



The Columbia Board of Zoning Appeals will meet on Thursday, May 9, 2024 at 9:00 AM in Council Chambers on the basement level of City Hall, 700 N. Garden Street, to consider the following:

- I. Roll Call
- II. Approval of Minutes
- III. Old Business
- IV. New Business
 - 1. Request from Rebecca Durnbaugh for variance approval of an accessory structure location within a CD-3 zoning district, Table 4.3.1-C, at [486 Santa Fe Pike](#).
 - 2. Request from Gray Enterprises, Inc. for variance approval of driveway standard in a CD-4 Character District, Table 4.3.1-D at [1110 S. High Street](#).
- V. Other Business
- VI. Adjourn

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting.

The 2024 meeting schedule can be found on the City of Columbia Board of Zoning Appeals webpage.

For other questions, please contact the Department of Development Services at 931-560-1560.

CONTACT INFORMATION

Robert Archibald, Planner II, rarchibald@columbiatn.com 931-560-1536

**DOCKET/CASE/APPLICATION
NUMBER
24-0166**

**APPLICANT/ PROPERTY OWNER
Rebecca Durnbaugh**

**PUBLIC HEARING DATE
May 9, 2024**

**PROPERTY ADDRESS/LOCATION
486 Santa Fe Pike**

REQUEST: Variance to allow for placement of a small Accessory Structure in the First Layer of the Secondary Frontage.

The applicant requests a variance from the strict application of the City of Columbia Zoning Ordinance. Specifically, Article 4, Table 4.3.1-C of the Zoning Ordinance that requires the placement of Accessory Buildings to be a minimum of 20' behind the Principal Building Frontage.

This variance request proposes placement of a 10'x16' Accessory Structure to the south of an existing driveway accessing the Secondary Frontage of River Heights Drive. The applicant is requesting this Variance due to the topography of the remaining lot and close proximity to the Duck River.



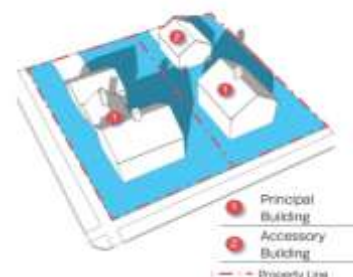
EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Lot Size:
CD-3	Single-family Residential	CD-3, CD-4C Residential Commercial	Addition of a 10'x16' Accessory Structure	3.04 +/- acres

STATUS OF REVIEW:

The City of Columbia Zoning Ordinance 4400 has set specific standards for Building Placement and Number on individual lots in the city limits. Article 4.3.4 (C) establishes the standards for Accessory Buildings. The pertinent requirements to this request are as follows;

1. Within each district:
 - b. Any such Accessory Building must be located as specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)** as applicable and illustrated generally in **Illustration 4.3.4.B (Principal Building / Accessory Building)**.

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING





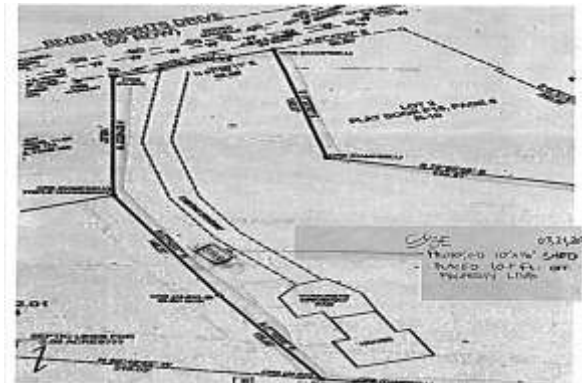
CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

3. Where Accessory Buildings and Structures are permitted:

- b. Any Accessory Building shall be located in the Layer indicated in **Tables 4.3.1-A – 4.3.1-U (District Standards)**.

