



**TOWN OF ASHLAND CITY
Board of Zoning and Appeals
August 03, 2020 5:30 PM
Agenda**

Chairwoman: Melody Sleeper

Committee Members: Justin Bell, Drew Johnson, Dwyot Thornton

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [1.](#) Board of Zoning and Appeals Meeting Minutes January 6, 2020

PUBLIC FORUM

NEW BUSINESS

- [2.](#) Regal Homes Appeal Request: 180 Day Rule of Permit Expiration From Zoning Ordinance and Adopted 2012 IRC

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
January 06, 2020 5:30 PM
Minutes

CALL TO ORDER

Chairwoman Melody Sleeper called the meeting to order at 5:33 p.m.

ROLL CALL

PRESENT

Chairwoman Melody Sleeper
Committee Member Justin Bell
Committee Member Vivian Foston
Committee Member Drew Johnson
Committee Member Dwyot Thornton

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. 10-7-19 Meeting Minutes

A motion was made by Committee Member Johnson, seconded by Committee Member Thornton, to approve the 10-7-19 meeting minutes.

PUBLIC FORUM

None.

NEW BUSINESS:

2. Ashland City Pharmacy Sign Appeal

Mr. Chase Hunnell stepped forward and stated the code has made it difficult to obtain a sign at their location on North Main Street and the pole signs are extremely expensive. City Planner Mr. Rick Gregory stated if this was a preexisting sign there could be a hardship variance granted; however, this particular case does not meet the criteria for the hardship variance. Mr. Hunnell stated the sign he is requesting is an addition to what is already there and is not outside the parameter of what is already at the location. Committee Member Thornton questioned if there is a way to put a sign on top of what is already there. Mr. McClain explained the current signs would not meet the criteria in the sign ordinance and Mr. Hunnell is requesting to add a sign above the existing sign of another business. Mr. Thornton stated the existing sign is grandfathered in because it installed prior to the ordinance taking effect. Mr. McClain stated yes, it was an existing sign prior to passing the sign ordinance. Mr. Gregory stated the issue is with the height of the sign being requested. He further explained with the proposed sign it will be over the allowable limit. Committee Member Mr. Drew Johnson questioned why was it put in the ordinance to now allow the extra two feet that is over the limit. Mr. Gregory explained it was done in order to set a standard. Mr. Thornton stated he understood the older sign not meeting the ordinance, but questioned if it can be done if they allow two additional feet. Mr. Thornton stated he can't see what it would hurt to help this business owner especially since they charge a sales tax and bring in revenue for the city. A motion was made by Committee Member Thornton, seconded by Committee Member Johnson, to allow a three by six sign variance for Ashland City Pharmacy. Voting Yea: Committee Member Bell, Committee Member Foston, Committee Member Johnson, Committee Member Thornton Voting Nay: Chairwoman Sleeper.

3. Midnight Lounge Sign Ordinance Appeal

Mr. Johnson asked if Mr. Gregory could explain the recommendation. Mr. Gregory stated they would need to show a hardship for this to be a hardship variance. Mr. McClain stated he wasn't sure why the owner was not present tonight and they knew about the meeting, but they have one sign already and were wanting another so he can't say if they changed their mind. Mr. Johnson stated since they didn't come tonight that makes the decision pretty cut and dry. A motion was made by Committee Member Johnson, seconded by Committee Member Thornton, to deny to variance on the sign appeal for Midnight Lounge. Voting Yea: Chairwoman Sleeper, Committee Member Bell, Committee Member Foston, Committee Member Johnson, Committee Member Thornton.

4. Annual Training

Mr. Bret Smith stepped forward and allowed the committee members to step down and take a quick break in order to allow time in order for them to get comfortable in the audience so everyone can view the slide show. Mr. Smith explained the difference in the invasive species of trees in the American Nursery Standards. He explained that boards should look at horizontal landscapes in buffers versus closures in landscaping plans. Mr. Smith explained that in Middle Tennessee we are limited as to what will grow in the area. Mr. Jay Easter explained the quality standards in Florida. The strong central leader is what allows the growth of a strong central tree. A three-inch caliber tree may not be the same in qualitative distance. Although it isn't what was envisioned it meets the stand of the American Nursery Standards because it meets the standard set in the ANS. Mr. Smith questioned if the landscape architect goes out and inspects currently. Mr. McClain stated it would be a good idea to require that but, we do have verbiage that allows us to hold a landscaping bond which will not hold up the certificate of occupancy. Mr. Smith explained TDOT has a Landscape Design Guideline that is available on their website that will help to describe the shapes of plants. He further explained the various shapes and some of the pros and cons to using them. Committee Member Walker asked why TDOT will not allow us to put flowering plants in the right of way, but they allow these elaborate plans for the exchanges. Mr. Smith stated sometimes it just depends on the question you asked and who you asked. He further suggested to reach out to Mr. Mike McClainihan and further it will require a maintenance agreement. The other thing to look at is the speed of the road and the breakaway. Mr. Smith stated the crepe myrtles are actually a great plant for the medians because they are drought resistant and tend to grow back. Mr. Smith stated landscape calculations should be easy. He showed an example of what a difficult calculation looks like and further commented that the new Hampton Inn development landscape architect did a good job on the calculations to make it easy to understand. Mr. Smith explained allowing existing trees toward requirements and why this is a good idea. Mr. Smith explained why it is important to define where the water, sewer, and electric will need to be in a new design so that it makes it easier for the landscape design to make an elegant design on the front end. Planning Committee Member Stratton stated he would like to address residential landscaping at the next meeting.

OTHER.

None.

ADJOURNMENT

A motion was made by Committee Member Thornton, seconded by Committee Member Foston, to adjourn. All approved by voice vote and the meeting adjourned at 7:41 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: Regal Homes Address: 290 Ed Harris Rd, Ashland City TN 37015
Owner: Regal Homes Address: _____
Location of Property: 2437 Bell St, Ashland City, TN 37015 Units 101-121

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: Not to renew or reinstate Building Permits

Section 2: Application for a variance as provided by the zoning ordinance. The zoning provision from which a variance is requested: _____

Peculiar or unusual conditions which justify the variance requested: _____

****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: Regal Homes [Signature]

STATUS
Building Permit SEE ATTACHED Date 7/7/20
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: _____

