

APPLICATION FOR VARIANCE

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

A. Statement of Ownership and Interest.

1. The applicants, Rodney H Newman [names], are the POTENTIAL owner(s)/lessee(s)[circle one] of property situated at the following address: 2704 Greystone Road.
2. The applicants' mailing address is 180 Bexley Way, White House, TN 37188.
3. The applicants' telephone number/e-mail address is 615-440-7460 / Rnewman@caninerehabnashville.com.
4. If owners, the applicants acquired the property on _____ [date].
5. If the applicants are POTENTIAL OWNERS, the owner(s) of the property are Deluxe Holdings, LLC. 1212 8th Ave S, Ste 102, Nashville, TN 37203-5060

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

1. Section(s) of Zoning Ordinance concerned: 3.1 Parking.
2. Description and purpose of variance sought: Add parking near front entry of business. Reduction in setback to 25 ft to accomodate 4 parking spots on the left side of front yard.

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: As a canine rehabilitation facility (physical therapy), a large portion of our patients are unable to walk to the door without assistance if at all. Front parking will allow short distances for injured and downed animals. It will also allow for my staff to see who arrives and offer assistance. In keeping with the intent of the zoning, an addition could be added to allow for the parking to the facade but this, unfortunately, would mean the mature tree in the front yard would have to be removed. This would be against the intent and preservation of the beauty of the area. Furthermore, in assessing Greystone Road businesses, every business on this street has parking at the main entrance except 2704 Greystone. I completely understand the zoning standards and what they are there to support. Unfortunately, in this instance, the letter of the zoning actually goes against what Berry Hill wants and what I need for my business.

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]: As pointed out above in section C1, my business has impaired animals coming into the facility that need assistance. Fully or partially. A 50 pound spaniel can be difficult to handle. Not to mention a 100 pound lab or 200 pound mastiff. These issues are very specific to my business alone.

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 actually perserve the beauty and quaintness of the lot while maintaining the mature trees on the property.

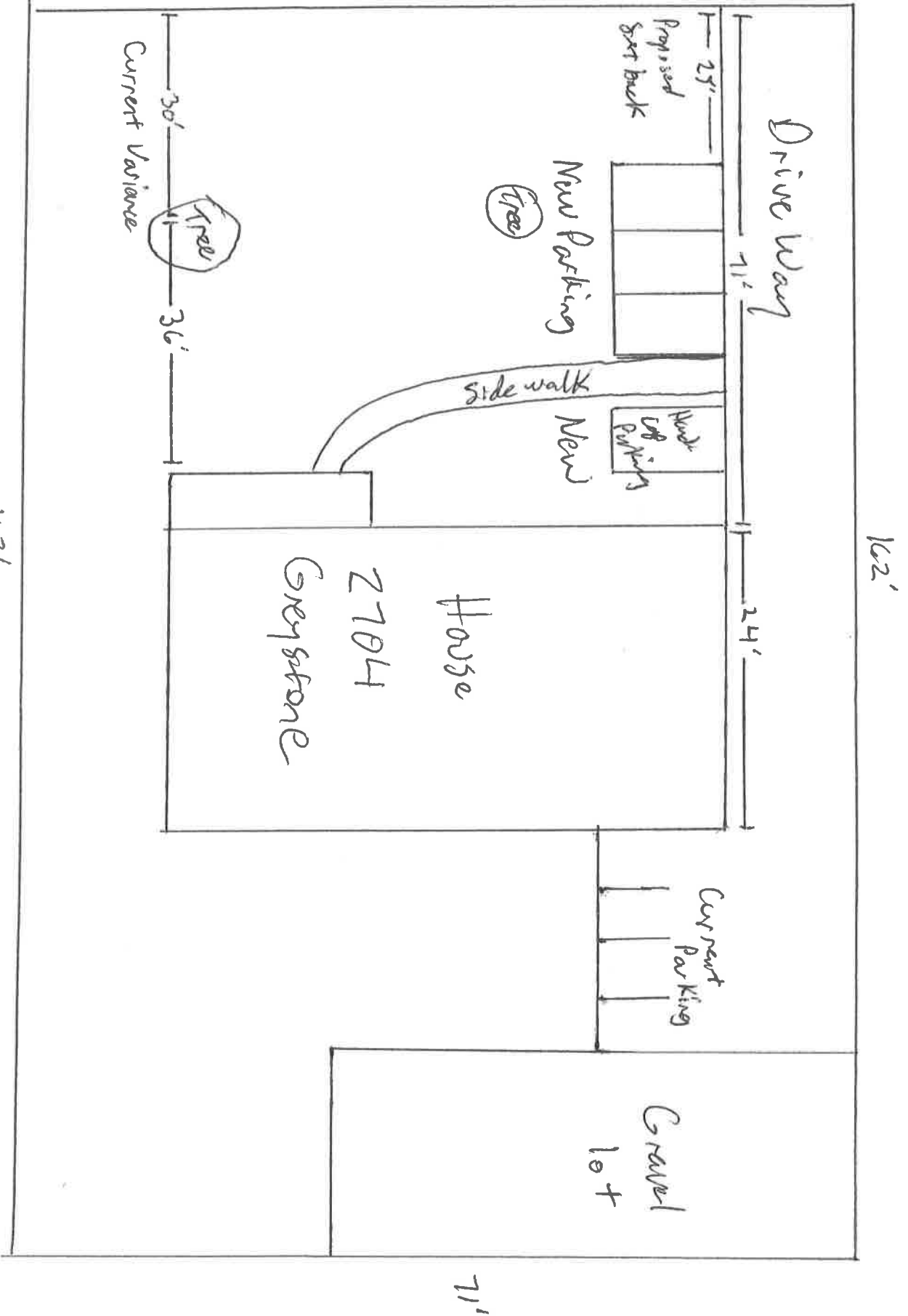
Dated: 2/28/21

Signatures of Applicants:



ATTACH DRAWING OF LOT SHOWING PROPOSED STRUCTURE WITH VARIANCE

Greystone Road 73'



Not to Scale