The specific standards for placement and setbacks of Accessory Buildings particular to CD-3 can be seen in **Article 4, Table 4.3.1-C**, shown in illustration:

Setback / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	20 ft. min. behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	10 ft. min.	F
Side Setback / Yard, each side	5 ft. min	G
Rear Setback / Yard	5 ft. min; or 15 ft. min. from center line of Rear Alley	H



Applicant's Requested Placement of Accessory Building

REVIEW & ASSESSMENT:

8.5.16. L VARIANCE REQUIREMENTS

1. Standards:

The Board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

- That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this Ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
- That the Variance is the minimum Variance necessary so as to relieve such difficulties or hardship and thereby make possible the reasonable use of the land, Building, or Structure.
- That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.
- That financial returns alone shall not be considered as a basis for granting a Variance.
- That the granting of the Variance will not be substantially detrimental to the public good or substantially injurious to other property or improvements in the area in which the subject property is located, and will not substantially impair the intent and purpose of the general provisions of the City's zone plan and this Ordinance.
- That the proposed Variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.
- That the alleged difficulty or hardship has not been caused or created by the act or omission of the applicant or any person having an interest in the property



CITY OF COLUMBIA TENNESSEE
BOARD OF ZONING APPEALS
STAFF REPORT

2. Notwithstanding anything to the contrary contained or implied in Section 8.5.16.L.1, **none of the following shall be deemed or considered to be, or be considered in making a determination whether strict compliance with this Ordinance presents, a peculiar and exceptional practical difficulty** to or exceptional or undue hardship upon the owner of property:
 - a. Pecuniary considerations
 - b. Aesthetic considerations
 - c. Historic Preservation
 - d. Public good
 - e. Over-compliance with other provisions of this Ordinance
 - f. Personal Situations
 - g. Proximity to inconsistent or incompatible Uses or Development
 - h. Other Variances that have been granted
 - i. Nonconformities
 - j. District boundaries
 - k. Conditional Uses or Uses Permitted Subject to Limited Use Standards; or
 - l. Deterioration of surrounding area
3. Neither any Nonconforming Use of neighboring lands, Structures, or Buildings in the same District, nor any non-permitted or Nonconforming Use of lands, Structures, or Building in other Districts shall be considered grounds for the issuance of a Variance.
4. Under no circumstances shall the Board of Zoning Appeals grant a Variance to allow a Use that is not permissible under this Ordinance in the applicable District, or any Use which is expressly or by implication prohibited by the terms of this Ordinance in said District.
5. The Board of Zoning Appeals may impose such conditions and restrictions upon the premises benefited by a Variance as may be necessary to comply with the provisions set out in Sections 8.5.16.L.1 above to reduce or minimize the injurious effect to such Variance upon surrounding property and better carry out the general intent of this Ordinance. The Board of Zoning Appeals may establish expiration dates as a condition or as a part of any Variances.
6. The additional requirements of Sections 8.5.16.L.6.a -.c following shall apply to all applications for approval of any Variance from the provisions of Section 6.12:
 - a. Each application for a Variance shall reflect the type of Structure(s) for which the Variance is sought, the size of such Structures, the approximate location upon the parcel and the intended use thereof.
 - b. Due to the extreme hazardous conditions within the floodway and the effect of obstructions to upstream Structures, no Variance shall be issued within the designated Floodway District which would result in any increase in flood levels during the regulatory flood discharge.
 - c. Any applicant to whom a Variance is granted shall be given notice that the proposed Structure will be located in the flood prone area, but the Structure will be permitted to be built with a lowest flood elevation of the number of feet approved by the Variance below the regulatory flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced first floor elevation, and all subsequent purchasers shall be notified



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in writing, and same shall be set out in any deed or other writing issued to subsequent purchasers, lessees, mortgagors or vendees.

7. Any person, including without limitation any agency of the City, who is aggrieved by a decision of the Board of Zoning Appeals on a Variance, may appeal by certiorari to a court of competent jurisdiction. The judgment and findings of the Board of Zoning Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this Ordinance shall be final and subject to review only for illegality or want of jurisdiction.