RESIDENTIAL BUILDING PERMIT

Permit Number
2017046

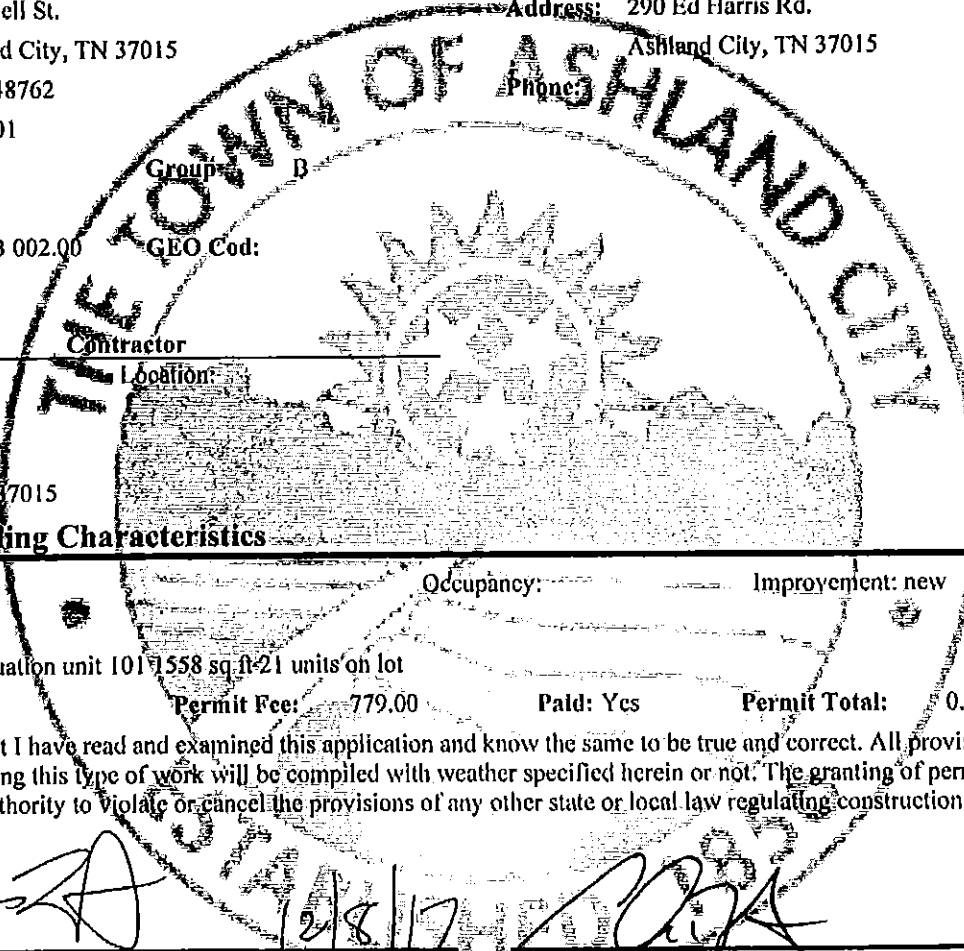
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	6155048762	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 101	Phone:	
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		


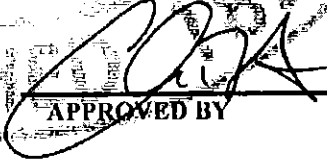


Contractor
 ContractorID: 0
 Regal Homes Inc.
 290 Ed Harris Rd.
 Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes Occupancy: Improvement: new
 Proposed Use:
 Notes: 150000 valuation unit 101 1558 sq ft 21 units on lot
 FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.


12/8/17

12-8-17

Permittee Signature Date APPROVED BY Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017047

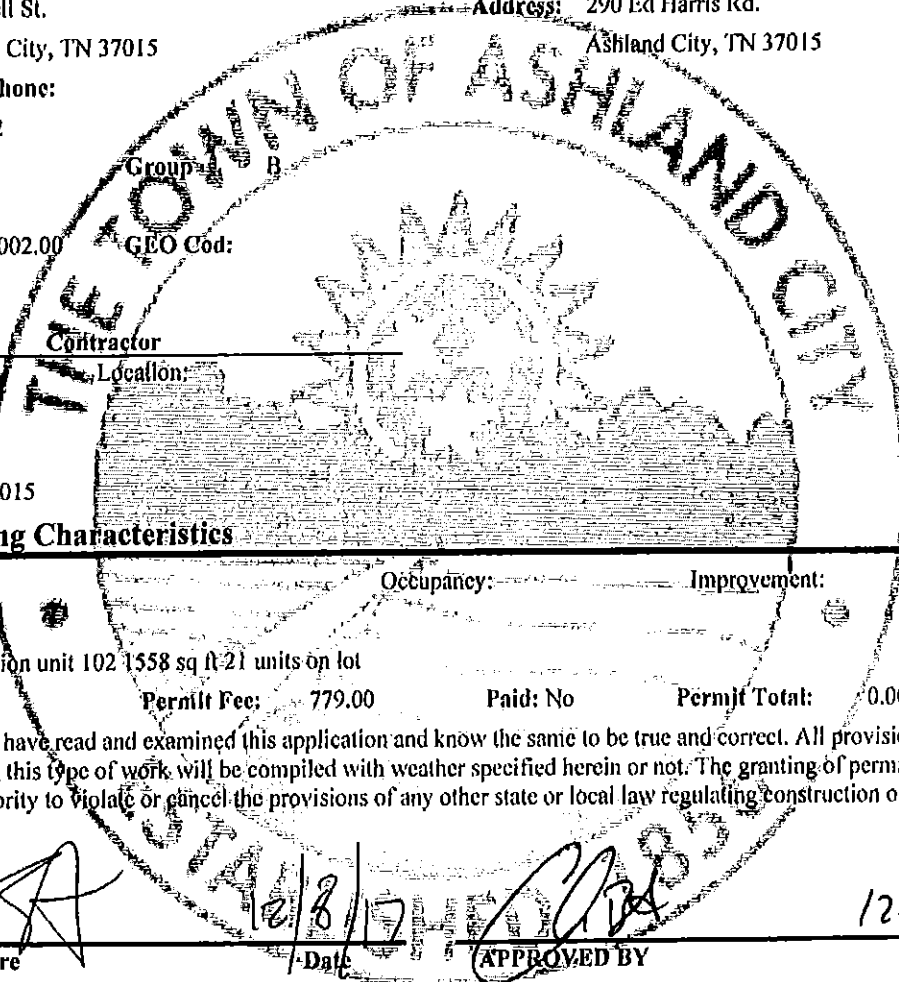
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 102		
Map #:	055E	Group:	B
Control Map:			
Parcel:	055E B 002.00	GEO Cod:	
Lot:	Block:		



Contractor

ContractorID: 0
 Regal Homes Inc.
 290 Ed Harris Rd.
 Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes Occupancy: Improvement:

Proposed Use:

Notes: 150000 valuation unit 102 1558 sq ft 21 units on lot

FEE BASED Permit Fee: 779.00 Paid: No Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permittee Signature: *[Signature]* Date: 12/8/17 APPROVED BY: *[Signature]* Date: 12-8-17

