



The Columbia Board of Zoning Appeals will meet on Thursday, November 13, 2025 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

1. Request from Todd and Noah Burchell for Variance approval regarding setback reduction and driveway width at [1001 E. 9th Street](#), being Tax Map 099G Group A Parcel 11, a CD-3 (Neighborhood Character District) zoned property. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**
2. Request from Todd and Noah Burchell for Variance approval regarding driveway width at [422 Mooresville Pike](#), being Tax Map 99P Group D Parcel 10, a CD-3 (Neighborhood Character District) zoned property. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

IV. New Business

V. Other Business

1. Education

VI. Adjourn

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

The 2025 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.

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

**CALL TO ORDER:**

Chairman Jimmy Dugger called the October meeting of the Board of Zoning Appeals for the City of Columbia to order at 9:04 a.m. The meeting was held in the Council Chambers at City Hall.

**I. ROLL CALL:**

Quorum present and included the following:

Present were: Mr. Eddie Ables  
Mr. Jimmy Campbell  
Mr. Jimmy Dugger  
Ms. Kristen Newton  
Ms. Debbie Wiles

Other attendees: Mr. Austin Brass, City Planner  
Mr. Jake Hubbell, City Attorney  
Mr. Paul Keltner, Director of Development Services  
Mrs. Sandra Richardson, Recording Secretary  
Mr. Charles Rush, Principal Planner  
Mrs. Melissa Sanders, Planner I

**II. APPROVAL OF MINUTES:**

The September minutes were presented for approval.  
Mr. Campbell moved to approve the minutes, with Mr. Ables seconding. The motion to approve the October minutes passed five to zero.

**III. OLD BUSINESS:**

**1. Case #25-0250**

**Request from Ashley Runions for Conditional Use approval of a Major Home Occupation located at 210 Richmond Drive, being Tax Map 113I Group B Parce1 11, a CD-3L (Neighborhood Large Lot Character District) zoned property. This item was deferred from a previous agenda.**

**Staff Review:**

Mr. Dugger read the agenda item. Mr. Charles Rush, Principal Planner gave the details of the staff report. The request is for a barber shop.

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

**Discussion and Motion:**

Nathan and Ashley Runions were present to answer questions. Ms. Runions stated that this is a building just like her house. The request is strictly for a barber shop. Jennie Davis, 1409 Wilson Court, stated that there were emails from the neighbors stating that they did not want this for their neighborhood. They are not aware of any business that is functioning with a structure next to their house. She stated that there are restrictions in the neighborhood against this. They are willing to go forth with any legal action that they may need to, in order to enforce those restrictions. They want Ms. Runions to know that up front, and she has already spoken to a lawyer.

Mr. Rush stated that there are two public comments under the public comment section. There are three in addition to Ms. Davis. Mr. Runions stated that there are nine businesses in the area. They sent 40 letters out. The surrounding neighbors next to them had no negative comments.

Mr. Campbell asked if the buildings that he told the Commission about, are in a house, or a detached building. Mr. Runions stated that he would assume that the hair salon would be in a separate building.

Ms. Wiles asked if any of the Zoning Ordinance changed that perhaps do not align with the businesses that are being suggested, or do they remain the same. Mr. Brass discussed the previous zoning ordinance. He stated, under this ordinance, it is proposing an accessory structure that is why it is coming before the Board today.

Mr. Jake Hubbell, City Attorney, stated per the State Board it requires a separate building for the bathroom.

Mr. Dugger asked if it makes a difference that we have taken from a shed outside (external) to a house internal attached to the house. Ms. Newton stated it is not attached. Mr. Dugger stated it is not attached.

Mr. Runions stated no. He was just stating that it would have to be separate from the house per the Stated Board.

Mr. Dugger stated that legal counsel for the City of Columbia is present, Mr. Jake Hubbell.

Mr. Campbell stated that he went through the neighborhood and could not find any other detached building being used for business. He said he could not find a like situation. He is looking out for the applicant, and he does not want to see them having an uphill battle.

Mr. Dugger read the sample motions for the Board.

Discussion included negative motion, and motions. The chair asked for a motion to approve. Ms. Newton asked what was being asked for approval. Further discussion was inclusive of listening to the neighbors, Minor home occupancy, detached structure, getting a better understanding, speaking to the character of the neighborhood, and

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

getting more clarity. Mr. Brass spoke to the difference between a Major and a Minor home occupation.

Mr. Dugger stated that his definition is that there is no way that she can have a client in the house with a Minor. Mr. Brass stated that is correct. Ms. Newton stated if the Board is going to approve it, this should be a conditional approval. Mr. Dugger stated if there is an approval on this can another one be with the condition. Mr. Hubbell stated if this Board moves to approve without conditions then that is the motion. If you want to discuss conditions that need to be done, and the Board vote to approve with conditions. Mr. Campbell asked the Chairman to pull his motion back. He stated that he is going to make a motion to deny. The applicant is going to have a long, hard road getting this approved once it goes to court. Because the Board can't consider covenant restrictions in the decision. When they get to court there is no doubt in my mind that they will be disapproved according to the covenant restriction on the property in Columbia. With that situation he will move to deny this request. Mr. Dugger stated that he will remove his motion. Ms. Newton seconded the motion. The motion to deny passed four to zero, with Mr. Ables abstaining.

**2. Case #25-0266**

**Request from Ben Kroeger for Variance approval of a side yard setback at 1603 Columbia Avenue, being Tax Map 100L Group P Parcel 26, a CD-3 (Neighborhood Character District) zoned property. This item was deferred from a previous agenda.**

**Staff Review:**

Mr. Dugger read the agenda item, and Mr. Rush read the details of the staff report. The applicant is requesting a variance from the CD-3 side setback requirements to permit the existence of a newly constructed residential structure with a side setback of approximately 3 feet, where 8 feet is required. This request arises from construction that exceeded the scope of an initially approved remodel permit, resulting in what is effectively a new home on the existing foundation. Staff recommends denial of this variance request. The staff report was done by Jeremy Humphrey. Mr. Charles Rush presented the report.

