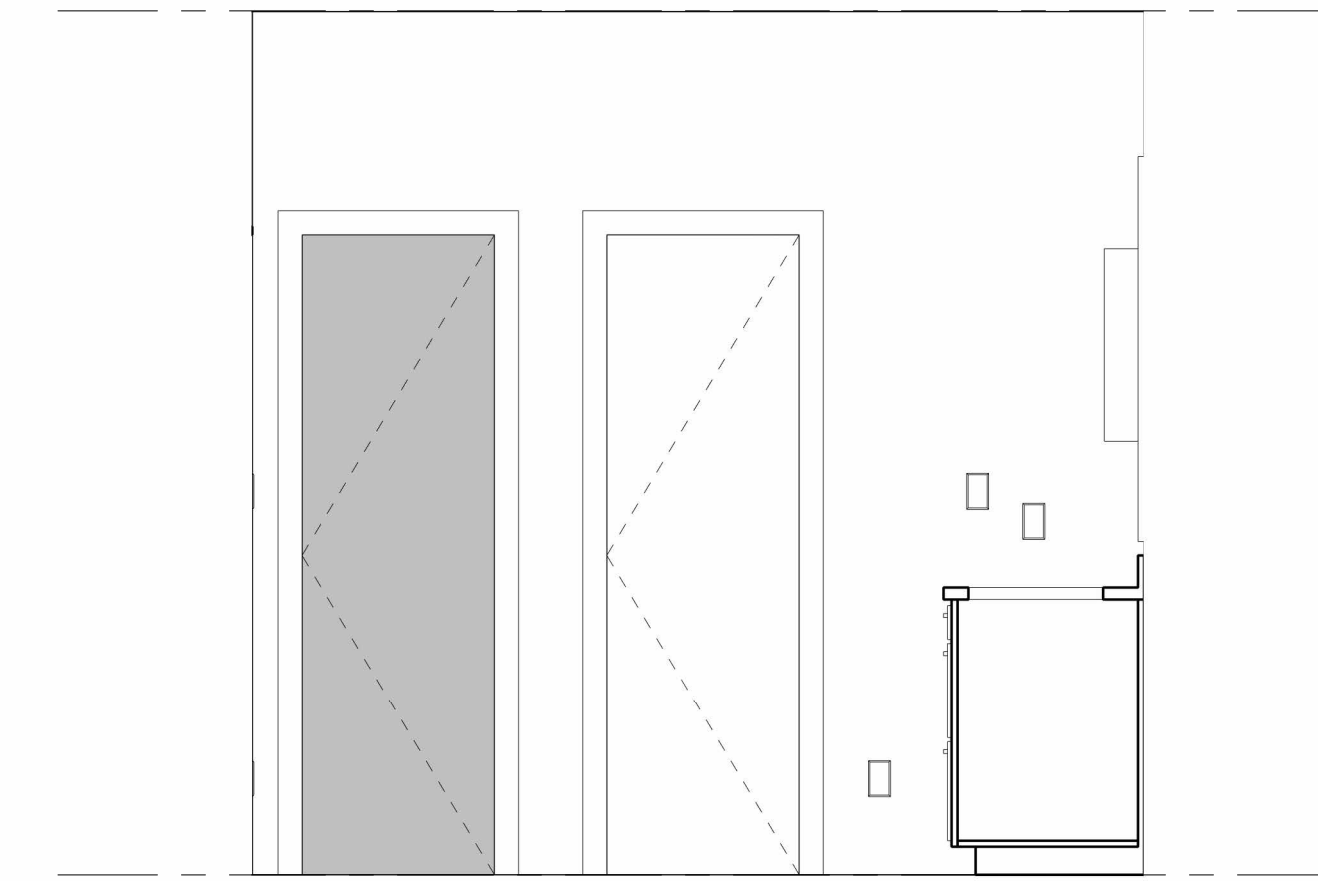
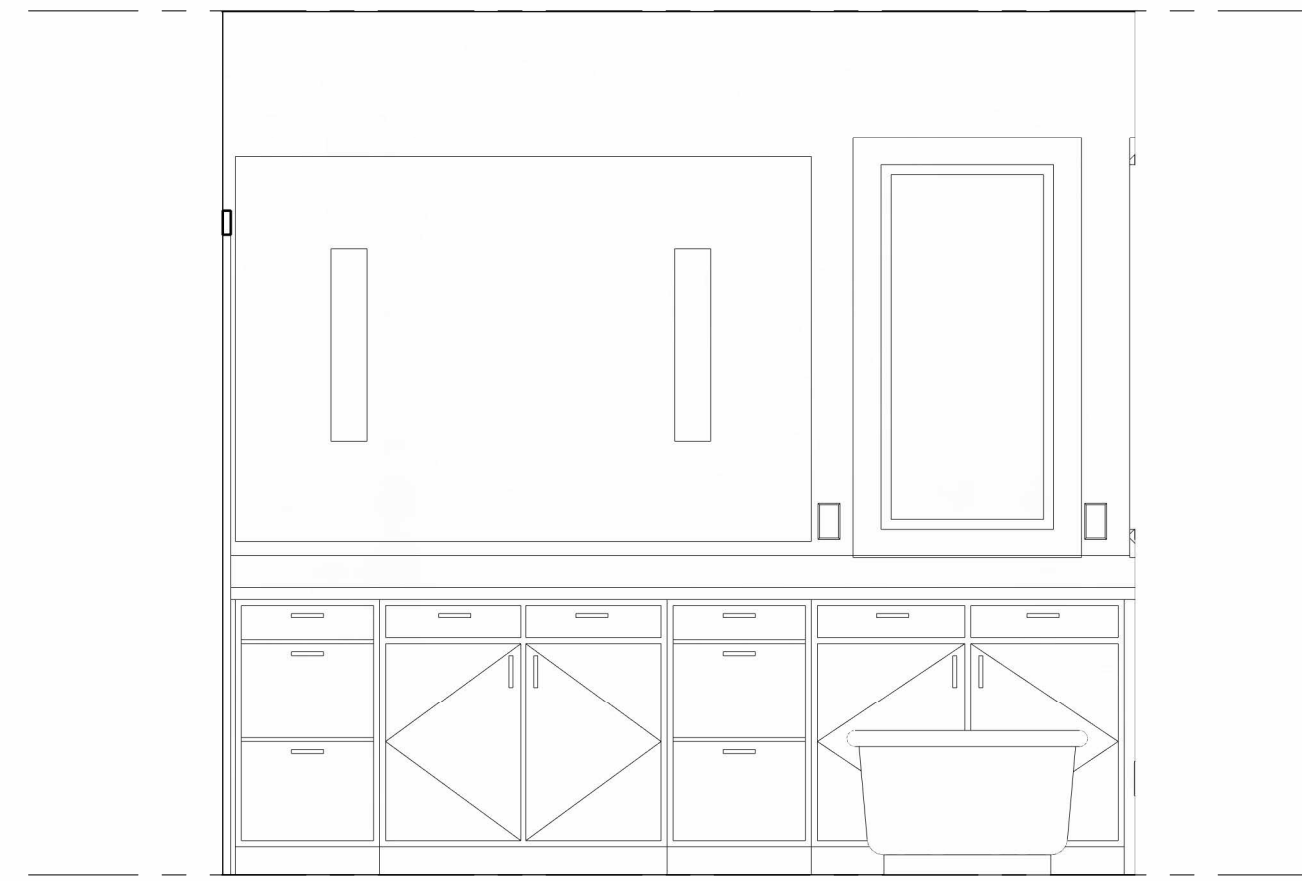