RESIDENTIAL BUILDING PERMIT

Permit Number
2017048

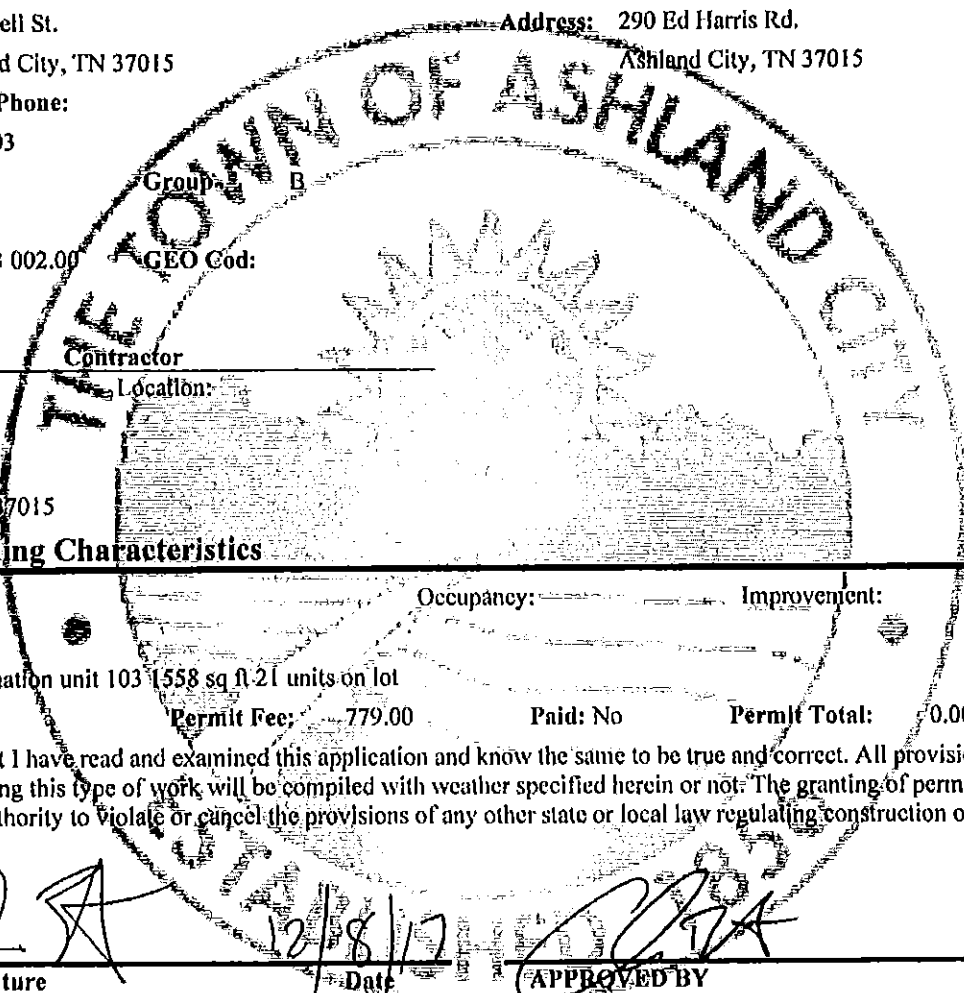
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 103		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		



Contractor
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes	Occupancy:	Improvement:
Proposed Use:		
Notes: 150000 valuation unit 103 1558 sq ft 21 units on lot		
FEE BASED	Permit Fee: 779.00	Paid: No Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permittee Signature 12/8/17 Date APPROVED BY 12-8-17 Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017049

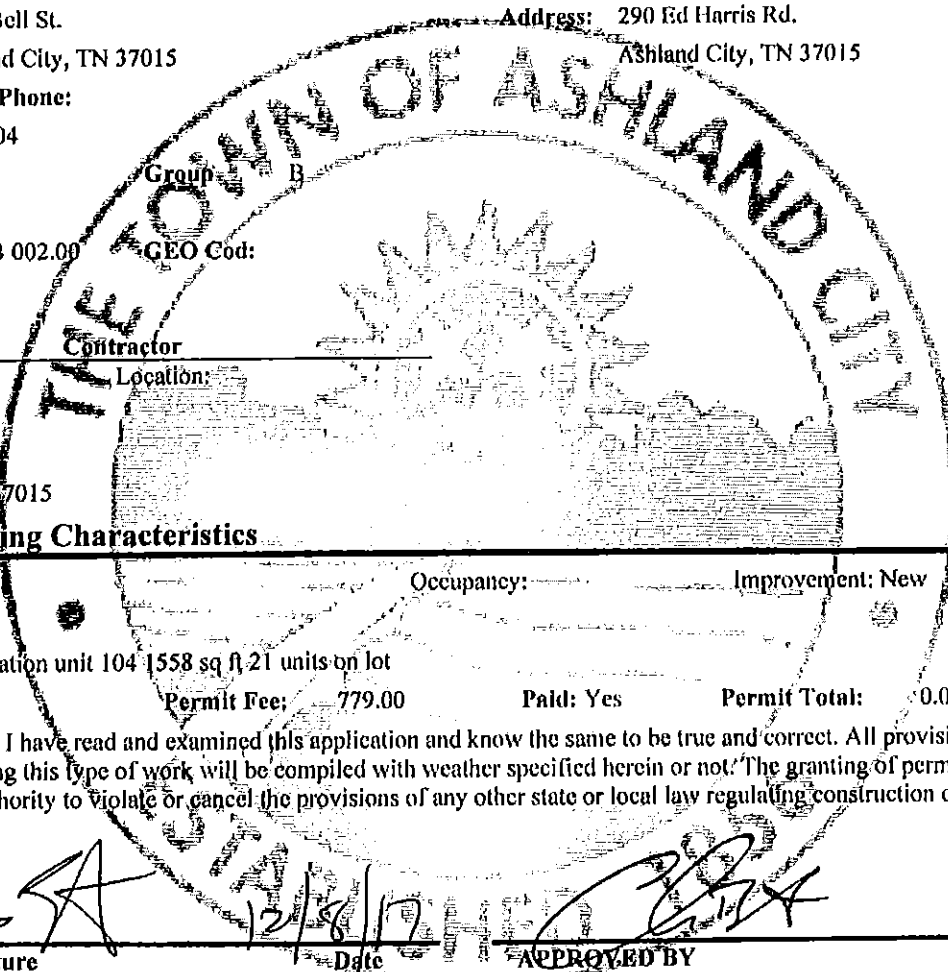
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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<u>Job Location</u>		<u>Owner/Occupant</u>	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 104		
Map #:	055E	Group:	B
Control Map:		GEO Cod:	
Parcel:	055E B 002.00		
Lot:	Block:		


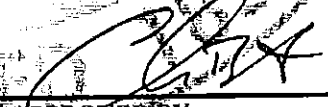


Contractor
 ContractorID: 0
 Regal Homes Inc.
 290 Ed Harris Rd.
 Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes
 Proposed Use:
 Notes: 150000 valuation unit 104 1558 sq ft 21 units on lot
 FEE BASED
 Permit Fee: 779.00
 Occupancy:
 Improvement: New
 Paid: Yes
 Permit Total: 0.00