**Discussion and Motion:**

Mr. Douglas Berry, Miller & Martin PLLC , Attorney, from Nashville was present. Mr. Berry stated that as a procedure matter they have not seen this report that was just read. He has not seen it online, and he doesn't know if this Board has seen it. If it is not the case, then he objects that being considered by this Board at all. They have not had an opportunity to respond to this and he doesn't think it is a fair procedure. He would ask for either a motion to defer again or a motion to consider whether or not to consider the report. It is not due process to read a detailed report and they filed their

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

written position a month ago. Typically, at hearings like this the parties, like your previous matter, hear what each side has to say. The only report that they have seen is the one in August prepared by Mr. Jeremy (he forgot his last name). Because of that he would be interested to hear. He talked with the City Attorney late last week and he said that he would send it to me as soon as it was available. He asked him to send it to him as soon as it was available. This is simply not a fair procedure. Ms. Wiles stated that she read the report online last night, and it is dated October 9<sup>th</sup>. She also stated that when it became available, she cannot say. She knows that the agenda was there. Mr. Hubbell stated that he would be happy to respond to that. He stated that he has had some conversations with Mr. Berry over the course of the last few weeks regarding this. He does feel that he made him aware that the city was working on an updated staff report that was a response to his filing. He doesn't believe that he sent that to him, and he does know that it has been online, because he thinks that he looked at it online. He is not sure, but staff can confirm on what date it was provided online. He also stated that he certainly wanted to be fair to Mr. Berry, and Mr. Kroeger if they needed more time to review that. He also stated that he feels that it is certainly appropriate to defer to give them ample time. This Board wants to be sure that everybody has time to review everything. Mr. Berry stated that his client wanted to know if he could have time to rebuttal some of the details. Mr. Hubbell has been co-operative don't get me wrong. Mr. Dugger asked Sandra when the staff reports hit the internet. Ms. Richardson stated that she would have to defer to Mr. Brass. Mr. Brass stated that he didn't have the exact date, typically staff does a week in advance of this meeting. It is readily available to the public; anyone can access that portal and review it on the City website. The report was made available to the public before this meeting. Mr. Berry asked if it was under the BZA. Mr. Brass stated yes, and it is a typical process. Mr. Dugger asked how long ago was that. Mr. Brass stated that this is a deferred item, and it has been on the website for over two months now. Mr. Berry stated that the report has not been on the website for two months. Mr. Brass stated that this request has been deferred since August and the original report has been readily available. Mr. Rush further explained refreshing a letter. Mr. Berry stated that this report has not been available for two months, and he states it is in response to his letter, so it is obviously since then. He asked when was it available for the record. Mr. Dugger asked if staff had an answer for that. Mr. Hubbell asked if there was some way to identify when it was uploaded to the website. Mr. Rush stated that this report has already been on the website, and it was updated by Jeremy Humphrey. It was available to the applicant, all he did was update a section of the report. He understands what Mr. Berry was saying, the report was changed. Mr. Berry stated that the applicant is a party to this Board he is not just a member of the public. Mr. Berry also stated that his client is willing to go forward today. Mr. Brass stated that it sounds like there is an issue with the report, in Mr. Berry's opinion of not being adequately available to review. Mr. Berry stated that it wasn't sent to him, and it wasn't sent to his client. Mr. Berry also stated that he

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

conferred with his client, and he is willing to waive that issue, and they will go ahead and try to respond at best as they can. Mr. Hubbell stated if he is willing to waive that issue, he thinks that is fine. The Board will give him a few minutes today to review it if that will be beneficial. Mr. Kroeger stated that his concern about the item that was read there were multiple items that he believes to be false. They were just read, and he was not aware of it before this. He doesn't have to prepare anything he is ready to speak on it now. Mr. Dugger asked the applicant if he thought that there are things that are false. He suggested going through the line items to discuss. Ms. Wiles asked if historically does staff provide such reports. Is that apart of this, I have read it but I don't know exactly when it went online. But in this instance are those things sent to the parties. Mr. Hubbell stated that he will defer to Mr. Brass on that question. Mr. Brass stated that in Mr. Humphrey not being here he cannot speak to if Mr. Humphrey had sent the report directly to the applicant. Mr. Brass stated that it is a typical process to send it to the applicant yes sir. Mr. Berry stated what they would prefer to do is go ahead and make a short presentation, then have Mr. Kroeger give his version of what happened. Mr. Dugger stated I agree. Mr. Kroeger stated that their position is twofold, one is this lot more than meeting the criteria for a variance. He further explained. He presented handouts. Further discussion included hardship, neighbor, various permits, staff duty, cost, engineer permit, variance, the budget listed, and permit application. Mr. Rush stated that if the remodel permit had been correct then the Commission would not be sitting here today, and he further explained. Mr. Dugger stated that Mr. Kroeger can present from the top and go through each individual item. Mr. Hubbell stated that the Chairman may want to allow him to present however he wants to. Mr. Ben Kroeger, 1603 Columbia Avenue, stated that his original remodel budget was \$30,000. However, that was one of five permits, and he further explained. Mr. Brass stated that he would like to explain to the Board the reason why the applicant was asked for the remodel permit value. It is to ensure when an applicant is remodeling a house that the value figure does not exceed a 50% threshold of the structural value, and he further explained. Mr. Kroeger stated that the scope of work in his opinion never changed. Additional discussion included exceeding the threshold, remodel permit, plumbing, electric, being inclusive on the front end, standard practice, trash removal, inflating, not saying spent \$100,000 literally, hearing multiple numbers, structure exceeding, ordinance, full conformity, not exceeding 50%, letter, structure is currently non-conforming, and the setback line. Mr. Campbell stated the only request is a side setback line, and he further explained. Ms. Newton discussed the dimensions that are listed in the staff report from the existing to the new are different. She would agree with Mr. Brass that when someone submits the total amount it should include the full scope of work. There was confusion there and she further discussed the issue. The discussion was inclusive of struggling with the pictures, the house was always there, the applicant admitted that they exceeded the 50%, could it go from 3 feet, self-created hardship, and misleading staff. Mr. Hubbell discussed the percentage spent of the

