



**TOWN OF ASHLAND CITY
Board of Zoning and Appeals
December 07, 2020 5:30 PM
Agenda**

Chairwoman: Melody Sleeper

Committee Members: Justin Bell, Vivian Foston, Drew Johnson, Dwyot Thornton

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) November 2, 2020 Board of Zoning and Appeals Meeting Minutes

PUBLIC FORUM

NEW BUSINESS

- [2.](#) Setback Variance: Marrowbone Creek Brewing LLC
- [3.](#) Sign Appeal: Marrowbone Creek Brewery LLC

OTHER

ADJOURNMENT

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 615-792-6455, M-F 8:00 AM – 4:00 PM. The town will make reasonable accommodations for those persons.



**TOWN OF ASHLAND CITY
Board of Zoning and Appeals
November 02, 2020 5:30 PM
Minutes**

CALL TO ORDER

Chairwoman Sleeper called the meeting to order at 5:31 p.m.

ROLL CALL

PRESENT

Chairwoman Melody Sleeper

Committee Member Justin Bell

Committee Member Vivian Foston

Committee Member Drew Johnson

ABSENT

Committee Member Dwyot Thornton

APPROVAL OF AGENDA

A motion was made by Committee Member Bell, seconded by Committee Member Johnson, to approve the agenda. All approved by voice vote.

APPROVAL OF MINUTES

1. October 5, 2020 Meeting Minutes

Chairwoman Sleeper discussed a change under New Business on the second line the words "in order" are used too frequently. A motion was made by Committee Member Bell, seconded by Committee Member Johnson, to approve the October 5, 2020 meeting minutes as corrected. All approved by voice vote.

PUBLIC FORUM

None.

OLD BUSINESS

None.

NEW BUSINESS

2. Variance Request for front setbacks: 119 N. Vine Street

Ms. Janet Knight stated she is here tonight to request the same setback variance as she did last month for a triplex on Washington Street. Further, the setbacks would cause them to lose the majority of building space on this corner lot. City Planner Rick Gregory stated there was a request for a corner lot variance with the same situation as we granted a variance for on another property. Further, it is zoned in the downtown overall district; therefore, he would suggest to grant variance as well for a one family detached dwelling in addition to this setback variance. Further, the owner might want to pursue rezoning this property just in case it is ever an issue with a mortgage company down the road. A motion was made by Committee Member Johnson, seconded by Committee Member Bell, to approve the variances and recommend the property owner pursue rezoning. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Foston, Committee Member Johnson

OTHER

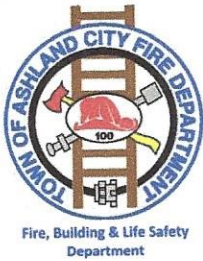
None.

ADJOURNMENT

A motion was made by Committee Member Bell, seconded by Committee Member Johnson, to adjourn the meeting. All approved by voice vote and the meeting adjourned at 5:44 p.m.

CHAIRWOMAN MELODY SLEEPER

CITY RECORDER KELLIE REED, CMFO, CMC



Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015

Fire & Life Safety: (615) 792-4531 – Building Codes (615) 792-6455

Application for Board of Zoning Appeals

Appellant: Ryan Jensen

Address: 1114 Little Marrowbone Rd. Ashland City, TN 37015

Owner: Marrowbone Creek Brewing LLC

Address: 1114 Little Marrowbone Rd. Ashland City, TN 37015

Location of Property: 240 S. Main St. Ashland City, TN 37015

NOTE: Fill in Section 1, 2 or 3 as appropriate. Do not fill in more than one of these sections. This application is not acceptable unless all required statements have been made. Additional information should be supplied on separate sheets if the space provided is inadequate. A Justification Statement and supporting documentation is required for Variance and Special Exception applications.

Section 1: Appeal from decision of Building Inspector relating to the enforcement of the zoning ordinance. Decision of the building inspector to be appealed: PLAN APPROVAL
For Relief from Setback requirement of 35' Allowed in C-2 dist.

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: 20-105 (2) (b): Such a sign shall be located on the front wall of which is oriented to the street from which access is derived.

Peculiar or unusual conditions which justify the variance requested: Side wall is more visible than front wall to south-bound Main Street traffic. See attached Justification Statement for more.

****There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

The type, description and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**

Appellant Signature: [Handwritten Signature]

STATUS

Building Permit _____ Date _____
Date this application filed _____
Notice of Hearing _____
Notice mailed to _____

Date of Hearing 12/7/2020

Application or appeal Granted / Denied in accordance with the terms of the following resolution:

Building Inspector Signature: [Handwritten Signature] Date: 12/1/2020



1045 riverview



(1 of 3)