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12/8/17

12-8-17

Permittee Signature _____ Date _____ APPROVED BY _____ Date _____

RESIDENTIAL BUILDING PERMIT

Permit Number
2017050

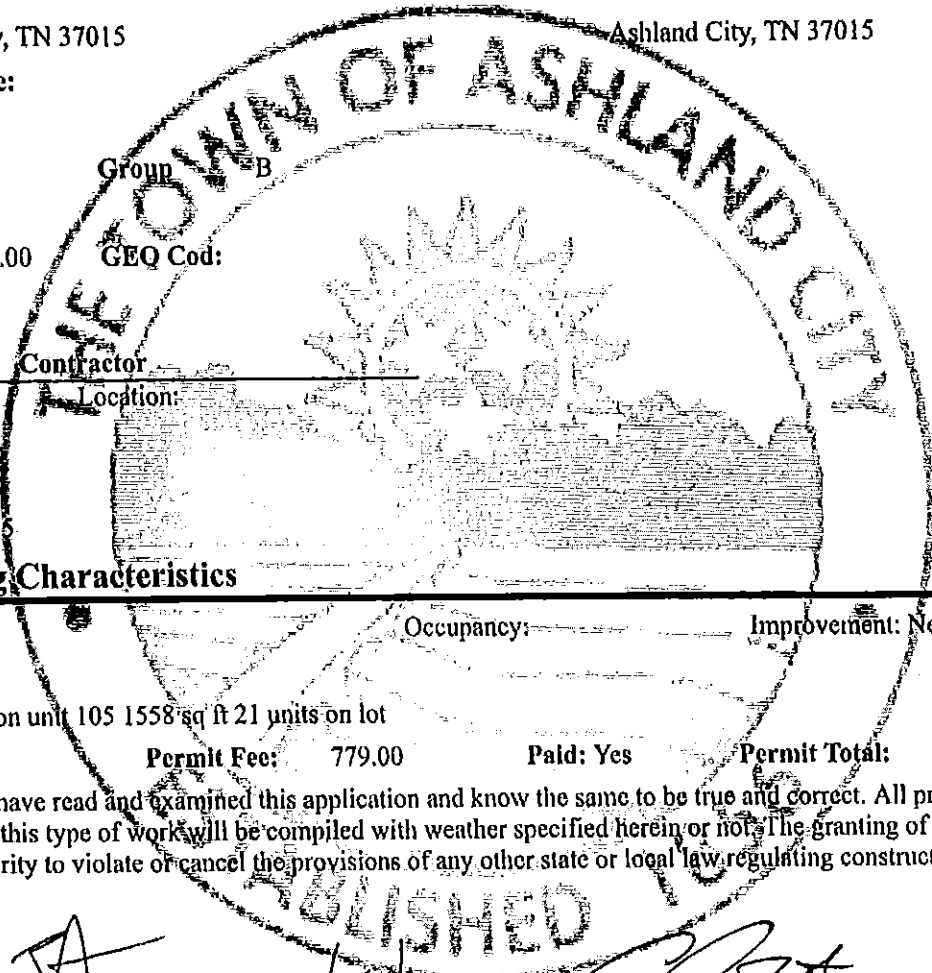
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle Address: 290 Ed Harris Rd. Ashland City, TN 37015
Phone:	Phone:		
Survey:	Unit 105		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		


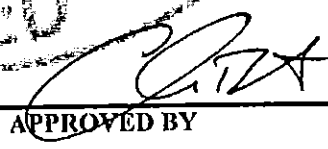


Contractor
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes
Proposed Use:
Notes: 150000 valuation unit 105 1558 sq ft 21 units on lot
Occupancy: Improvement: New
FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.


Permittee Signature
12/8/17
Date

APPROVED BY
12-8-17
Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017051

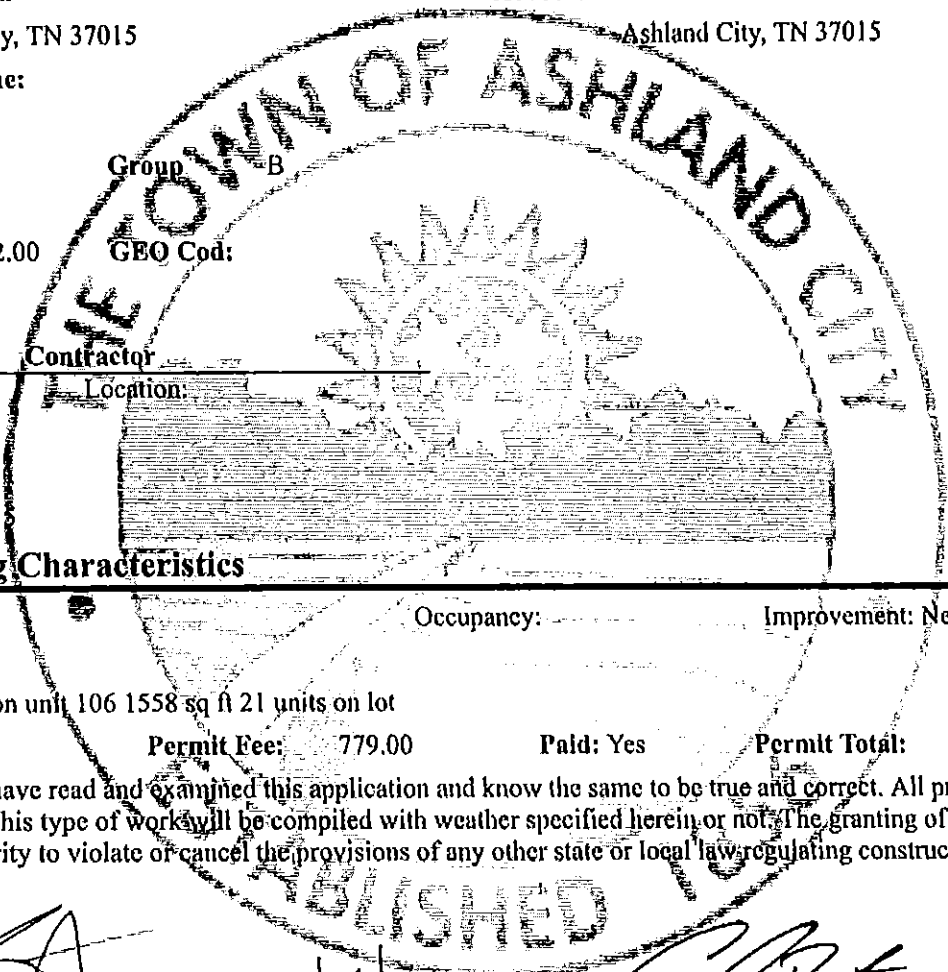
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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<u>Job Location</u>		<u>Owner/Occupant</u>	
Address: 2437 Bell St. Ashland City, TN 37015	Phone: Phone:	Name: Dan Reigle	Address: 290 Ed Harris Rd. Ashland City, TN 37015
Survey: Unit 106	Map #: 055E	Group: B	
Control Map:	Parcel: 055E B 002.00	GEO Cod:	
Lot: Block:			




Contractor
 ContractorID: 0
 Regal Homes Inc.
 290 Ed Harris Rd.
 Ashland City, TN 37015


Location:

Notes & Building Characteristics

Residential: Yes Occupancy: Improvement: New
 Proposed Use:
 Notes: 150000 valuation unit 106 1558 sq ft 21 units on lot
 FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

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 Permittee Signature 12/8/17 Date