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

house. Mr. Brass confirmed. The discussion included the original footprint, the staff report, discrepancy, and the Commission doesn't know if the tax accessor's report is correct. Mr. Dugger asked the Commission to go back to Mr. Campbell's comments are we here to discuss the 50% or on the seven feet variance. Mr. Hubbell stated you are here for the variance. Mr. Berry stated that the application is for the variance. He stated that he takes responsibility for representing this Board that the amount spent was \$100,000. That is what his client reported to him, evidently some of that was his own charges for his own that didn't relate to the structure. There is nothing in the variance that speaks to the 50% in the original report in August. He further discussed. He asked to return to the issue of the variance. They may need time to work out the true issue about the expenses. Mr. Rush asked to go over the request one more time, and he further discussed it. Mr. Brass discussed the permit. Mr. Kroeger stated that this was never told to him. Additional discussion included the existing house, new house, was the footprint changed, the front porch, the foundation, and the stop work order. Mr. Rush read the inspectors' notes, and discussed the process. Mr. Dugger wanted to note that Mr. Paul Keltner, Director of Development Services, was in the audience. Mr. Kroeger discussed his process to get here. Mr. Rush clarified the process for Mr. Humphrey. Mr. Dugger stated if the Board is discussing the setback line, and a letter that was received by the neighbor that was happy. Mr. Rush explained. Ms. Wiles asked at what time did the issue of a variance first arise. April 11<sup>th</sup> was the response. She stated originally. Mr. Rush stated during the first inspection on the 7<sup>th</sup> in the remodel situation, would that have been taken into consideration. The discussion included the setbacks, responsibility, pulling permits, knowing the rules, existing foundation, and issues. Mr. Brass stated that he thinks the question is did staff error in the beginning, and he stated no because it was an existing foundation, and the permit estimate cost from the applicant was \$30,000. So, staff made no issue about the setback because it was under the 50% rule. Then a stop work order was issued and then that caused staff to say wait a minute, this exceeding the 50% value. As Mr. Berry stated now it was a \$100,000 work so now the setback has become an issue.

Mr. Dugger stated that we have two issues present. First, we have the issue of the setback line, and second an issue of the over amount of money. He asked Mr. Hubbell if he agreed with this. Mr. Hubbell stated yes and no. There has been a lot of talk about the money and what was spent over the 50%, and Mr. Berry, and the applicant have mentioned the equitable which is not for this Board to be aware of. Really what the Board has before it is the setback issue. Regardless of the 50% that's what triggered it and that is what got the Board here. You can put the permitting out of mind to some extent. He stated that he doesn't think we should be here for who's at fault. The question is should this Board grant the setback variance. Mr. Dugger asked if the Board agreed to the setback line. Mr. Campbell stated that he doesn't see why the setback line is for a CD-3. The footprint was done under a previous zoning that was probably legal at the time, so would we let them build on a foundation that is grandfathered in.

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

Mr. Rush explained. Mr. Brass stated that it is because the applicant went over 50%, and he explained. Mr. Dugger asked where does the second issue kicks in. Mr. Hubbell stated the over money is where it kicked in, and he further explained. Additional discussion included knowing and being aware, self-created hardship, the neighbor's opinion, and comments. Mr. Kroeger stated that the site has four hardships of, water, water drainage, topography on the backside, and Highland Park Elementary's trash compactor.

Ms. Libby Heflin, 1605 Columbia Avenue, discussed the school, and major drainage problem. They have a chain link fence, they feel it will enhance their property value, and they don't have any issues.

Ms. Newton stated that she understands the hardship. If she looks at drainage and where the house sits, she understands the setback is an issue. Further discussion included the narrowness of the lot, and setbacks. Mr. Dugger stated that the Commission is voting on the setback line.

Mr. Dugger asked if he grants the variance will he have a problem getting his C.O. Mr. Hubbell said no.

Ms. Wiles asked if approved would it affect the property next door by setting a precedence. Mr. Hubbell asked for clarity. Mr. Hubbell stated no and explained. Mr. Dugger asked If approved he will go forward, and if denied what happens. Mr. Hubbell stated if denied he will have to stop work or appeal this Board in Chancery Court. Mr. Dugger stated that's an alternative he can go higher. Mr. Dugger asked if denied, will you agree that he is damaged. Mr. Hubbell stated that he wasn't able to answer that, and that is not something for this Board today. Further discussion was inclusive of moving forward.

Mr. Ables moved to approve the variance on the original footprint as presented with the three-foot setback. Mr. Campbell seconded. The motion to approve passed three to zero, with Ms. Newton and Ms. Wiles abstaining.

**IV. NEW BUSINESS:**

**1. Case #25-0313**

**Request from Todd and Noah Burchell for Variance approval regarding setback reduction and driveway width at 1001 E. 9<sup>th</sup> Street, being Tax Map 099G Group A Parcel 11, a CD-3 (Neighborhood Character District) zoned property.**

**Staff Review:**

*Mr. Rush stated that Mr. Burchell requested to defer this item until next month.*

**2. Case #25-0315**

**City of Columbia**  
BOARD OF ZONING APPEALS  
October 9, 2025

**Request from Todd and Noah Burchell for Variance approval regarding driveway width at 422 Mooresville Pike, being Tax Map 99P Group D Parcel 10, a CD-3 (Neighborhood Character District) zoned property.**

**Staff Review:**

*Mr. Rust stated that Mr. Burchell requested to defer this item until next month.*

**IV. OTHER BUSINESS:**

There was no further business to discuss.

**V. ADJOURNMENT:**

Mr. Campbell moved to adjourn, and Mr. Dugger seconded the motion. The motion to adjourn passed five to zero. The meeting adjourned at 10:32 AM.

\_\_\_\_\_  
Board of Zoning Appeals, Chairman  
Jimmy Dugger

\_\_\_\_\_  
Date

CONTACT INFORMATION

Charles Rush, Principal Planner, [crush@columbiatn.com](mailto:crush@columbiatn.com) 931-560-1531

DOCKET/CASE/APPLICATION NUMBER

**25-0313**

APPLICANT/ PROPERTY OWNER

**Burchell Enterprises, LLC**

PUBLIC HEARING DATE

**November 13, 2025**

PROPERTY ADDRESS/LOCATION

**1001 E 9<sup>th</sup> Street**

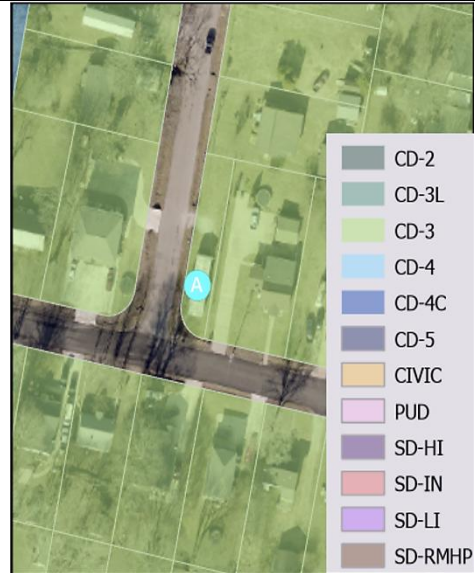
**REQUEST: Variance request from requirements for Lot Occupation regarding Single-family construction.**

The applicant requests a variance from the strict application of the City of Columbia Zoning Ordinance. Particularly, **Article 4, Table §4.3.1-C** of the Zoning Ordinance.