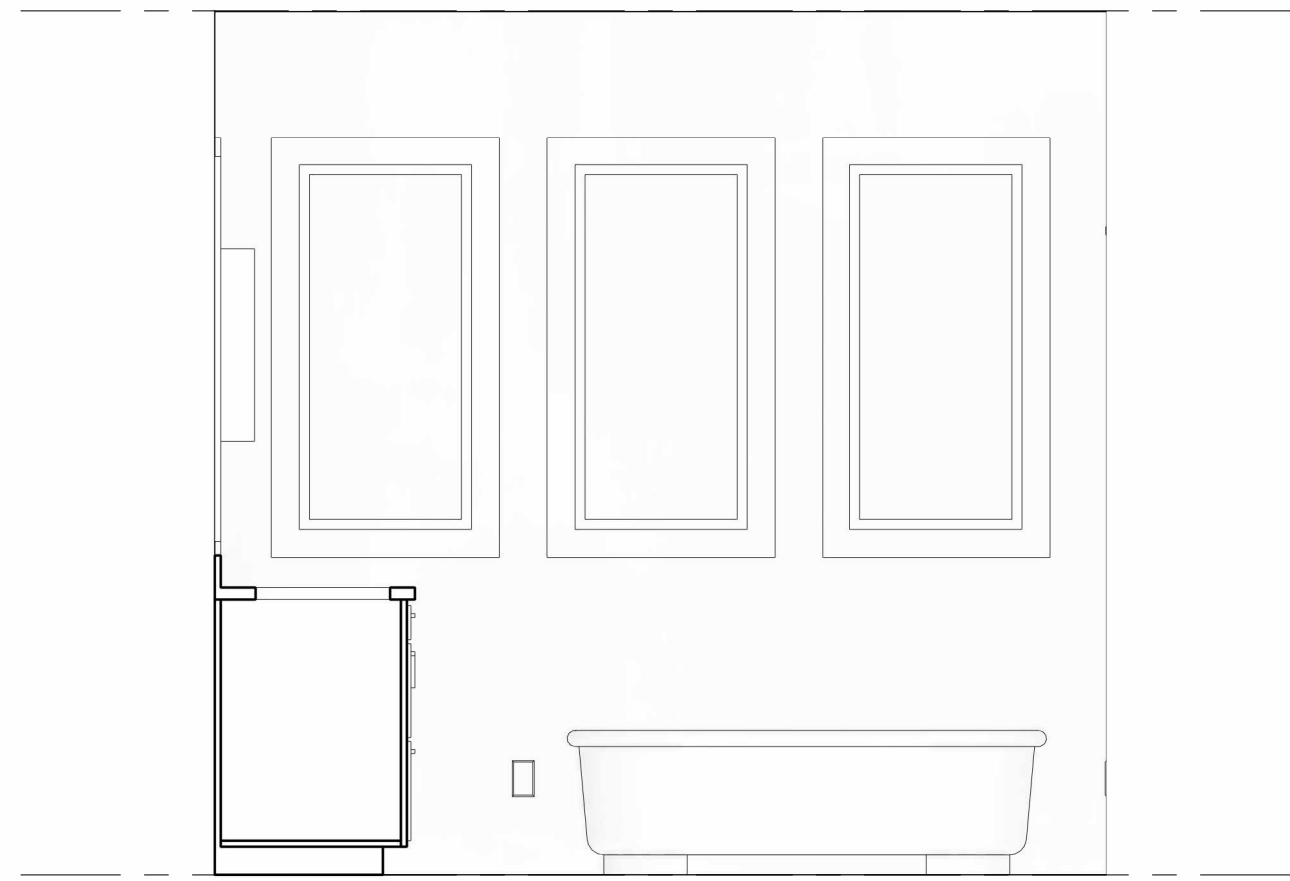
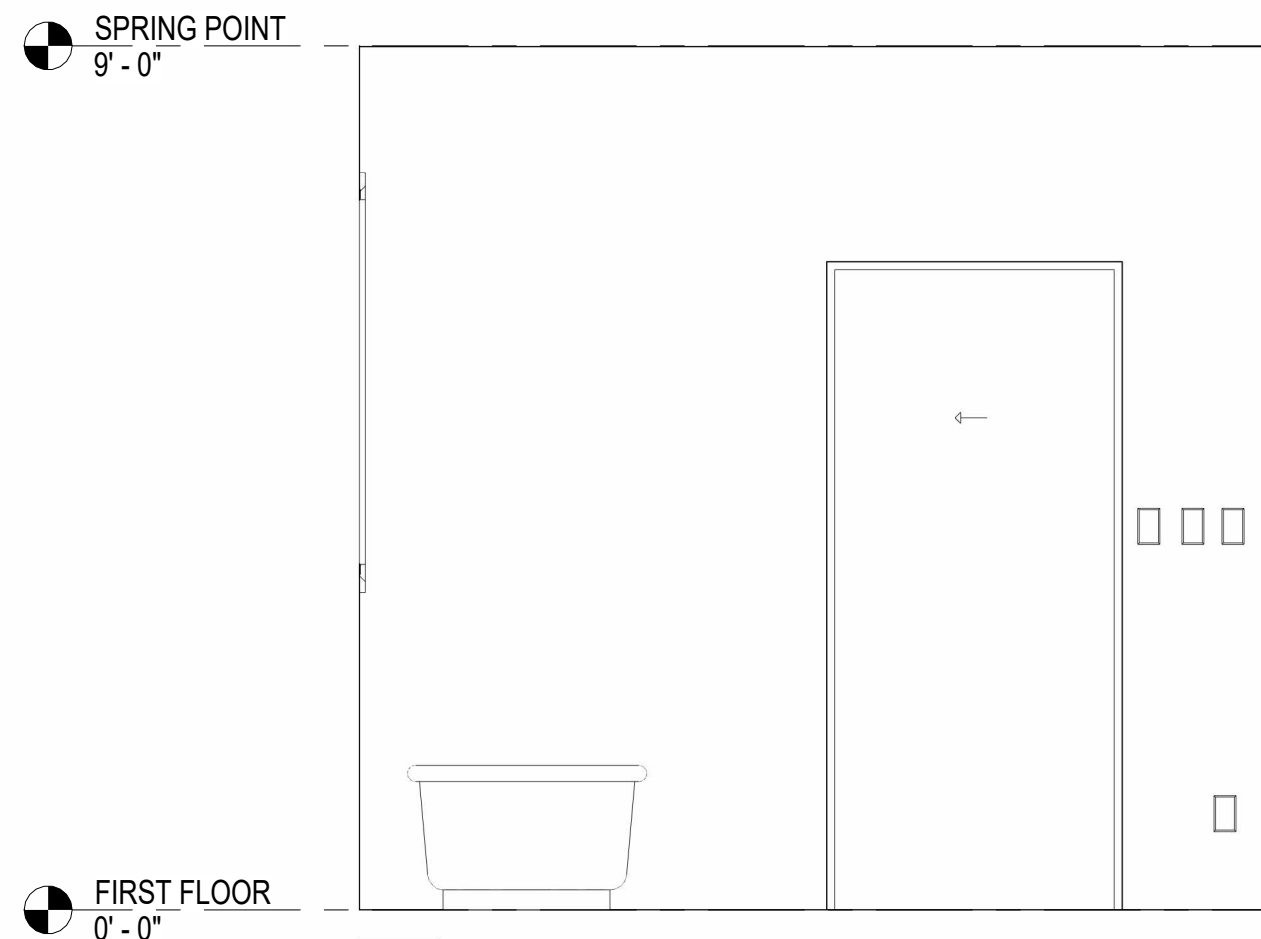
3/24/202