 APPROVED BY 12-8-17 Date

RESIDENTIAL BUILDING PERMIT

Permit Number

017052

TOWN OF ASHLAND CITY
 BUILDING DEPARTMENT
 PO BOX 36
 ASHLAND CITY, TN 37015

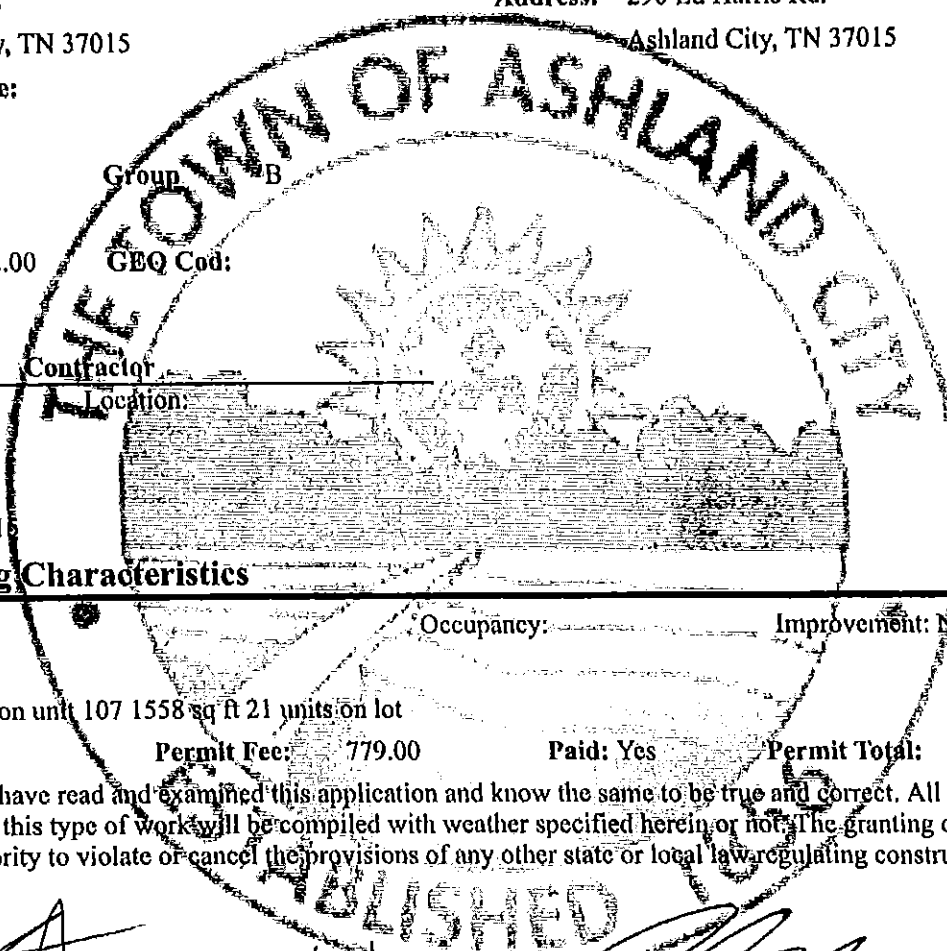
Date Issued: 12/7/2017

Date Applied: 12/7/2017

GL CODE - 32610

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Job Location	Owner/Occupant
Address: 2437 Bell St. Ashland City, TN 37015	Name: Dan Reigle Address: 290 Ed Harris Rd. Ashland City, TN 37015
Phone: _____ Phone: _____	
Survey: Unit 107	
Map #: 055E	Group: B
Control Map: _____	GEO Cod: _____
Parcel: 055E B 002.00	
Lot: _____ Block: _____	



Contractor

ContractorID: 0
 Regal Homes Inc.
 290 Ed Harris Rd.
 Ashland City, TN 37015

Location: _____

Notes & Building Characteristics

Residential: Yes Occupancy: _____ Improvement: New
 Proposed Use: _____

Notes: 150000 valuation unit 107 1558 sq ft 21 units on lot

FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

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<p>_____ Permittee Signature</p>	<p>12/8/17 _____ Date</p>	<p>_____ APPROVED BY</p>	<p>12-8-17 _____ Date</p>
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RESIDENTIAL BUILDING PERMIT

Permit Number
2017053

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location

Owner/Occupant

Address: 2437 Bell St.
Ashland City, TN 37015

Name: Dan Reigle
Address: 290 Ed Harris Rd.
Ashland City, TN 37015

Phone: Phone:

Survey: Unit 108

Map #: 055E

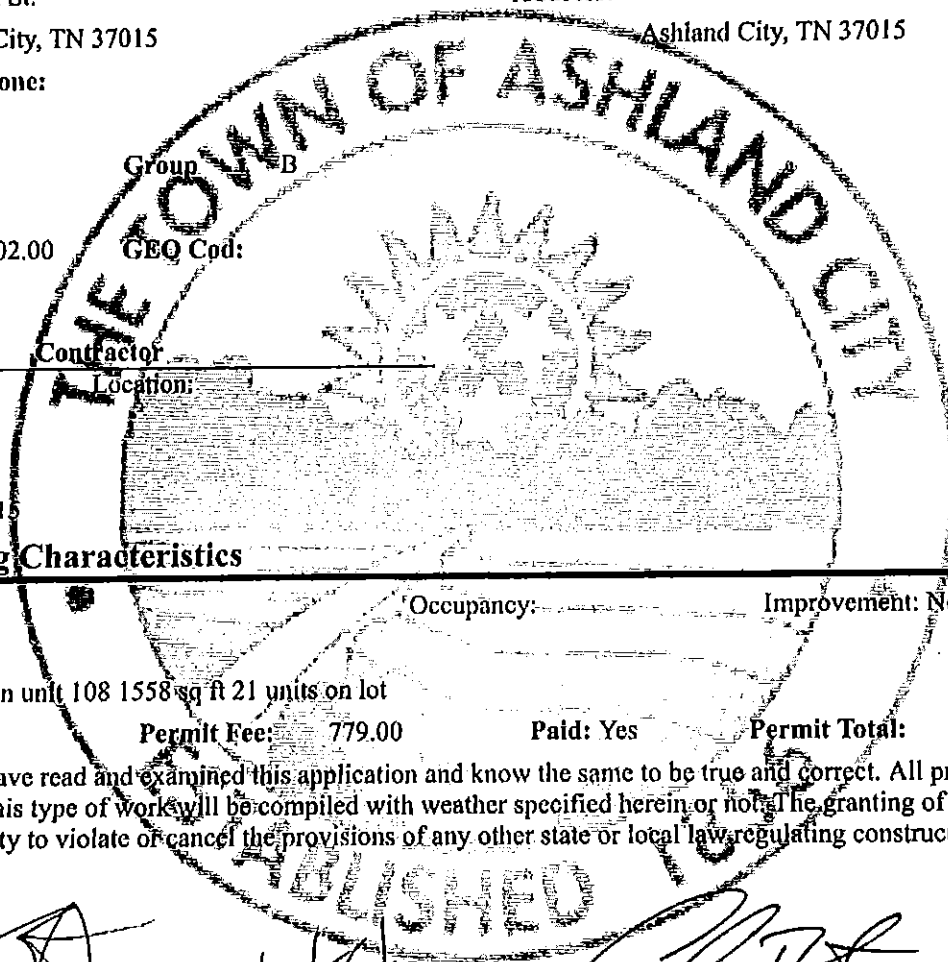
Group: B

Control Map:

Parcel: 055E B 002.00

GEO Cod:

Lot: Block:



Contractor

ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Location:

Notes & Building Characteristics

Residential: Yes

Occupancy: Improvement: New

Proposed Use:

Notes: 150000 valuation unit 108 1558 sq ft 21 units on lot

FEE BASED

Permit Fee: 779.00

Paid: Yes

Permit Total: 0.00

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Permittee Signature

Date

12/8/17

APPROVED BY

Date

12-8-17

RESIDENTIAL BUILDING PERMIT

Permit Number
2017054

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location

Address: 2437 Bell St.
Ashland City, TN 37015

Phone: Phone:

Survey: Unit 109

Map #: 055E

Control Map:

Parcel: 055E B 002.00

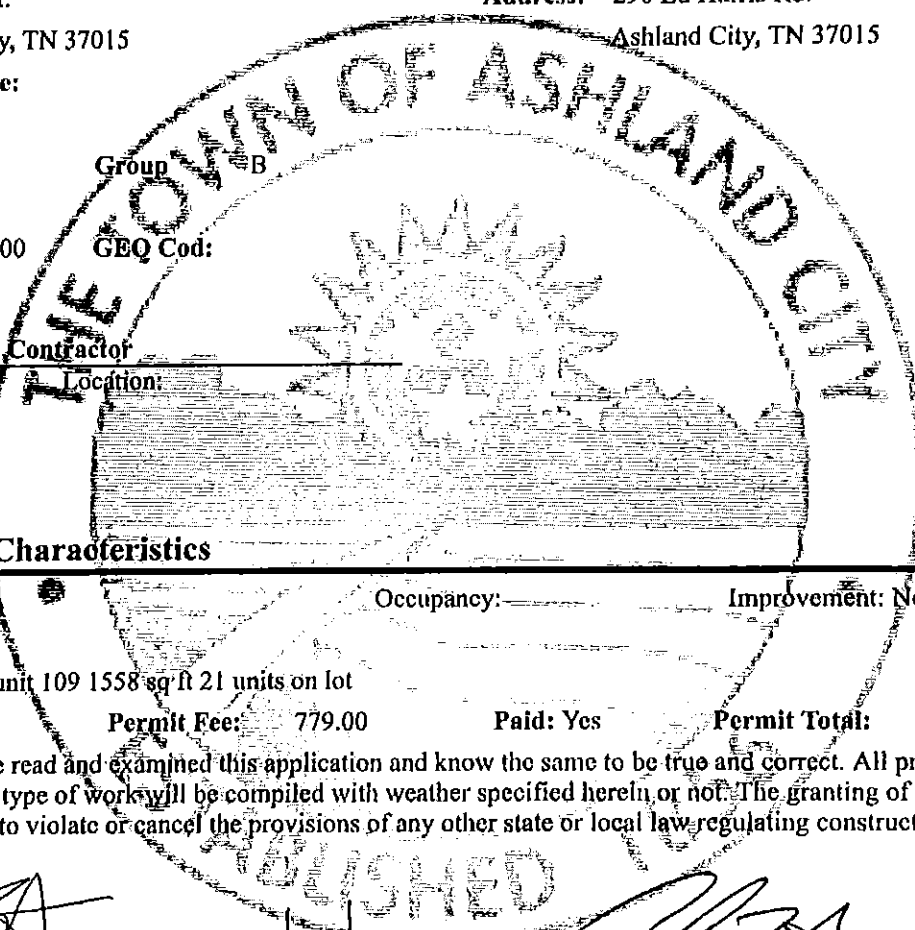
Lot: Block:

Owner/Occupant

Name: Dan Reigle

Address: 290 Ed Harris Rd.

Ashland City, TN 37015



Group: B
GEQ Cod:

Contractor

ContractorID: 0

Regal Homes Inc.

290 Ed Harris Rd.

Ashland City, TN 37015

Location:

Notes & Building Characteristics

Residential: Yes

Occupancy:

Improvement: New

Proposed Use:

Notes: 150000 valuation unit 109 1558 sq ft 21 units on lot

FEE BASED

Permit Fee: 779.00

Paid: Yes

Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permittee Signature

Date

APPROVED BY

Date

12/8/17

12-8-17

RESIDENTIAL BUILDING PERMIT

Permit Number
2017055

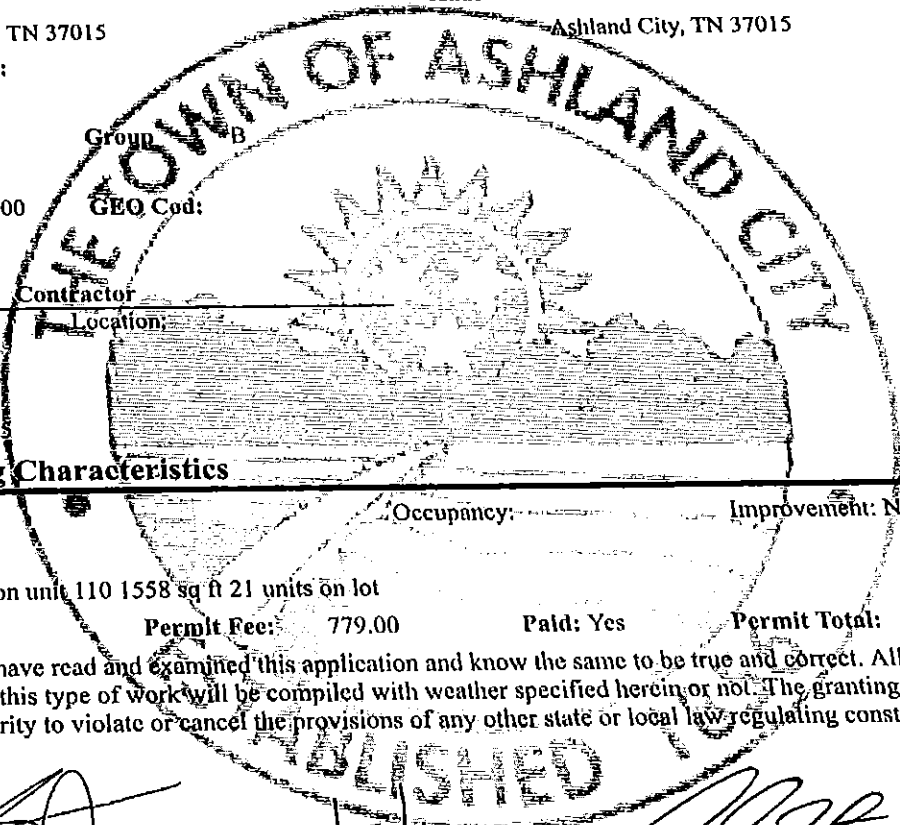
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 110		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		



Contractor
 ContractorID: 0
 Regal Homes Inc.
 290 Ed Harris Rd.
 Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes
 Proposed Use:
 Notes: 150000 valuation unit 110 1558 sq ft 21 units on lot
 FEE BASED
 Permit Fee: 779.00 Paid: Yes Permit Total: 0.00
 Occupancy: Improvement: New