“We built the home back in the footprint of the trailer that was removed.

- 22’ front of home to E 9th Street
- 10’ from West neighbor
- 11’ from Campbell Drive to the porch of the home
- Rear is not in question”

“We would like to apply for an extension of the driveway to accommodate the amount of vehicles that the current tile in place allowed us to do.”



Wanting 25’ max driveway.

Existing Zoning	Existing Land Use	Surrounding Zoning/Land Use	Site Improvements	Lot Size:
CD-3	Single-wide Mobile Home	CD-3	Single-family construction	.13+/- acres

**DEVELOPMENT STATUS:**

- Originally, the applicant requested the following on November 14, 2024, and was granted the reduced variance for Lot Occupation regarding Single-family construction. The applicant again requests a variance from the strict application of the City of Columbia Zoning Ordinance. Particularly, Article 4, Table §4.3.1-C of the Zoning Ordinance requires a minimum Front Yard Setback of 25 feet and a minimum Side Yard Setback of 8 feet. Specifically, the applicant is requesting variances that would allow construction of a single-family dwelling at 1001 E 9th Street with a 20-foot Front Setback and a 7.5-foot Side Setback for the right side of the yard. This request would reduce the Front Yard Setback by 5 feet and the Side Yard Setback by 1/2-foot.
- On 8/6/2025, Principal Planner Charles Rush, conducted the requested Final Planning Inspection and noted the following items that needed to be addressed<sup>1</sup>:

<sup>1</sup> Only the items that the Board of Zoning Appeals have purview over are listed.



- **The driveway measures 25'** (the maximum allowable driveway length in the CD-3 district is 20').
- **The principal structure is 15' from the front property line on E 9<sup>th</sup> St** (CD-3 requires that principal frontage to be 25', but the applicant received a variance from the BZA, which reduced it to 20').
- **The principal structure has a porch which overhangs 5' on Campbell Drive** (The applicant received a reduced secondary frontage to 10'. However, encroachment into the front is limited to less than 25% which would only be an allowed encroachment of 2.5').
- **No trees have been planted by the applicant** (One (1) tree per 50' of frontage per CD-3).
- **Need continuous shrubs along the foundation at frontage** (Continuous shrubs around foundation at frontage per CD-3 standards).
- The variances requested, if approved, would allow for a Certificate of Occupation for the house and reduce the front setback to 15' and a 25' driveway.

### **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:

- a. 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.
- b. 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.
- c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.
- d. That financial returns alone shall not be considered as a basis for granting a Variance.
- e. 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.

- f. 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.
    - g. 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
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:



CITY OF COLUMBIA TENNESSEE  
BOARD OF ZONING APPEALS  
STAFF REPORT

- 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 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:

- Self-Created Hardship (Criterion g & a): The alleged difficulty or hardship is directly and entirely caused by the applicant's actions. The applicant built a new structure outside the scope of an approved variance of a 20' primary front setback requirement. The property itself does not possess exceptional conditions that necessitate an additional variance nor a 25' driveway.

**PUBLIC NOTICE**

Public notice was properly given with the item being advertised as part of the Board of Zoning Appeals agenda in the *Main Street Maury* newspaper on October 29, 2025. Certified letters to this Public Hearing were also mailed to adjoining property owners on October 29, 2025.

**RECOMMENDATION:**

**DENY**

**Recommended 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 Motions:**

**Motion [Approve]:**

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 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.



BOARD OF ZONING  
VARIANCE APPLICATION AND CHECKLIST  
SUBMITTAL REQUIREMENTS

*Please submit scanned copy 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. Additional fee may apply*

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: Charles Rush, Principal Planner, [Crush@columbiatn.gov](mailto:Crush@columbiatn.gov) or (931) 560-1531
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 variance 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: 1001 E 9 <sup>TH</sup> STREET COLUMBIA, TN					
ZONING: CD-3			LOT ACREAGE .13:		
LAND USE: SF - RESIDENTIAL			BUILDING SQUARE FOOTAGE: 1182		
ESTABLISHED/EXISTING SETBACKS (DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES): FRONT: <u>22</u> ft.      SIDE: <u>10</u> ft.      REAR: <u>50+</u> ft.					
OTHER INFORMATION: THERE IS 10' TO THE NEIGHBORS PROP LINE TO THE WEST. THERE IS 11' FROM THE ROAD ON THE EAST TO THE PORCH. THERE IS 22' FROM E 9 <sup>TH</sup> STREET TO THE FRONT OF THE HOME. THE ORIGINAL PLAT/DEED CALLS OUT THE PROPERTY LINE INTERSECTIONS.					

VARIANCE PERMIT REQUEST

<i>EXCEPTIONAL HARDSHIP VARIANCE REQUEST</i>		
<p>1. If requesting a <b>Setback Variance</b>, indicate below which yard the setback variance is located within and <b>provide an exact measure of the distance of the new setback in feet.</b></p> <ul style="list-style-type: none"> <li>- We built the home back in the footprint of the trailer that was removed.</li> <li>- 22' front of home to E 9th Street</li> <li>- 10' from West neighbor</li> <li>- 11' from Campbell drive to the porch of the home</li> <li>- Rear is not in question.</li> </ul> <p>2. If requesting a <b>Variance</b> of any other provision of the <i>Zoning Ordinance</i>, provide a <b>detailed explanation below in "Other Variance Request."</b> Please note that the <i>Zoning Ordinance</i> does not allow variances from certain standards listed at § 8.5.16.D.3.</p>		
SETBACK VARIANCE <i>Check applicable yard</i>	<input checked="" type="checkbox"/> FRONT YARD <input checked="" type="checkbox"/> SIDE YARD	REQUESTED SETBACK (ft): 22' FROM E 9 <sup>TH</sup> STREET 10' FROM WEST NEIGHBOR 11' FROM CAMPBELL DRIVE TO THE PORCH OF THE HOME.
OTHER VARIANCE REQUEST	ZONING ORDINANCE SECTION: CD 34.3.1-C VEHICLE PARKING REQUIREMENTS. REASON FOR REQUEST: WE WOULD LIKE TO APPLY FOR AN EXTENSION OF THE DRIVEWAY TO ACCOMMODATE THE AMOUNT OF VEHICLES THAT THE CURRENT TILE IN PLACE ALLOWED US TO DO.	