STAFF ANALYSIS:

Staff has reviewed this variance request in relation to section 8.5.16.L and finds the following:

A hardship exists which prevents conformity to this Ordinance.

- The subject property is located in close proximity to the Duck River. As such, the lot slopes downward toward the river in several locations making placement of an Accessory Structure specific to the area in which it is to be situated. In addition, placement of the Accessory Building in any other layer than the First Layer is impossible to achieve due to Primary Structure arrangement on the property and steepness of the remaining land.

The requested variance **is the minimum variance** that will relieve the hardship and make possible the reasonable use of the land.

- The applicant has evaluated alternative placement of the Accessory Structure and found that the proposal is the nearest practical plan that conforms to the standards of the Zoning Ordinance.

Granting the requested variance is not substantially detrimental to the public good and will not impair the intent and purpose of the general provisions of the Zoning Ordinance.

- Evidence exists that a unique hardship, not of applicants' creation, exists.

PUBLIC NOTICE:

- Public notice was properly given with the item being advertised as part of the Board of Zoning Appeals agenda in *The Daily Herald* newspaper. Certified letters to this Public Hearing were mailed to adjoining property owners.

RECOMMENDATION:

Approve

Recommended Motion:

Move to find, based on the evidence presented by the applicant and the analysis provided by city staff, that all seven variance criteria listed in the City of Columbia Zoning Ordinance have been sufficiently and fully satisfied and grant the requested variance.

Alternative Motions:

Alternative Motion [Deny]:

Move to deny the requested variance having found that the variance criteria listed in the City of Columbia Zoning Ordinance have not been sufficiently and fully satisfied.

Alternative Motion [Approve Subject to Conditions]:

Move to find that all seven variance criteria listed in the City of Columbia Zoning Ordinance have been sufficiently and fully satisfied and grant the requested variance subject to the following conditions: *[list conditions of approval]*.

Alternative Motion [Defer]:

Move to find that there is insufficient information to make a decision, continue the hearing, and request that the [applicant/staff] provide: *[list additional information]* for review at a future meeting.

REQUIREMENTS FOR A VARIANCE
Section 8.5.16.L of the City of Columbia Zoning Ordinance

The Board of Zoning Appeals shall not grant a variance unless it makes a finding, based on the evidence presented, that all of the following seven criteria are sufficiency and fully satisfied.

*The BZA cannot, by law, consider financial or personal matters
in the justification of any of the seven criteria.*

Please demonstrate how your request satisfied each of the following:

(You may use this sheet or attach separate pages)

1. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

Topography of property,

2. That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.

Land to the east of the driveway is steep, There is only Layer 1 on this property.
Placement of prebuilt shed will be least seen in proposed location.

3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.

Correct. Used for personal storage.

4. That financial returns alone shall not be considered as a basis for granting a variance.

No financial return

5. That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provisions of this Zoning Ordinance.

No detriments

6. That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

None

7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.

Correct



114

First Layer of Secondary
Frontage

Proposed
Accessory
Building

486



Case #24-0166
486 Santa Fe Pike

City of Columbia
Development Services
700 N. Garden Street
Columbia, Tennessee 38401
www.columbiatn.com
(931) 560-1560





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RIVER HEIGHTS DRIVE
(50' ROW)

LOT 2
PLAT BOOK P18, PAGE 6
R-10

PROPOSED 10'x16' SHED
PLACED 10+ Ft. OFF
PROPERTY LINE

Page 13 of 27



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

March 25, 2024

AndrewEssary
4056 Miles Johnson Pkwy
Spring Hill, TN 37174

Project Name: 24-0842-SmlAc

Dear AndrewEssary,

We received a plan for review at the above referenced project. Our review of your project requires additional information, corrections, or revisions before we can proceed. The comments are listed by division to help direct any questions you may have to the appropriate staff.

After reviewing the specific comments from each department, please submit your revised plans in the following manner:

- Include a response to each comment that corresponds to our items on the original letter
- Cloud or Highlight all changes in the revised drawings showing revision date

Submit all additional documents and revisions through the Online Permitting Portal.