se *Construction*

ision

A302

$$1/4'' = 1'$$




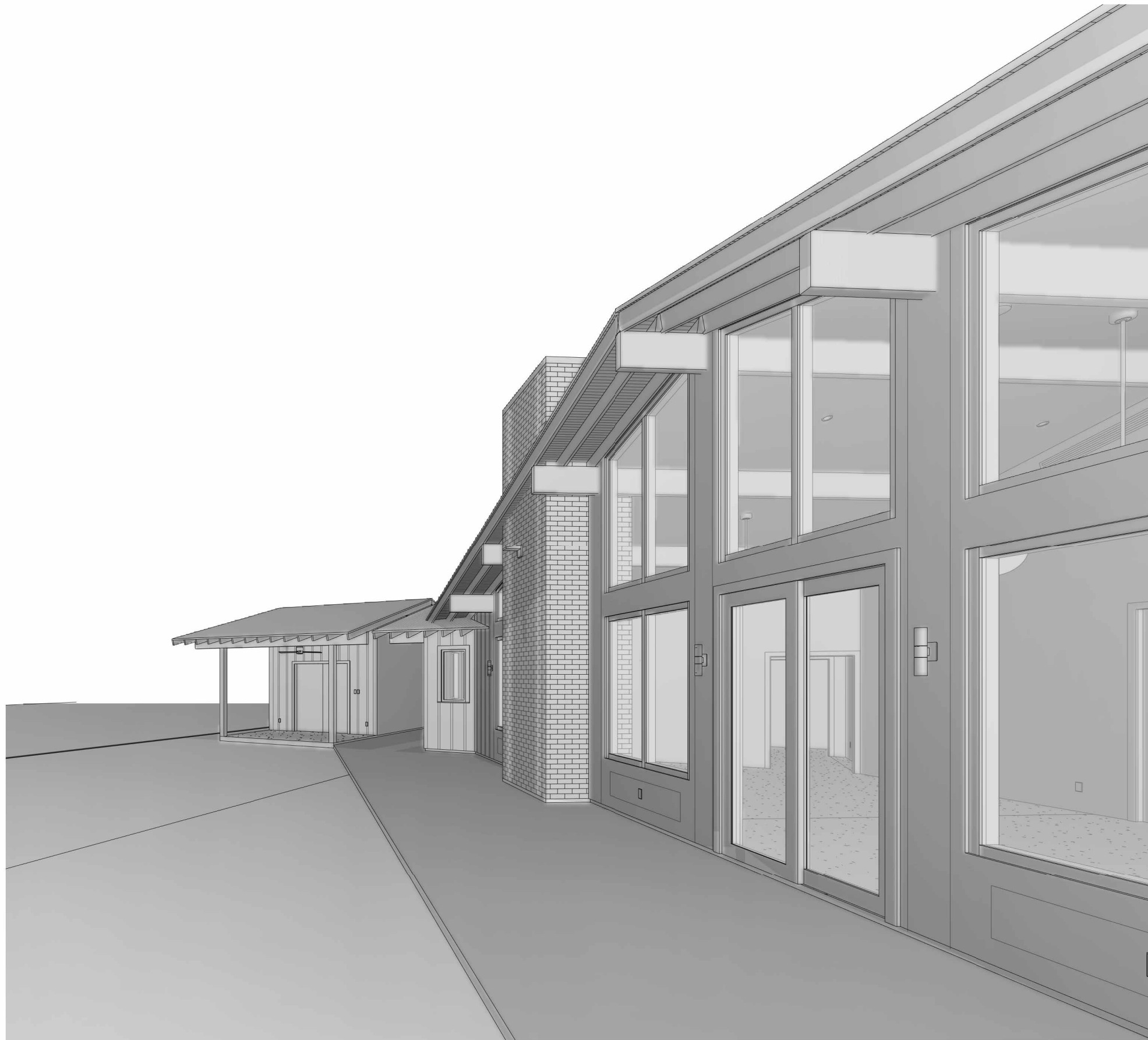
The New Construction of Single Family Residence at:
THE MURRAY RESIDENCE
5707 Longacre Ave. Barlett TN 38134
Will & Christina Murray

[illegible]