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)*

<p>a. 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.</p> <p>Yes. Exceptional narrowness (Regarding both the setback request and the driveway extension). The width of the lot makes it impossible to A.) build without setback variances and B.) the driveway discussion was had with robert archibald and it was verbalized that as long as we “matched what was there” then we were fine. We have matched the tile that was originally in place. This can be verified by anyone who would like to go see it. We did <u>not</u> replace the tile.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
<p>b. 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.</p> <p>Yes. We met our measurements on the setbacks.</p> <p>On the parking, yes 5’ is the minimum that was needed to make adequate parking and keep cars from parking on the street or in the yard.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>


c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.  
Not authorizing any use or activity.


d. That financial returns alone shall not be considered as a basis for granting a Variance.

Correct.  
The home was built to the same envelope as the trailer was.  
The granting of the variance will allow our driveway to accommodate a modern amount of cars.


e. 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.

It will have a substantially positive impact for not only the public good but also the neighbors, neighborhood and the city tax roll.







c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.

Not authorizing any use or activity.


d. That financial returns alone shall not be considered as a basis for granting a Variance.

Correct.

The home was built to the same envelope as the trailer was.

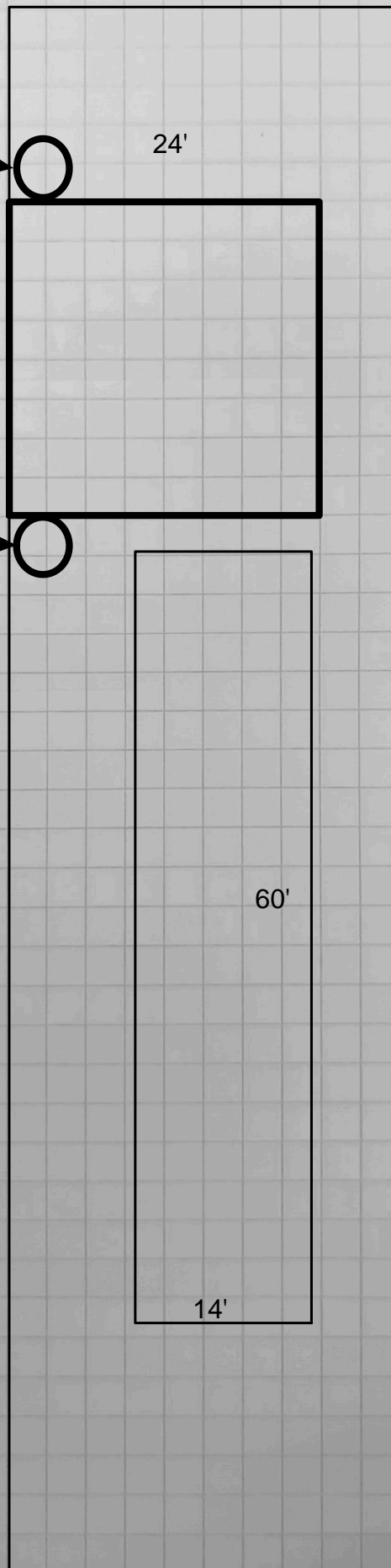
The granting of the variance will allow our driveway to accommodate a modern amount of cars.


e. 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.

It will have a substantially positive impact for not only the public good but also the neighbors, neighborhood and the city tax roll.




Existing tile



24'

25'

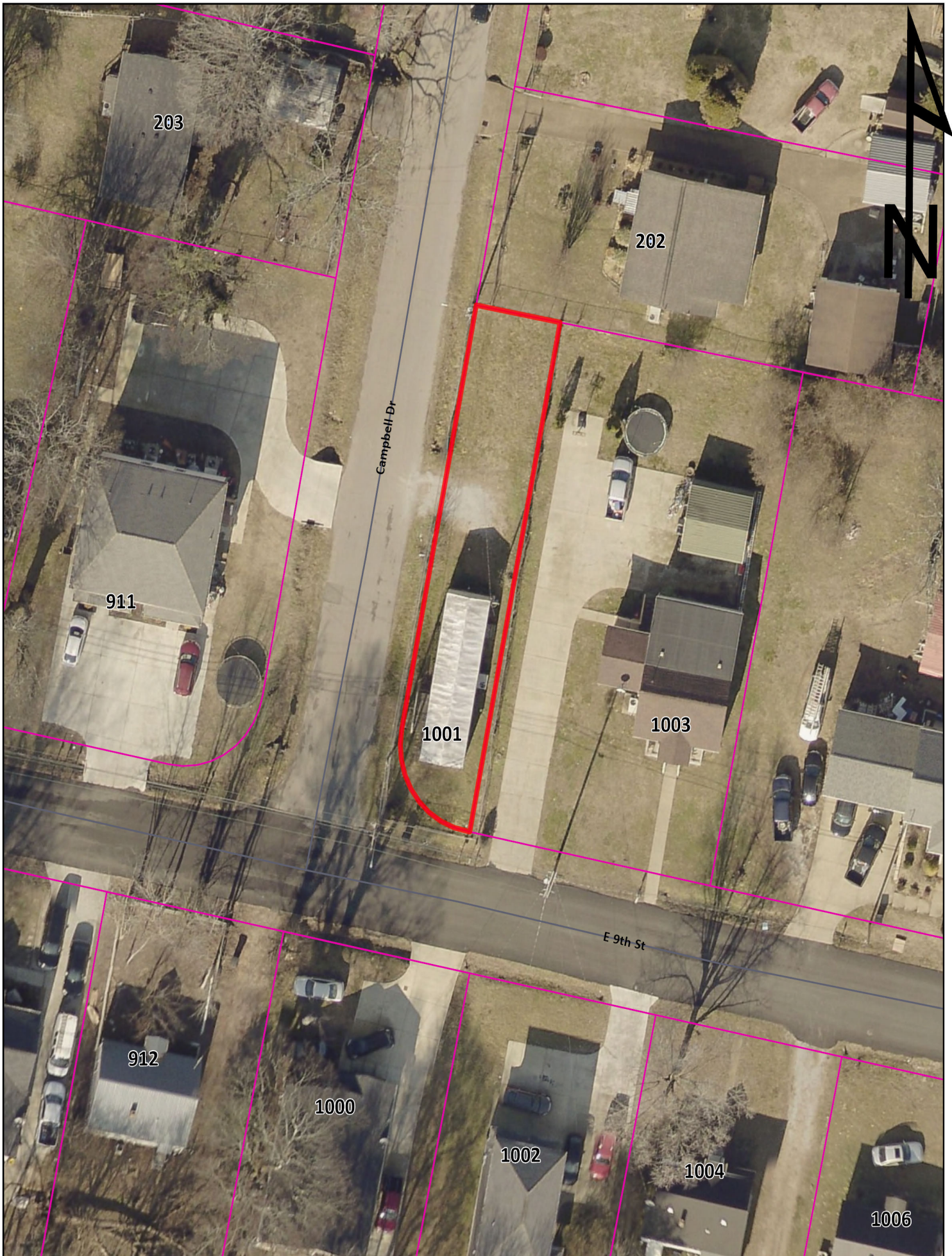
120'