Division Contacts:

Building, Planning, and Engineering: 931-560-1560 or development@columbiatn.com

Fire: 931-560-1740

Wastewater: 931-560-1001

Please address the comments on the following page.

ALL COMMENTS MUST BE ADDRESSED IN ONE COMPLETE RESUBMITTAL

Further corrections may be necessary as a result of submitting additional information.

DEVELOPMENT SERVI
700 NORTH GARDEN STJ
COLUMBIA, TN 3
PHONE: (931) 560-1
FAX: (931) 560-1

Page 2 of 2
4/8/2024

Floodplain

1. Proposed building is not located in the flood plain.

Planning

1. Accessory building must be placed in the Third Layer. See below illustration (4.3.4.B). (Ord 4400, section 4.3.4-C (b) page 193)
2. Please submit elevations of proposed exterior covering materials compliant with standards. (Ord 4400, table 4.3.1-C, page 71)

's additional
o help

Sincerely,

Robert Archibald

Robert Archibald
Planner II

Variance request

The property at 486 Santa Fe Pike is unique in regards to zoning. Even though my address is Santa Fe Pike, I have no access to that road. The entrance to my property is off of River Heights Drive. That being said, the front of my house is Layer one to Santa Fe Pike. The side and the rest of the property is Layer 1 to River Heights. The property is also bordered by the Duck River behind the house, which is still Layer 1 to River Heights.

The shed placement that I am asking for is along the driveway off of River Heights. A drawing has been included. This placement, on our property would actually be Layer 3 to my neighbors' property on River Heights. The shed would be behind the vicinity of her car port and garage.

Topography of the lots would be an issue on the other side of the driveway, along with the appearance of the shed being the first thing you would see off of River Heights.

Thank-you for your consideration.

Rebecca Durnbaugh
Resident, 486 Santa Fe Pike, Columbia TN

BOARD OF ZONING
VARIANCE APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy

1. Applicants must complete this application, include required supporting materials, & pay the required fee (**\$200.00 for owner-occupied residential, \$400 for all others**) by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. **For a setback variance only:** The length of the boundaries of the lot measured to the nearest foot. Locations, square footages, and exterior dimensions, measured from outside wall to outside wall, of all existing and proposed buildings and structures. *A plot plan may satisfy this requirement.*
 - c. **For all variances requests:** Completion of the Requirements of Variance Sheet on this Application or a Justification Letter addressing the seven (7) criteria.
 - d. Applicable drawings, illustrations, and so forth, to accompany the request.
 - e. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting schedule. A representative must attend the BZA Meeting.

BOARD OF ZONING APPEALS APPLICATION COLUMBIA, TENNESSEE					
LOT ADDRESS: 486 Santa Fe Pike					
ZONING: residential			LOT ACREAGE: 3.04		
LAND USE: residential			BUILDING SQUARE FOOTAGE: 10'x16'		
ESTABLISHED/EXISTING SETBACKS (DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES):					
FRONT: _____ ft.		SIDE: _____ ft.		REAR: _____ ft.	
OTHER INFORMATION:					

VARIANCE PERMIT REQUEST

EXCEPTIONAL HARDSHIP VARIANCE REQUEST		
1. If requesting a Setback Variance, indicate below which yard the setback variance is located within and provide an exact measure of the distance of the new setback in feet. 2. If requesting a Variance of any other provision of the <i>Zoning Ordinance</i>, provide a detailed explanation below in "Other Variance Request." Please note that the Zoning Ordinance does not allow variances from certain standards listed at § 8.5.16.D.3.		
SETBACK VARIANCE <i>Check applicable yard</i>	☐ FRONT YARD ☐ SIDE YARD ☐ REAR YARD	REQUESTED SETBACK (ft):
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION: Ord 4400 Section 4.3.4C b page 193	
	REASON FOR REQUEST: Topography	

APPLICANT

NAME	Rebecca Durnbaugh	PHONE	260-403-6874
ADDRESS	486 Santa Fe Pike Columbia TN	EMAIL	biobecky1@gmail.com