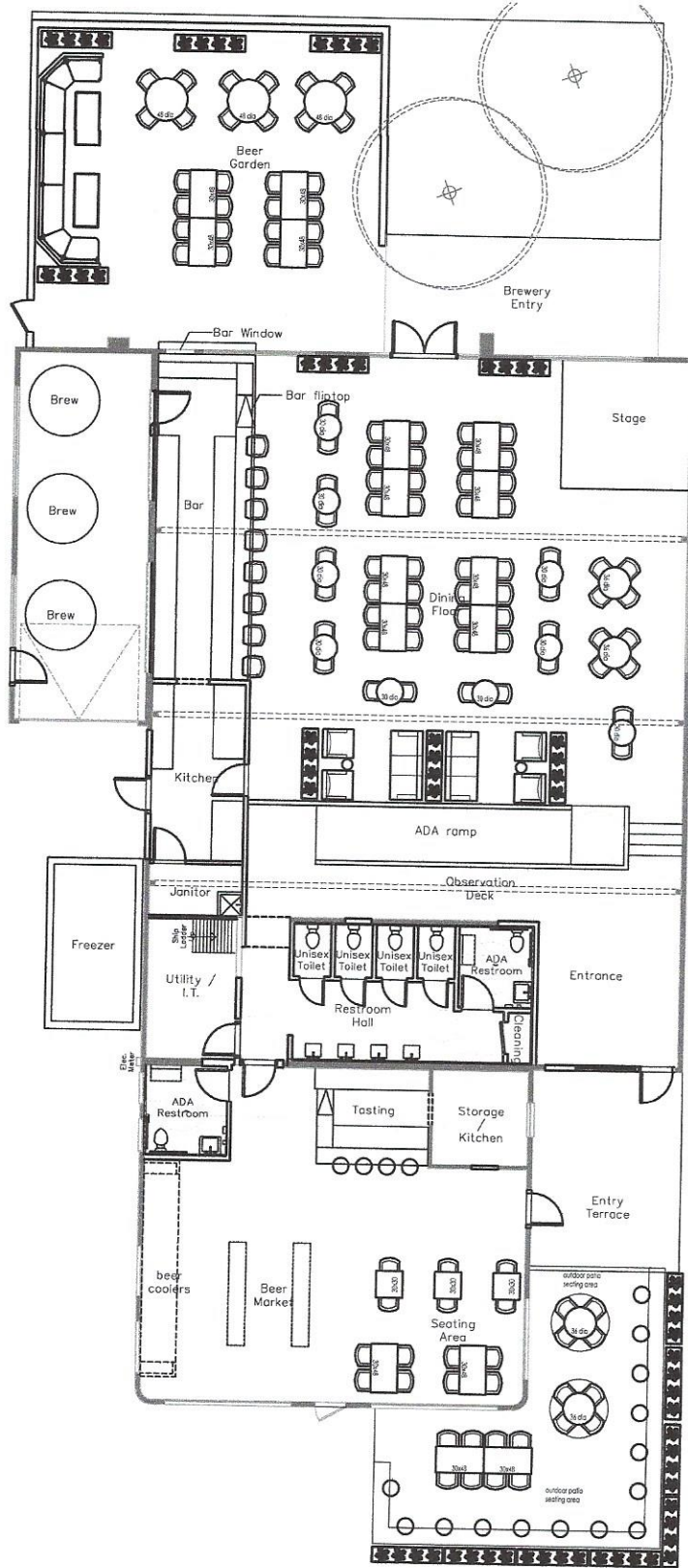
Parcels: 9 CAR GARAGE LLC

COUNTY_ID	11
PARCEL_TYP	1
GISLINK	011055C F 01400
GISLINK2	
CALC_ACRE	0.37
globalid	{4DC39C42-62F5-4638-925B-06EED1D3D1CE}
Parcels_13	
Parcels_14	
Parcels_15	603.50
Parcels_16	16,321.02
JUR	011
PARID	055C F 01400 000
TAXYR	2.020
Zoom to	

Layer List

- Streets ...
- Parcels ...
- Parks ...
- Schools ...
- Railroads ...
- Major Roads ...
- Water Bodies ...
- Streams ...
- Pegram Zoning ...
- Pleasant View Zoning ...
- Ashland City Zoning ...
- Kingston Springs Zoning ...
- Cheatham County Boundary ...
- Communities ...
- Cheatham Zoning ...
- Voting Precincts ...

200ft 87.063 36.273 Degrees




Proposed furniture plan
SCALE: 3/32" = 1'-0"

proposed furniture plan ID-4

date: 11.06.2020
Marrowbone Creek Brewing Co.
240 South Main Street
Ashland City, TN.37015

OF ORIGIN DESIGN STUDIOS
P: 615.942.5645
www.oforigin.com

Schematic Design Master Plan





Ashland City Fire, Building & Life Safety Department

101 Court Street
Ashland City TN 37015
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Peculiar or unusual conditions which justify the variance requested: Side wall is more visable than front wall to south-bound Main Street traffic. See attached Justification Statement for more.

**** There is a \$50.00 fee for a request for a variance. Submit a Justification Statement and any supporting documentation to support the Variance.**

Section 3: Application for a use on Appeal (Special Exception) The zoning provision which allows a use on appeal to be considered: _____

The type, description and size of the use to be considered: _____

****There is a \$50.00 fee for a Special Exception variance**

Appellant Signature: _____

STATUS

Building Permit _____ Date _____

Date this application filed _____

Notice of Hearing _____

Notice mailed to _____

Date of Hearing _____

Application or appeal Granted / Denied in accordance with the terms of the following resolution: _____

Building Inspector Signature: _____ Date: _____

The most visible wall of our building to south-bound traffic is the side wall. The front wall only becomes visible once traffic reaches the front of our entrance. The building sits at an angle to the street before it curves, creating almost a secondary frontage. Our proposed wall sign and mural will replace the previous projecting sign.



The previous sign and view from south-bound traffic on Main Street. The front wall is not visible until you are right in front of the property.



The proposed signage changes to the building. The sign on the north side wall will be approximately 60ft x 3ft with wall color behind the letters. This will accompany a mural below. The sign above the door on the right can be removed if two wall signs will not be permitted.