60'

14'

30'

We were told by Robert archibald that we could not move this tile and that we had to match what was there, so we did,



Case #25-0313  
1001 E. 9th Street

City of Columbia  
Development Services  
www.columbiatn.gov  
(931) 560-1560

CITY OF COLUMBIA



## **Burchell Properties**

1159 Trotwood Avenue Columbia, TN - Suite E  
931 698 7088 - [atburchell@bellsouth.net](mailto:atburchell@bellsouth.net) / [noahburchell10@gmail.com](mailto:noahburchell10@gmail.com)

Regarding the property located at 1001 E 9th Street Columbia, TN. Burchell Enterprises removed a 70+ year old trailer and built a new home in it's footprint. Robert Archibald stated we could not move the existing tile located on the left side of the property which was used for parking. He stated that we had to "Match what was there". We did this and installed a 25' parking pad to accommodate 2 vehicles and reduce the parking on grass that so commonly happens due to inadequate parking pad sizes.

The city planning department has chosen now to hold up our CO, which in turn has caused me to lose a tenant, and try to force us to remove 5' from the driveway to "be in compliance".

Additionally, the planning department stated we "don't have 6" of fall over 10' near the AC pad". They have shown their inability to use any common sense considering I'm 7.5' from the neighbor and they don't want their grade changed on their property. I stated I was willing to stack brick around the AC pad, but got no reply. Regardless, this is not a planning item. It's an engineering item. The city engineering inspection WAS PASSED WITH NO COMMENT. The building inspector dictated "Consult with the engineering department", so I am confused as to why the engineering department passed it but planning brought it up? It's simply government overreach.

**In conclusion, we are requesting to appeal the planning departments decision to limit our parking pad when we are going back with what has always been there. Additionally, their comment regarding the AC pad drainage needs to be removed altogether as it is physically impossible to accomplish & also not their area of inspection.**



CITY OF COLUMBIA TENNESSEE  
 BOARD OF ZONING APPEALS  
 STAFF REPORT

CONTACT INFORMATION

Jeremy Humphrey, Planner II, [jhumphrey@columbiatn.gov](mailto:jhumphrey@columbiatn.gov) 931-560-1538

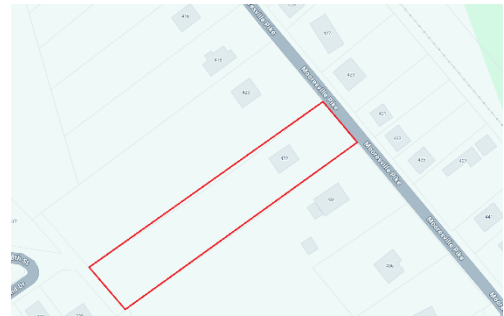
DOCKET/CASE/APPLICATION  
 NUMBER  
**25-0315**

APPLICANT/ PROPERTY OWNER  
**Burchell Enterprises LLC**

PUBLIC HEARING DATE  
**November 13, 2025**

PROPERTY ADDRESS/LOCATION  
**422 Mooresville Pike**

**REQUEST: Variance request to allow extension of a driveway/parking pad beyond the dimensional limitations.**



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	Lot Size:
CD-3	Single Family	CD-3 Residential	Single family home had been remodeled. Approved site plan deviation resulting in a non-approved parking area in 1 <sup>st</sup> layer.	~1 acre

**STATUS OF REVIEW**

- Property is zoned **CD-3** (Neighborhood Character District).
- The applicant remodeled a residential structure on-site and constructed a new concrete parking pad at the front of the property.
- The **approved** site plan required parking to be located **at the rear of the residence**, with a driveway extending along the side of the structure. Instead, the **applicant deviated** under their own volition from the approved plan and installed a **35'-wide concrete pad in the front yard**.
- The Zoning Ordinance allows a maximum driveway width of **20 feet**; the constructed pad exceeds this by more than 15 feet (greater than 35' in width).
- The applicant's submissions and communications consistently refer to this improvement as "parking" rather than a "driveway." Parking, however, is **not within the purview of the BZA** for consideration.

## 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:

- a. 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.
  - b. 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.
  - c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.
  - d. That financial returns alone shall not be considered as a basis for granting a Variance.
  - e. 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.
  - f. 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.
  - g. 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
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.

### **STAFF ANALYSIS**

Staff has reviewed the variance request against the seven criteria for granting a variance as outlined in the Zoning Ordinance.

**a. That because 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 lot is a standard CD-3 parcel without unusual narrowness, slope, or topography. The claim that parking “always existed in the front” does not create an exceptional hardship but instead reflects continuation of a nonconforming arrangement. The claim that nonconforming parking existed is unsubstantiated, as no conclusive evidence has been provided for staff. The claim that parking in the 1<sup>st</sup> layer should be allowed to continue due to nonconforming status is a moot point, as alteration of the area occurred.