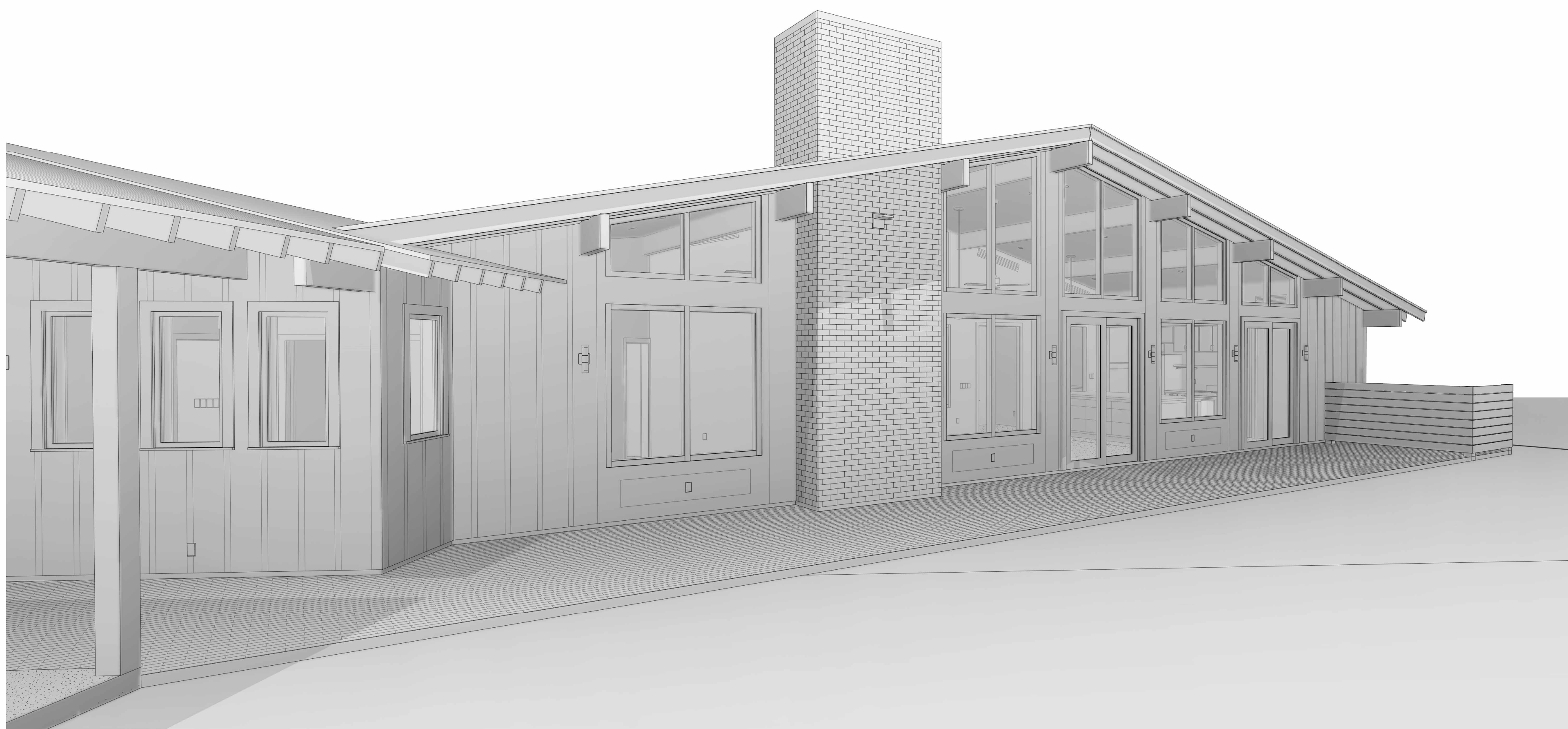
BATH ROOM DETAILS

Project Number	2023-004
Date	3/24/2024
Phase	Construction
Revision	

A401



1 BACKYARD VIEW 2



2 BACKYARD VIEW 3



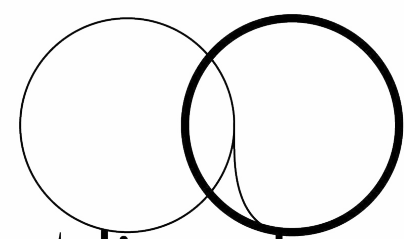
3 LIVING ROOM VIEW 1



4 LIVING ROOM VIEW 2



5 LIVING ROOM VIEW 3



atelier orleans
architecture, etc.

Atelier Orleans, LLC
22104 2nd Street
Abita Springs, LA 70420
(504) 520-0313
otto@atelierorleans.com

The New Construction of Single Family Residence at:

THE MURRAY RESIDENCE

5707 Longacre Ave. Barlett TN 38134

Will & Christina Murray

[illegible]