PROPERTY OWNER

NAME	Andrew and Sarah Essary	PHONE	931-981-3738
ADDRESS	4056 Miles Johnson Pkwy	EMAIL	drew.essary@gmail.com sadurntbaugh@gmail.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Rebecca Durnbaugh

APPLICANT NAME

Rebecca Durnbaugh
APPLICANT SIGNATURE

04/10/24

DATE

Sarah Essary

PROPERTY OWNER NAME

Sarah Essary
PROPERTY OWNER SIGNATURE

04/10/24

DATE

DAVID ELIZABETH CONTRACTORS, LLC
TAX MAP: 100E
GROUP: E
PARCEL: 29

ASHLEY R. CROMER
TAX MAP: 100E
GROUP: E
PARCEL: 12

BURCHELL ENTERPRISES, LLC
TAX MAP: 100E
GROUP: E
PARCEL: 27

9TH & MAIN, LLC
TAX MAP: 100E
GROUP: E
PARCEL: 13



SITE PLAN

BUILDER: GRAY ENTERPRISES, INC.

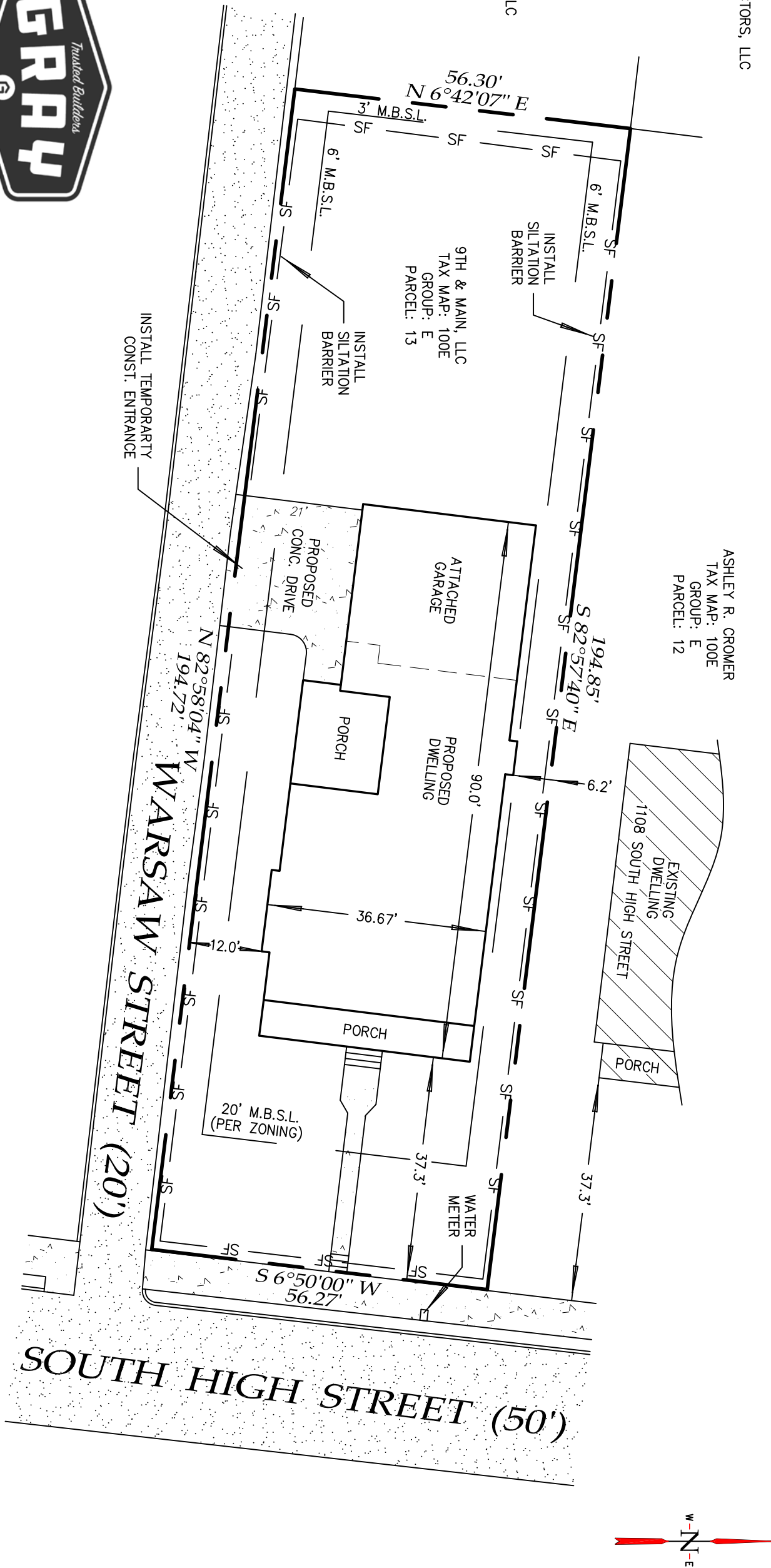
PROPERTY ADDRESS: 1110 SOUTH HIGH STREET, COLUMBIA, TN 38401.

