

APPLICATION FOR VARIANCE

To the Board of Zoning Appeals for the City of Berry Hill:

A. Statement of Ownership and Interest.

- 1. The applicants, MARCEL RODRIGUEZ [names], are the owner(s) [circle one] of property situated at the following address: 2831 AZALEA PL.
- 2. The applicants' mailing address is P.O. BOX 40168; NASHVILLE, TN 37204
- 3. The applicants' telephone number/e-mail address is MARCEL@CUMBERLANDEBUILDINGS.COM
- 4. If owners, the applicants acquired the property on 6-21-17 (date).
- 5. If the applicants are lessees, the owner(s) of the property are _____ [names & address].

B. The applicants request the following variance from the Berry Hill Zoning Ordinance:

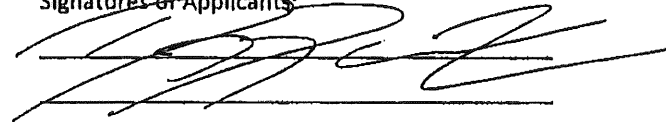
- 1. Section(s) of Zoning Ordinance concerned: SECTION 4.4 (Page 4.18)
- 2. Description and purpose of variance sought [e.g. Reduction in front setback requirement from 30 feet to 25 feet to add front porch]: EXPANSION OF EXISTING FRONT PARKING SPACE TO ACCOMMODATE ADA SPACE. TO TURN SPACE 90° TO PARALLEL THE STREET.

C. Reasons for Request:

- 1. State the practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the zoning ordinance that will result from the strict application of the above referenced provisions: SITE GRADE REQUIRES A SMALLER "ADA" RAMP IN THE FRONT. A LARGER RAMP SYSTEM IN THE BACK WOULD REQUIRE A PARKING SPACE BE LOST (WE ARE AT MIN #. OF parking already)
- 2. The exceptional or extraordinary circumstances or conditions applicable to the property involved, or the proposed use thereof, which do not apply generally to other properties or uses in the same zoning district or area are [specify]: EXISTING SITE GRADE AND DRIVEWAY ARE IN-PLACE CURRENTLY.
- 3. The granting of the variance sought will not be a substantial detriment to the public interest or to the property or improvements in the zoning district concerned, and will not materially impair the purpose of the Zoning Ordinance, because [specify]: IT WILL NOT ALTER THE CURRENT SAFETY OR WELLBEING OF ANY PEOPLE OR DEVELOPMENT AND WILL ALLOW FOR A MORE EFFICIENT USE OF THE LAND.

Dated: 08.31.2017

Signatures of Applicants:



ATTACH DRAWING OF LOT SHOWING PROPOSED STRUCTURE WITH VARIANCE

20' Utility Easement

N 13°37'33" W
50.00'

20' Utility Easement
N 66°56'47" W
99.39'

S 85°18'58" E
121.97'

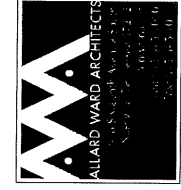
AZALEA PLACE

Site Plan

1

Scale: 1"=10'-0"

Drawings:	
Site Plan	
Date:	08.31.17



Additions and Renovations to:
The Berryman Office
2831 Azalea Place
Berry Hill, Tennessee 37204

A1.0

BZA SUBMITTAL - NOT FOR CONSTRUCTION