PERSPECTIVE VIEWS

Project Number 2023-004

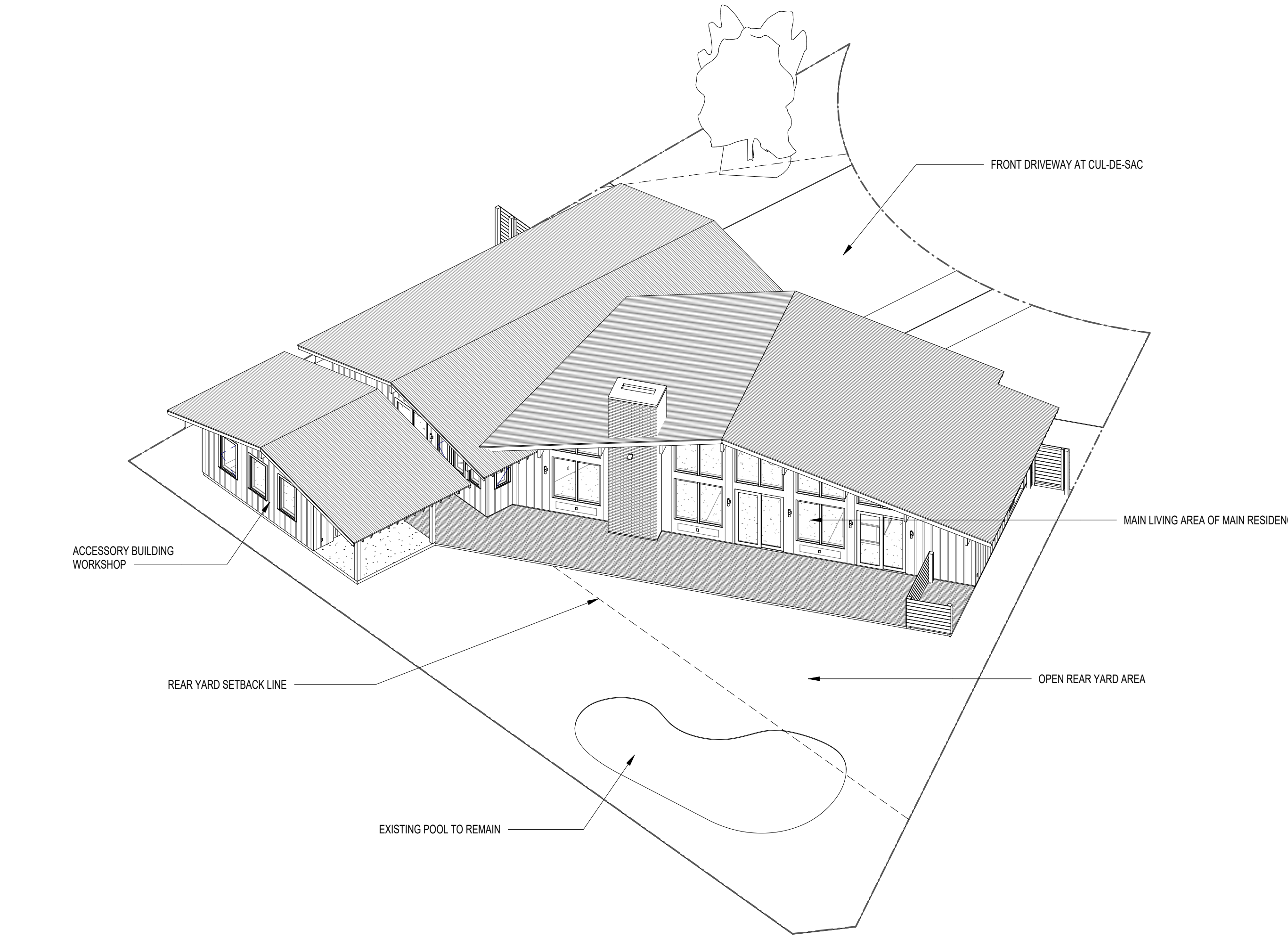
Date 3/24/2024

Phase	Construction
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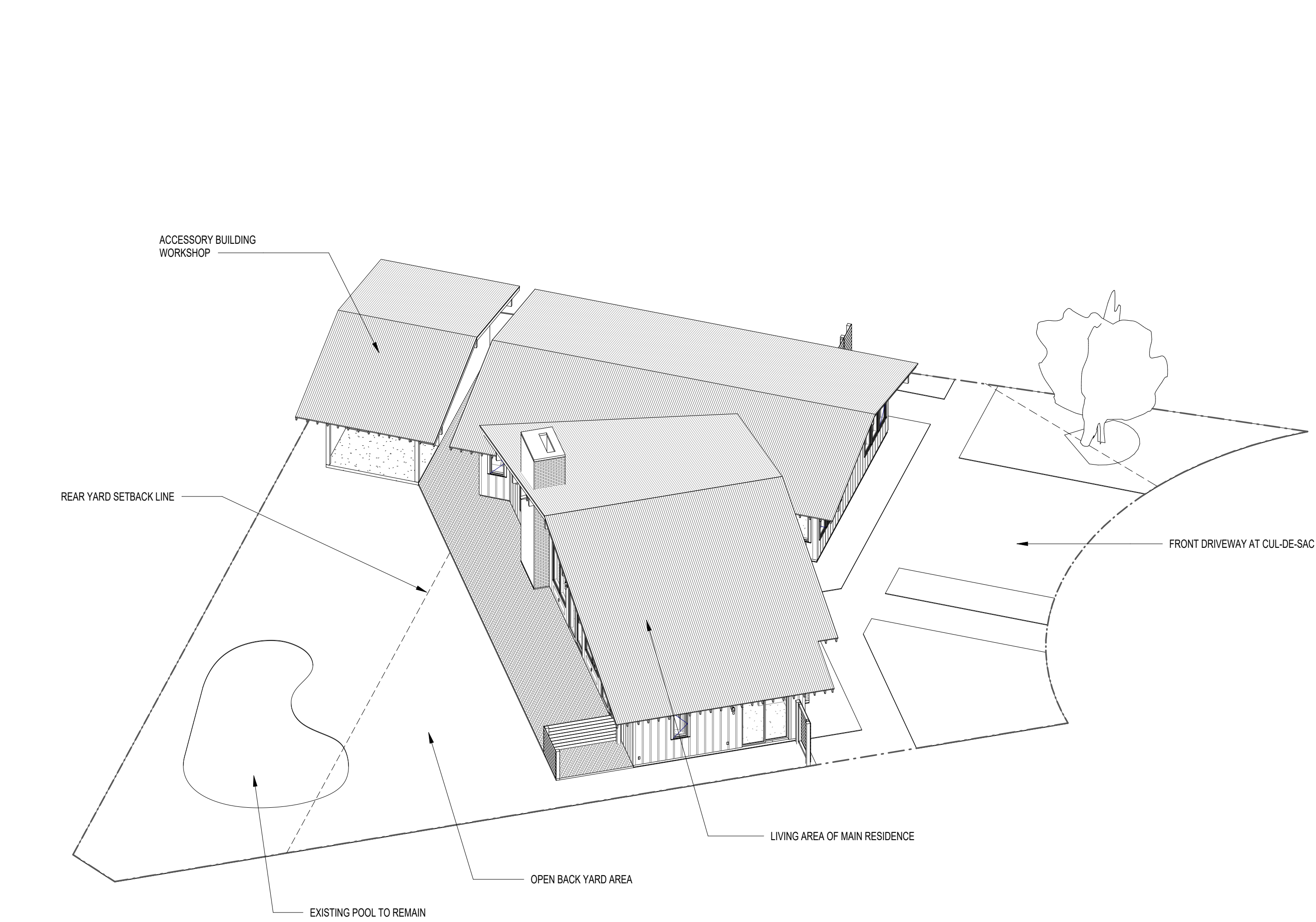
Revision