**Staff Finding:** Not Met.

**b. 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.**

The driveway/parking pad was built to a width that surpasses 35 feet, far exceeding the 20-foot maximum allowed for driveways in the 1<sup>st</sup> layer of the ordinance. A conforming layout could have been designed and was, in fact, approved under the site plan that applicant deviated from without consulting staff. Parking outside of a driveway within the 1<sup>st</sup> layer is prohibited in ZO4400.

**Staff Finding:** Not Met.

**c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.**

The proposed request is for a single-family dwelling standard, and a single-family dwelling is a permitted use within the CD-3 zoning district.

**Staff Finding:** Met.

**d. That financial returns alone shall not be considered as a basis for granting a Variance.**

The applicant has referenced lost rental income in communications with staff and the “modern need” for more cars in their application. Financial or personal circumstances cannot be considered when granting a variance.

**Staff Finding:** Not Applicable.

**e. 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.**

Granting the variance would substantially impair the intent of the Zoning Ordinance by normalizing oversized front-yard parking pads. This undermines CD-3 district standards, increases impervious surface, and erodes neighborhood character.

**Staff Finding:** Not Met.

**f. 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.**

While the excess width does not directly impact light and air, it increases impervious surface and alters the intended residential streetscape. Staff notes the increased width of the driveway/parking pad, which was done without approval, to be inconsistent with the ordinance’s purpose of orderly neighborhood design.

**Staff Finding:** Not Met.

**g. 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.**

The hardship is entirely self-created. The approved site plan required parking at the rear, accessed by a side driveway, and met CD-3 standards for parking. The applicant chose to deviate from the approved plan and install a front-yard parking pad more than 35' wide — nearly double the maximum permitted width for a driveway. It should be noted that parking is not allowed within the first layer under the current ordinance, outside of a driveway, and parking is not under the purview of the BZA.

This action directly conflicts with the zoning ordinance and was not compelled by any unique site condition. Further, the applicant has consistently referred to the improvement as “parking,” not a driveway. Parking pad expansions are not a matter within BZA’s jurisdiction. Applicant changed his application submittal from a “parking pad” to a “driveway” variance request to present this to the BZA. The applicant willingly and under their own volition, chose to not follow the approved, compliant site plan.

**Staff Finding: Self-created hardship.**

**SUMMATION**

The applicant’s justification rests on the claim that the front parking existed previously in gravel form and was simply paved over. Staff finds this argument unpersuasive:

- **The hardship is entirely self-created by disregarding the approved site plan.** Applicant did not consult with staff about the intent to deviate from the approved plan.
- Nonconforming gravel areas cannot be perpetuated or expanded under new construction, which applicant performed by adding concrete and expanding the area in question. Once alteration occurred, any nonconforming status that may have existed would be lost. It is unsubstantiated that the original area was “always used for parking” as applicant claims. This claim is moot, regardless, due to the loss of any nonconformity status that may have existed because of alteration.
- The improvement is not a minimal variance; it is a major departure from standards and directly against ZO4400 standards.
- The request improperly frames a parking pad as a driveway to qualify for BZA review, despite exceeding the maximum allowable width of a driveway in the first layer and conflicting with ordinance intent.

Granting this request would set a negative pattern, undermining both zoning enforcement and the integrity of neighborhood design standards.

### **RECOMMENDATION**

Staff finds that the variance request for 422 Mooresville Pike does not satisfy the required findings under Section 8.5.16.L of the Zoning Ordinance. The hardship is self-created by deviating from the compliant, approved site plan and installing a 35' front-yard, first layer, parking pad where a rear parking arrangement was required via the approved site plan. The request is not the minimum variance necessary, conflicts with ordinance standards, and is improperly framed as "parking," which is not within BZA's jurisdiction.

### **STAFF RECOMMENDATION: DENIAL**

### **PUBLIC NOTICE**

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

### **Sample Motions**

#### **[Approve]:**

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.

#### **[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.

#### **[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*].

#### **[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.




d. That financial returns alone shall not be considered as a basis for granting a Variance.

Correct.

The granting of the variance will allow our driveway to accommodate a modern amount of cars.


e. 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.

It will have a substantially positive impact for not only the public good but also the neighbors, neighborhood and the city tax roll.

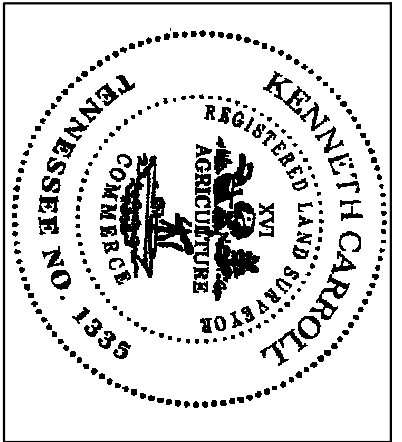

f. That the proposed Variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.

No it will not.

--



**CARROLL LAND SURVEYING**  
 495 EAST MAIN STREET, SUITE 1  
 HOHENWALD, TN 38462  
 PHONE: (931)796-1654  
 FAX: (931)796-1651  
 EMAIL: CSURVEY@BELLSOUTH.NET