PROPERTY DESCRIPTION: A PARCEL OF LAND SITUATED ON THE WESTERLY MARGIN OF SOUTH HIGH STREET, ALSO BEING SITUATED ALONG THE NORTHERLY MARGIN OF WARSAW STREET.

RECORDED: DEED BOOK R2891, PAGE 559, R.O.M.C., TENNESSEE.

COUNTY: MAURY ZONING: CD-4

TAXMAP: 100E GROUP: E PARCEL: 13



IT IS A REQUIREMENT IN THE STATE OF TENNESSEE AS PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER, NO LESS THAN THREE (3), DAYS AND NO MORE THAN TEN (10), WORKING DAYS PRIOR TO INTENDED EXCAVATION. TENNESSEE ONE CALL CAN BE REACHED BY DIALING 811 OR 615-367-1110.

THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLAN IS AUTHORIZED FOR THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON ONLY.



UTILIZING GRAPHIC PLOTTING METHODS THE PROPERTY SHOWN HEREON IS NOT LOCATED IN AREAS DESIGNATED AS SPECIAL FLOOD HAZARD ON THE LATEST F.E.M.A. FLOOD INSURANCE RATE MAPS RECEIVED BY THIS OFFICE

MAP PANEL: 47119C0285E

ZONE: X

DATE: 4-16-2007

SHEET: 1 OF 1
DATE: 2-15-24
FILE NUMBER: 5408



EDGE
group

P.O. Box 3447 Brentwood, Tennessee 37024
voice: 615-837-1595 email: mail@edgegroup.co

EDGEGROUP.CO



STUDY PLAN
NOT FOR CONSTRUCTION

FRONT ELEVATION

SCALE: 1/4" = 1'



LEFT ELEVATION

SCALE: 1/4" = 1'

REQUIREMENTS FOR A VARIANCE
Section 8.5.16.L of the City of Columbia Zoning Ordinance

The Board of Zoning Appeals shall not grant a variance unless it makes a finding, based on the evidence presented, that all of the following seven criteria are sufficiency and fully satisfied.

*The BZA cannot, by law, consider financial or personal matters
in the justification of any of the seven criteria.*

Please demonstrate how your request satisfied each of the following:

(You may use this sheet or attach separate pages)

1. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.

The parking pad on the right side is not currently allowed in “layer 2”, making sideload garage unusable. Requesting to keep side load garage and parking pad to stay per plan.

2. That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.

Only requesting to keep as currently designed for reasonable access to home.

3. That the variance will not authorize activities in a zone district other than those permitted by this ordinance.

Variance is not authorizing activities in a zone district that isn’t already permitted, only moving the parking to utilize the side entry of garage and parking pad.

