



The Columbia Board of Zoning Appeals will meet on Thursday, April 11, 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 David Sandlin for variance approval to the CD-4C district fence regulations concerning height and materials located at [Tax Map 99P Group A Parcel 2 at the corner of Carmack Blvd. and East 16th 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.

BOARD OF ZONING APPEALS APPLICATION <i>COLUMBIA, TENNESSEE</i>					
LOT ADDRESS: 1710 Bailey Street, Columbia, TN					
ZONING: CD-4C			LOT ACREAGE: .11		
LAND USE: Commercial			BUILDING SQUARE FOOTAGE:		
ESTABLISHED/EXISTING SETBACKS (DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES):					
FRONT: _____ ft.		SIDE: _____ ft.		REAR: _____ ft.	
OTHER INFORMATION:					

VARIANCE PERMIT REQUEST

<i>EXCEPTIONAL HARDSHIP VARIANCE REQUEST</i>		
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: Fence Violation #24-0120	
	REASON FOR REQUEST: To keep addition to existing protective fence	

APPLICANT

NAME	David W. Sandlin, Owner	PHONE	1-931-619-6224 or 1-800-523-4621
ADDRESS	200 East 16th Street, Columbia, TN 38401	EMAIL	dsandlin@dixiediesel.com

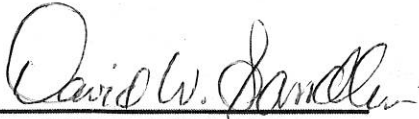
PROPERTY OWNER

NAME	David W. Sandlin, Owner	PHONE	1-931-619-6224 or 1-800-523-4621
ADDRESS	200 East 16th Street, Columbia, TN 38401	EMAIL	dsandlin@dixiediesel.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.

David W. Sandlin

APPLICANT NAME



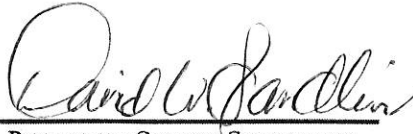
APPLICANT SIGNATURE

March 15, 2024

DATE

David W. Sandlin

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

March 15, 2024

DATE

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.

My property is surrounded by three streets and has no designated front. I have owned and operated my business at this location for 42 years. The older section where the house is located is ok and still is but as my business grew, I had to extend the fencing which under the new ordinance has become non-conforming.

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.

The minimum variance is my fencing which provides safety as well as security for my property.

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

The variance will not authorize activities in a zone district other than those permitted.

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

Financial returns are not a basis for this request.

- 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.**

The variance will not be detrimental but will protect the public.

- 6. 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.**

The variance will not impair supply of light or air to the adjacent property or increase congestion in the street. It will help protect the public.

- 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.**

This difficulty was not intentionally created after the effective date of the ordinance.