A601

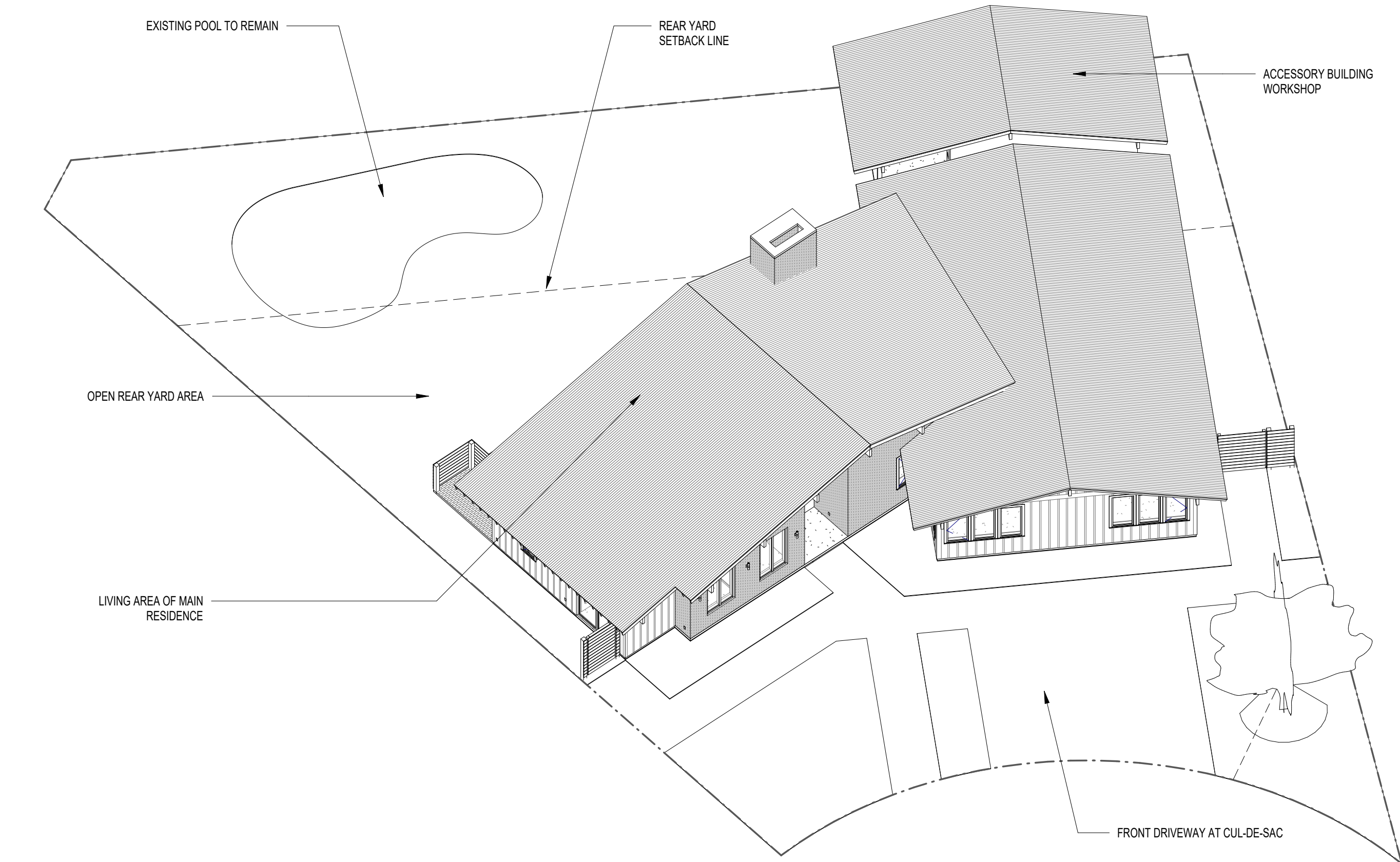
Scale



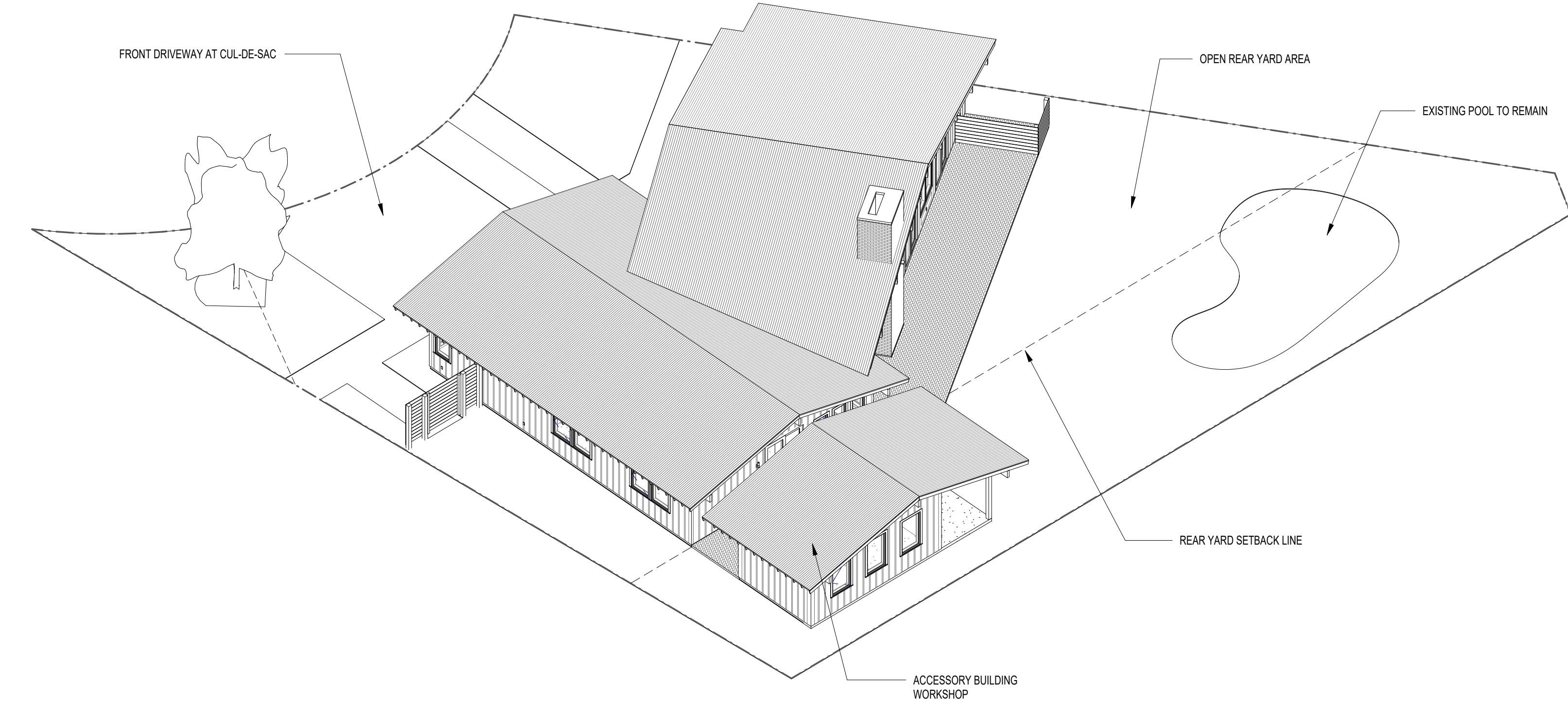
1 Axon 1



4 Axon 4



2 Axon 2



3 Axon 3

No.	Description	Date

AXON AERIAL
VIEWS

Project No.: 2023-004

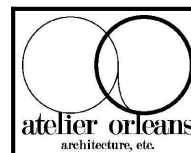
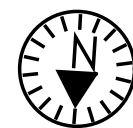
Date: 11/13/2024

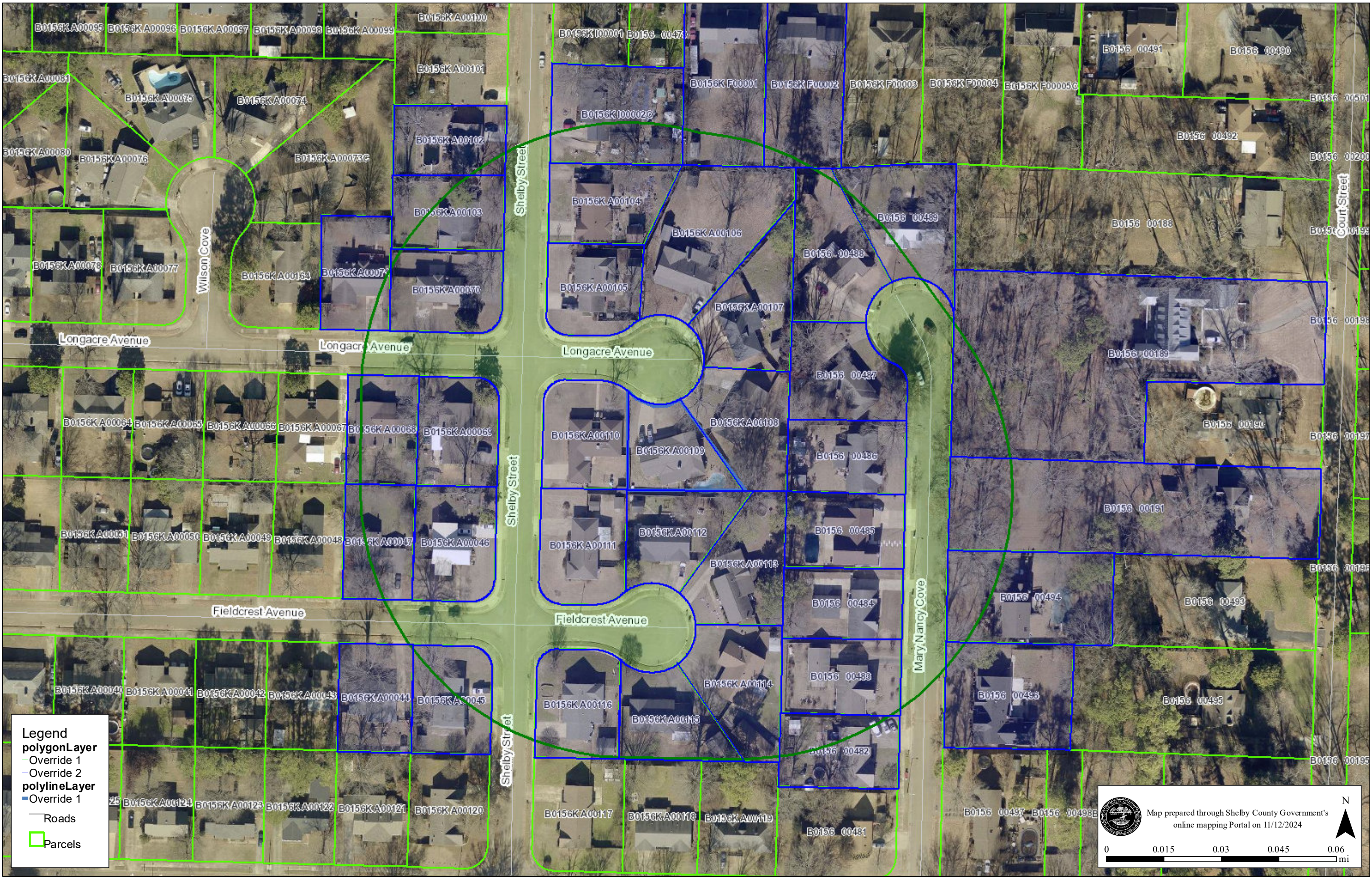
Phase: Construction

Revision:

A602

Scale:





Legend

polygonLayer

- Override 1
- Override 2

polylineLayer

- Override 1

—Roads

▭Parcels

 Map prepared through Shelby County Government's online mapping Portal on 11/12/2024

0 0.015 0.03 0.045 0.06 mi

N

ZIDNAK LEONARD G & JORENE T
5715 NORTH ST #
BARTLETT TN 38134

MCKIM LESLIE N
5680 LONGACRE AVE #
MEMPHIS TN 38134

KIMBROUGH DOROTHY J
3127 MARY NANCY CV #
MEMPHIS TN 38134

JORGENSEN JOHN M & ELIZABETH M
5723 NORTH ST #
MEMPHIS TN 38134

MEYER REVOCABLE LIVING TRUST
3157 COURT ST #
BARTLETT TN 38134

RUSH THOMAS G
5713 FIELDCREST AVE #
MEMPHIS TN 38134

MCMANUS EDWARD AND NORANN MCMANUS (LE)
3180 SHELBY ST #
BARTLETT TN 38134

BEW HOWARD D & BRITTNEY T
3153 MARY NANCY CV #
BARTLETT TN 38134

ALLISON TERRI L
5427 CAYLEY RIDGE LN #
ARLINGTON TN 38002

PASS SAMANTHA C K
3179 SHELBY ST #
BARTLETT TN 38134

GIBSON JONATHAN B
3145 SHELBY ST #
BARTLETT TN 38134

DARNELL JANET L
3117 MARY NANCY CV #
MEMPHIS TN 38134

MORELAND LEON M & RITA K
3170 SHELBY ST #
MEMPHIS TN 38134

MURRAY WILL & CHRISTINA
5707 LONGACRE AVE #
BARTLETT TN 38134

FLOYD MICKEY R AND GRETA A FLOYD (LE)
3608 ELLENVIEW CV #
MEMPHIS TN 38133

BALLARD CLEDIAR R
3171 SHELBY ST #
MEMPHIS TN 38134

RABURN TOMMY B & PATRICIA A
3143 MARY NANCY CV #
MEMPHIS TN 38134

KHAN MOHAMMED Y & SOHAILA U
3112 MARY NANCY CV #
MEMPHIS TN 38134

SNYDER ERIN
5708 LONGACRE AVE #
MEMPHIS TN 38134

PORTER BRYAN K & MARGIE A
3133 SHELBY ST #
BARTLETT TN 38134

MAY ROY JR
5705 FIELDCREST AVE #
BARTLETT TN 38134

WRIGHT BRENDA
3161 MARY NANCY CV #
BARTLETT TN 38134

IGLEHARTE KEVIN & TRACEY
5714 FIELDCREST AVE #
BARTLETT TN 38134

SAARI ETHAN & DALYSS
3111 MARY NANCY CV #
BARTLETT TN 38134

LOUWIEN DOROTHY J
5672 LONGACRE AVE #
MEMPHIS TN 38134

OSBORN JESSICA G
3135 MARY NANCY CV #
BARTLETT TN 38134

RAY SAMUEL E & LINDA K
3162 MARY NANCY CV #
BARTLETT TN 38134

BROWN LAWRENCE D & LYUDMILA G TSURKAN
272 MELITA RD #
MEMPHIS TN 38120

ARCHER FRANK E & JULIA H
3122 MARY NANCY CV #
MEMPHIS TN 38134

CHOI MARY C
3160 SHELBY ST #
MEMPHIS TN 38134

MILLAWAY RICHARD O
5673 LONGACRE AVE #
MEMPHIS TN 38134

LUSTRE JOSE
4820 S IVY AVE #
ONTARIO CA 91762

DO CHANH B AND HOANGKHANH T NGUYEN
5699 LONGACRE AVE #
BARTLETT TN 38134

GEORGE JAMES M & CARLOTTA
3141 COURT ST #
MEMPHIS TN 38134

INGRAM JOHN W JR
3974 CHERRY PLUM DR #
COLORADO SPRINGS CO 80920

RANDOLPH LAURA A
3134 SHELBY ST #
MEMPHIS TN 38134

BURTON JAMES L & JACQUALYN D
5706 FIELDCREST AVE #
MEMPHIS TN 38134

ELLIS FAMILY REVOCABLE LIVING TRUST
4105 CANA HILL CT #
BARTLETT TN 38135

B0156K F00001 - ZIDNAK LEONARD G & JORENE T
B0156K F00002 - JORGENSEN JOHN M & ELIZABETH M
B0156K I00002C - MCMANUS EDWARD AND NORANN MCMANUS (LE)
B0156K A00102 - PASS SAMANTHA C K
B0156K A00104 - MORELAND LEON M & RITA K
B0156K A00103 - BALLARD CLEDIAR R
B0156K A00106 - SNYDER ERIN
B0156 00488 - WRIGHT BRENDA
B0156K A00071 - LOUWIEN DOROTHY J
B0156K A00107 - BROWN LAWRENCE D & LYUDMILA G TSURKAN
B0156K A00070 - MCKIM LESLIE N
B0156 00189 - MEYER REVOCABLE LIVING TRUST
B0156 00487 - BEW HOWARD D & BRITTNEY T
B0156K A00069 - GIBSON JONATHAN B
B0156K A00109 - MURRAY WILL & CHRISTINA
B0156 00486 - RABURN TOMMY B & PATRICIA A
B0156K A00046 - PORTER BRYAN K & MARGIE A
B0156K A00113 - IGLEHARTE KEVIN & TRACEY
B0156 00485 - OSBORN JESSICA G
B0156 00494 - ARCHER FRANK E & JULIA H
B0156 00484 - KIMBROUGH DOROTHY J
B0156K A00114 - RUSH THOMAS G
B0156K A00044 - ALLISON TERRI L
B0156 00483 - DARNELL JANET L
B0156K A00116 - FLOYD MICKEY R AND GRETA A FLOYD (LE)

B0156 00496 - KHAN MOHAMMED Y & SOHAILA U

B0156K A00115 - MAY ROY JR

B0156 00482 - SAARI ETHAN & DALYSS

B0156 00489 - RAY SAMUEL E & LINDA K

B0156K A00105 - CHOI MARY C

B0156K A00068 - MILLAWAY RICHARD O

B0156K A00108 - LUSTRE JOSE

B0156K A00110 - DO CHANH B AND HOANGKHANH T NGUYEN

B0156 00191 - GEORGE JAMES M & CARLOTTA

B0156K A00047 - INGRAM JOHN W JR

B0156K A00111 - RANDOLPH LAURA A

B0156K A00112 - BURTON JAMES L & JACQUALYN D

B0156K A00045 - ELLIS FAMILY REVOCABLE LIVING TRUST

Bartlett Planning and
Economic Development
Department
6400 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Variance Checklist

Bartlett Board of Zoning Appeals

Property Address for which Variance Is Requested _____

Property Owner _____ Phone _____

The applicant shall provide the following information twenty (21) days prior to the scheduled hearing date.