4. That financial returns alone shall not be considered as a basis for granting a variance.

No financial gains/returns are being considered.

5. That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provisions of this Zoning Ordinance.

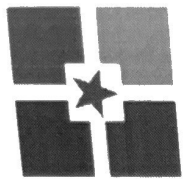
Public welfare is not in effect with granting of this variance.

6. That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

No impairing of light and/or air is being affected, we are wanting to utilize the secondary street for egress not currently allowed under the "layers" portion of zoning guidelines.

7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.

We were unaware of the zoning guidelines, and are only trying to maintain the historical integrity and characteristics while maintaining functional use of the property.



CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

BOARD OF ZONING
VARIANCE APPLICATION AND CHECKLIST
SUBMITTAL REQUIREMENTS

*Please submit the Application online at [City of Columbia | Permitting \(onluma.com\)](http://City of Columbia | Permitting (onluma.com))
If there is no access to a computer, please submit all pertinent information on a flash drive as well as
provide one hard copy*

1. Applicants must complete this application, include required supporting materials, & pay the required fee (\$200.00 for owner-occupied residential, \$400 for all others) by the published submittal deadline. Please contact the Columbia Development Services Department with any questions or to discuss any concerns during the BZA submittal & review process: Kevin McCarthy, City Planner, kmccarthy@columbiatn.com or (931) 560-1560.
2. Please provide the following information:
 - a. Completed application.
 - b. **For a setback variance only:** The length of the boundaries of the lot measured to the nearest foot. Locations, square footages, and exterior dimensions, measured from outside wall to outside wall, of all existing and proposed buildings and structures. *A plot plan may satisfy this requirement.*
 - c. **For all variances requests:** Completion of the Requirements of Variance Sheet on this Application or a Justification Letter addressing the seven (7) criteria.
 - d. Applicable drawings, illustrations, and so forth, to accompany the request.
 - e. Any additional information requested by the Department of Development Services that will be necessary to fully complete a review by City Staff and/or by the Board of Zoning Appeals.
3. Please submit the final request to the Department of Development Services according to the established Board Deadline and Meeting schedule. A representative must attend the BZA Meeting.

BOARD OF ZONING APPEALS APPLICATION <i>COLUMBIA, TENNESSEE</i>					
LOT ADDRESS: 1110 S High St					
ZONING: CD-3			LOT ACREAGE: 10,824 sqft		
LAND USE: Residential			BUILDING SQUARE FOOTAGE: 3012 sqft		
ESTABLISHED/EXISTING SETBACKS (DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES): FRONT: 20 ft. SIDE: 6 ft. REAR: 3 ft.					
OTHER INFORMATION:					

VARIANCE PERMIT REQUEST

EXCEPTIONAL HARDSHIP VARIANCE REQUEST		
1. If requesting a Setback Variance , indicate below which yard the setback variance is located within and provide an exact measure of the distance of the new setback in feet.		
2. If requesting a Variance of any other provision of the <i>Zoning Ordinance</i> , provide a detailed explanation below in "Other Variance Request." Please note that the Zoning Ordinance does not allow variances from certain standards listed at § 8.5.16.D.3.		
SETBACK VARIANCE <i>Check applicable yard</i>	☐ FRONT YARD ☐ SIDE YARD ☐ REAR YARD	REQUESTED SETBACK (ft):
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION: Section 4.3.1-C	
	REASON FOR REQUEST:	

APPLICANT

NAME	GRAY ENTERPRISES INC	PHONE	615-727-4088
ADDRESS	118 CEMETERY AVE	EMAIL	SAMUEL.A.GRAY@GMAIL.COM

PROPERTY OWNER

NAME	9th + MAIN LLC	PHONE	SAME
ADDRESS	SAME AS ABOVE	EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

<u>GRAY ENTERPRISES, INC</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>4/18/24</u> DATE
<u>9th + MAIN LLC</u> PROPERTY OWNER NAME	<u>[Signature]</u> PROPERTY OWNER SIGNATURE	<u>4/18/24</u> DATE