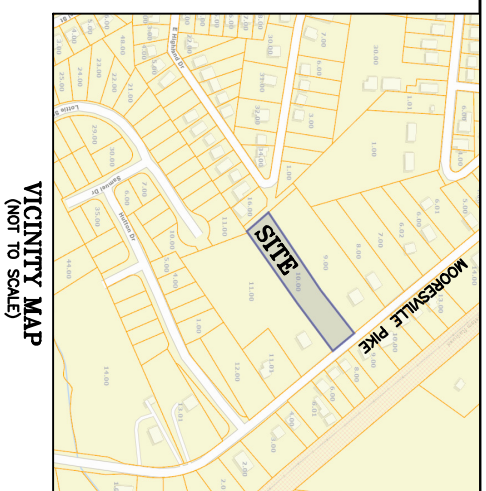
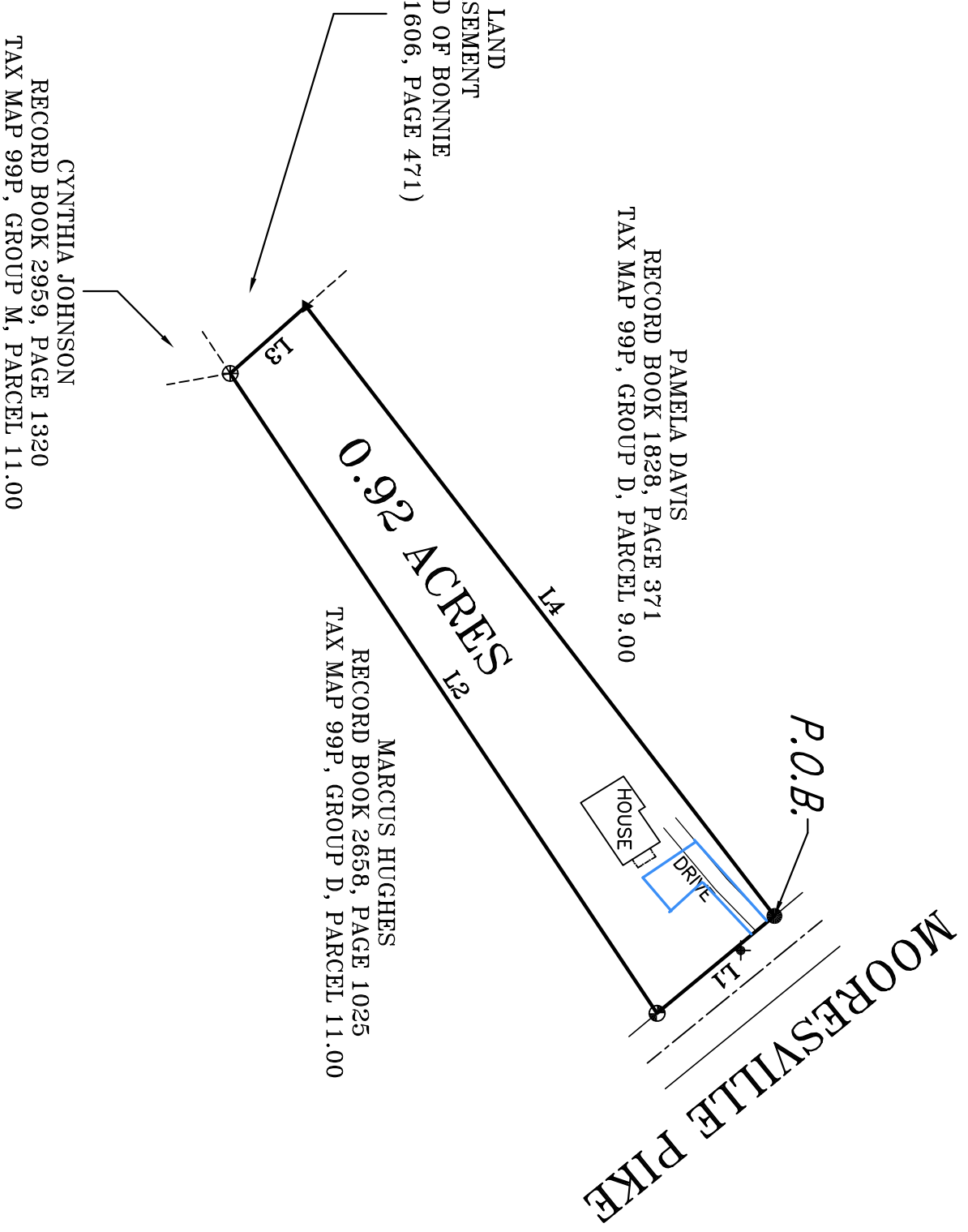


25' STRIP OF LAND  
 WITH SEWER EASEMENT  
 (ACCORDING TO DEED OF BONNIE  
 REAVES, RECORD BOOK 1606, PAGE 471)

CYNTHIA JOHNSON  
 RECORD BOOK 2959, PAGE 1320  
 TAX MAP 99P, GROUP M, PARCEL 11.00

MARCUS HUGHES  
 RECORD BOOK 2658, PAGE 1025  
 TAX MAP 99P, GROUP D, PARCEL 11.00

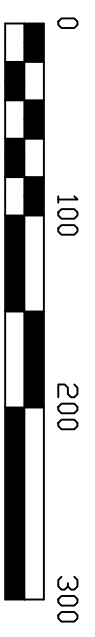
PAMELA DAVIS  
 RECORD BOOK 1828, PAGE 371  
 TAX MAP 99P, GROUP D, PARCEL 9.00



LINE	BEARING	DISTANCE
L1	S 39°40'40" E	97.95'
L2	S 56°17'03" W	494.00'
L3	N 41°32'15" W	65.00'
L4	N 52°26'58" E	493.78'

**LEGEND**

- ▲ = AXLE FOUND
- ⊕ = WATER METER
- ⊕ = IRON PIPE FOUND
- = IRON PIN FOUND
- ⊕ = IRON PIN SET



**CERTIFICATION**

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICES FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

*Kenneth Carroll*  
 KENNETH CARROLL  
 TENN. REG. NO. 1335

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 1606, PAGE 471, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE \_\_\_\_\_  
 \_\_\_\_\_  
 BONNIE REAVES

**SURVEY FOR  
 BONNIE REAVES**

APPROVED BY: \_\_\_\_\_  
 KENNETH CARROLL  
 DRAWN BY: NF  
 REVISED: / /

9TH CIVIL DISTRICT - MAURY COUNTY, TN

SCALE: 1" = 100'  
 DATE: 1-13-25  
**REF:** RECORD BOOK 1606, PAGE 471  
 TAX MAP 99P, GROUP D, PARCEL 10.00  
 JOB NAME: REA125 (GB)



## **Burchell Properties**

1159 Trotwood Avenue Columbia, TN - Suite E  
931 698 7088 - [atburchell@bellsouth.net](mailto:atburchell@bellsouth.net) / [noahburchell10@gmail.com](mailto:noahburchell10@gmail.com)

Regarding the property located at 422 Mooresville Pike Columbia, TN. This is a remodel permit. Yet, the planning department is trying to make us comply with current standards. We initially showed parking in the rear, but upon further inspection, the property has historically been parked on @ the front of the home. There was gravel and an entryway in place that showed this. We went back with what was already there. Driveway does not exceed 20' on entrance from the road. Parking pad installed where existing parking already was.

Additionally, once again the building inspector dictated that "From the front of house it looks like the right side does not have the correct grading from 6" to 10' out." And yet, the engineering department again passed their inspection.

**We are requesting an appeal of the location of the driving pad to be allowed to be where it has always been & that the building inspector remove their inspection note regarding fall over 10'.**