- ____ 1. This checklist plus **fees of \$300.00** with this application.
- ____ 2. A Plot Plan showing subject property and public street rights-of-way. If the property is encumbered by easements, show the type and location on the Plot Plan.
- ____ 3. The names and addresses of all property owners within three hundred (300) feet of the applicant's property or a minimum of ten (10) property owners, whichever is greater.
- ____ 4. One copy of the names and addresses required in #3 above on self-adhesive mailing labels.
- ____ 5. A Vicinity Map showing the subject property and all parcels within the distances described in #3 above. Every parcel shall indicate the owner's name and the street that each parcel fronts upon.
- ____ 6. A written explanation demonstrating how the following requirements are met.
 - a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.
 - b. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - c. The special conditions and circumstances do not result from the actions of the applicant.
 - d. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district.

(Note: "No non-conforming use of neighboring lands, structures, or buildings in the same district, and no permitted or non-conforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.")
- ____ 7. Any other information deemed necessary and requested by the Board.

The applicant should attend the meeting of the Board of Zoning Appeals, to present and answer questions on this application. The meeting is normally at 6:30 p.m. on the third Thursday of each month, at City Hall, 6400 Stage Road.

I, the property owner(s) hereby authorize the filling of this application.

(print name)

(signature)

(date)

Questions also may be sent by email to the Department's planners:

- Kim Taylor, ktaylor@cityofbartlett.org
- Sam Harris, samharris@cityofbartlett.org
- Leslie Brock, leslie.brock@cityofbartlett.org



Telephone 901-383-8668

2950 Stage Plaza North
Bartlett, Tennessee 38134

November 21, 2024

Sam Harris
Senior Planner
City of Bartlett
Planning and Economic Development
6382 Stage Road
Bartlett, TN 38134

**RE: Bartlett Blvd. - Yale Road P.D.
BZA request to permit planned development on parcel less than 5.0 acres
Bartlett, Tennessee**

Mr. Harris:

Per this letter, we are requesting that a planned development be permitted on the subject property which is less than the 5.0 acres required for planned development application. The planned development has been filed and heard by Planning Commission with a favorable recommendation and is awaiting hearing before the Board of Mayor and Aldermen. As discussed in the pre-application process, this is a uniquely configured property at the southeast corner of Yale Road and Bartlett Boulevard. We have configured the plan to face houses on Yale Road but have added a common drive along the rear of the lots to avoid having eight (8) drive aprons across the frontage of this property. This design has one right-in, right-out only access from Bartlett Boulevard and a full movement driveway onto Yale (approximately 600 feet from the intersection). We believe this design will create a better product on the subject property and avoid the issues of having reverse frontage lots. However, for this design to work, we need the latitude of a planned development application rather than a straight-forward subdivision application.

Thank you for considering this request. If you have any questions or need any additional information, please contact me.

Sincerely,

David Gean Bray, P.E.



TELEPHONE 901-383-8668
E-MAIL dgbray@comcast.net
SCALE 1"=200'

Dolphin Construction, Inc.
5190 Woods Landing Drive
Memphis, TN 38125

The Bray Firm
2950 Stage Plaza North
Bartlett, TN 38134

Applicant

Engineer

Owner

Donna Dewitt & Jeremy Evens
3338 Bartlett Blvd
Memphis, TN 38134

Zane & Sherry Deskins
3332 Bartlett Blvd
Memphis, TN 38134

Jesse & Donna McNatt
3343 Bartlett Blvd
Memphis, TN 38135

S J & Brendella Jenkins
6096 Lessa Ln
Memphis, TN 38134

Amber Lewis
6088 Lessa Ln
Memphis, TN 38134

Norman & Roma Potts
6082 Lessa Ln
Memphis, TN 38134

L & L Home Solutions
3369 Acree St
Bartlett, TN 38134

Chad Brown
3361 Acree St
Bartlett, TN 38134

Michael Skorich
3351 Acree St
Memphis, TN 38134

William & Shelby Eldridge
3343 Acree St
Memphis, TN 38134

Robert & Lindsay Wise
3335 Acree St
Bartlett, TN 38134

Aaron & Lacey Marise
3325 Acree St
Bartlett, TN 38134

Kevin & Louise Cranford
3317 Acree St
Memphis, TN 38134

Anthony & Tenika Moment
3418 Pamela Ann Dr
Bartlett, TN 38135

Millie & Lillie Hopkins & Jessie Swift
3326 Acree St
Bartlett, TN 38134

Sherry & Zane Deskins, Donna Dewitt &
Jeremy Evens
3320 Bartlett Blvd
Memphis, TN 38134

Kelbert & Rebecca Fagan
3336 Acree St
Bartlett, TN 38134

Carol Fly
3344 Acree St
Bartlett, TN 38134

Antonia Smith
3352 Acree St
Bartlett, TN 38134

Larry & Eunice Simmons
6091 Lessa Ln
Memphis, TN 38134

Natalie Clem & Jonathan Bickers
3359 Dabler Pl
Memphis, TN 38134

Christopher & Nicole Humphery
3349 Dabler Pl
Bartlett, TN 38134

Linda, Lisa, & Lynette Wallace
3341 Dabler Pl
Memphi, TN 38134

Larry & Teresa Young
3353 Bartlett Blvd
Bartlett, TN 38135

Joseph & Belinda Hill
3417 Flintlock Dr
Bartlett, TN 38134

Timothy & Lisa Dunlap
6023 Kevin Dr
Memphis, TN 38135

Phillip & Donna Clark
6033 Kevin Dr
Memphis, TN 38134

Steven & Gloria Burk
6041 Kevin Dr
Memphis, TN 38134

Allen & Myrna Daniel
6051 Kevin Dr
Memphis, TN 38135

Jonathan & Connie Bowlad
6069 Kevin Dr
Memphis, TN 38135

Joann Trott
6081 Kevin Dr
Memphis, TN 38135

Carl & Mary Heinrick
6091 Kevin Dr
Memphis, TN 38135

Brendan Mosely
6099 Kevin Dr
Memphis, TN 38135

Central North Church
5955 Yale Rd
Memphis, TN 38135

Collin & Rebecca Vallantina
5981 Pamela Ann Dr
Memphis, TN 38135

Cameron & Robin Mccown
6034 Kevin Dr
Memphis, TN 38135

Mario Boyd
6042 Kevin Dr
Memphis, TN 38135

Donald & Carol Gregory
3423 Countryhill Dr
Memphis, TN 38135

Marcus Bell
3422 Countryhill Dr
Bartlett, TN 38135

Sandra & Richard Vallon
3421 Jenny Ln
Memphis, TN 38135