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

[Signature]
 Permittee Signature
 12/8/17
 Date

[Signature]
 APPROVED BY
 12-8-17
 Date

RESIDENTIAL BUILDING PERMIT

RESIDENTIAL BUILDING PERMIT

Permit Number
2017056

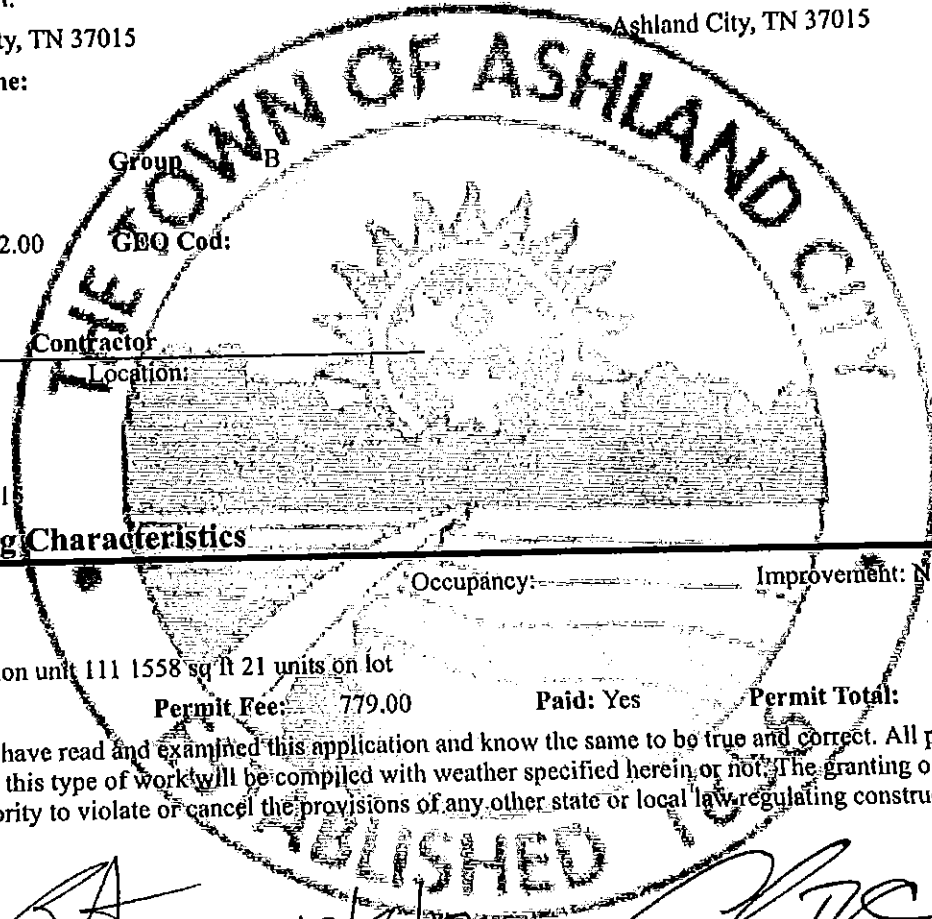
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 111		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		



Contractor	
ContractorID:	0
Location:	Regal Homes Inc. 290 Ed Harris Rd. Ashland City, TN 37015

Notes & Building Characteristics

Residential:	Yes	Occupancy:		Improvement:	New
Proposed Use:					
Notes:	150000 valuation unit 111 1558 sq ft 21 units on lot				
FEE BASED	Permit Fee:	779.00	Paid:	Yes	Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permitter Signature		Date	12/8/17	APPROVED BY		Date	12-8-17
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RESIDENTIAL BUILDING PERMIT

Permit Number
2017057

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Per
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At

Job Location

Owner/Occupant

Address: 2437 Bell St.
Ashland City, TN 37015

Name: Dan Reigle
Address: 290 Ed Harris Rd.
Ashland City, TN 37015

Phone: Phone:

Survey: Unit 112

Map #: 055E

Group B

Control Map:

Parcel: 055E B 002.00

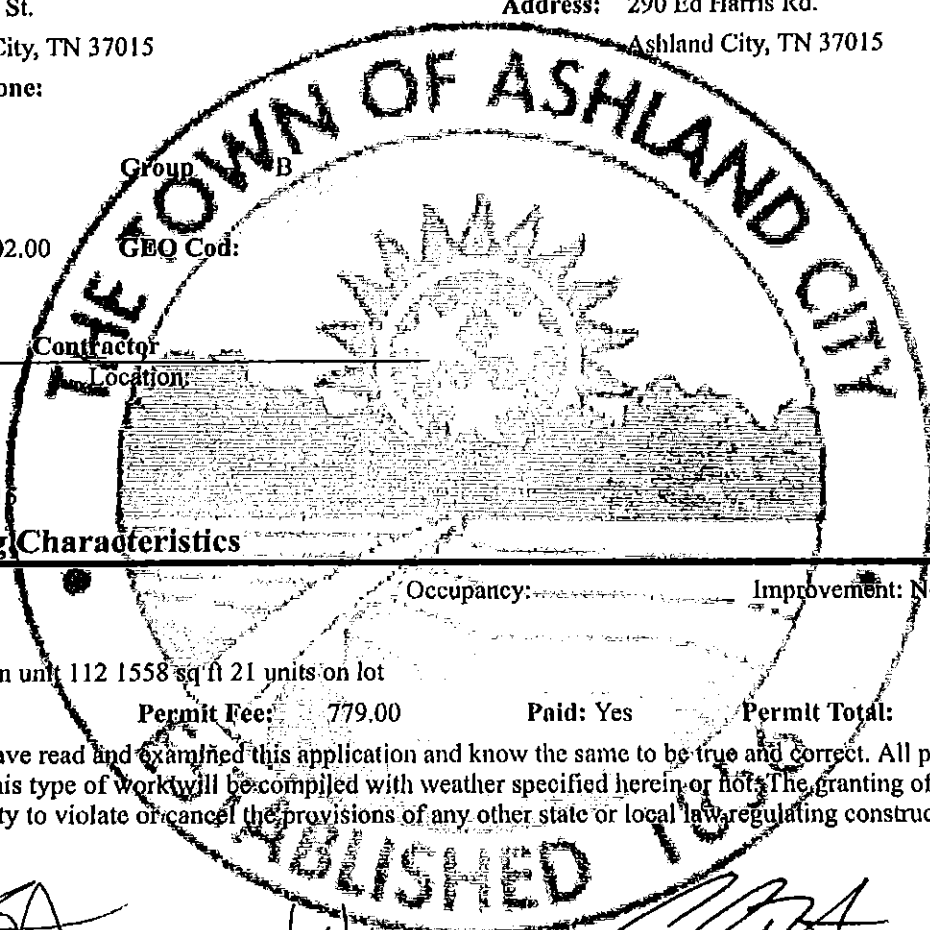
GEQ Cod:

Lot: Block:

Contractor

ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Location:



Notes & Building Characteristics

Residential: Yes

Occupancy: Improvement: New

Proposed Use:

Notes: 150000 valuation unit 112 1558 sq ft 21 units on lot

FEE BASED

Permit Fee: 779.00

Paid: Yes

Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permitted Signature

Date

APPROVED BY

Date

12/8/17

12-8-17

RESIDENTIAL BUILDING PERMIT

Permit Number
2017058

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

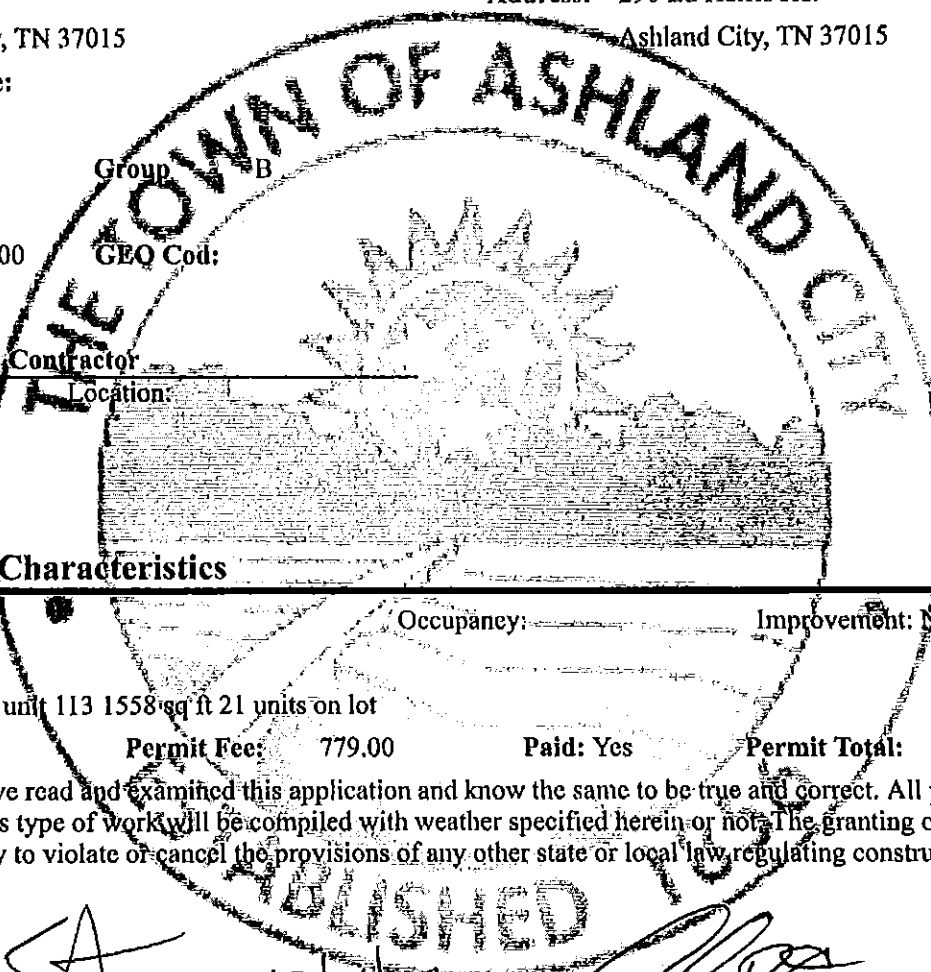
Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 113		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		

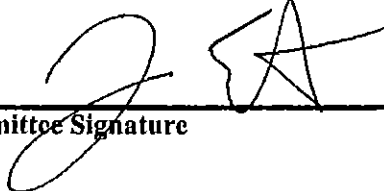
Contractor
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015



Notes & Building Characteristics


Residential: Yes
Proposed Use:
Notes: 150000 valuation unit 113 1558 sq ft 21 units on lot
FEE BASED
Occupancy: _____ Improvement: New
Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.



Permittee Signature
12/8/17

Date



APPROVED BY
12-8-17

Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017059

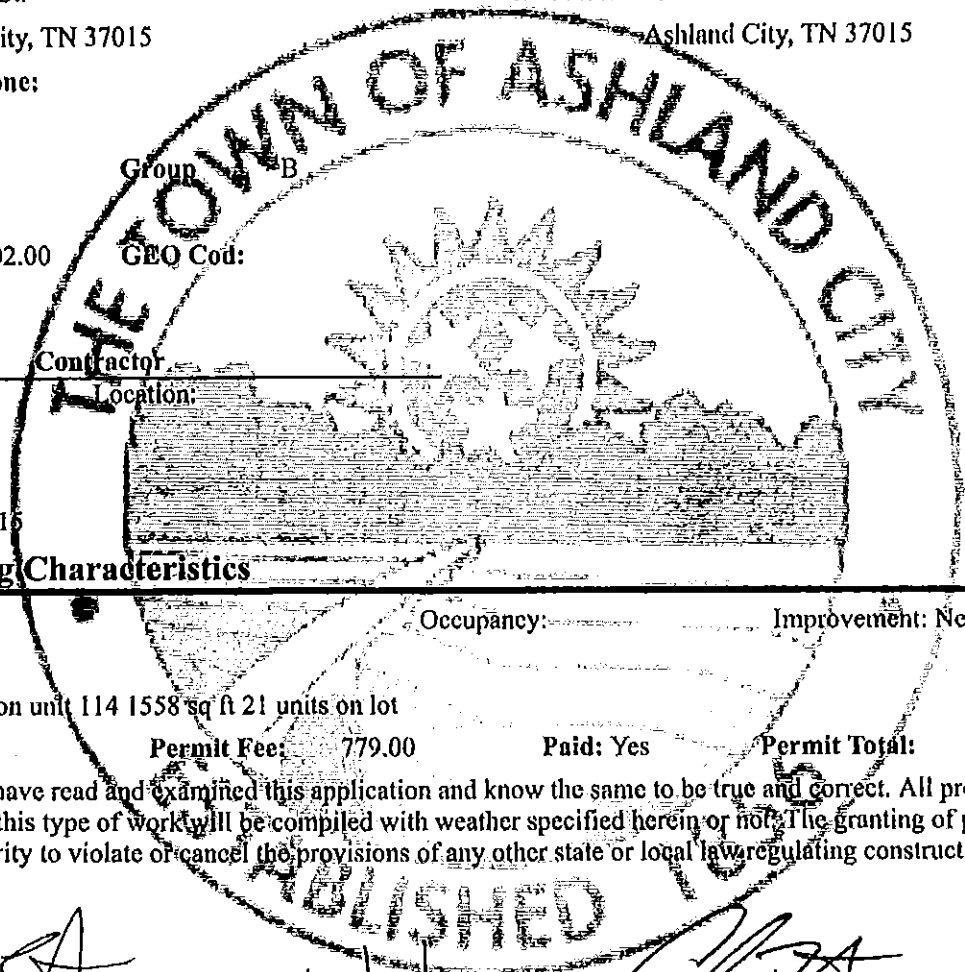
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 114		
Map #:	055E	Group:	B
Control Map:		GEO Cod:	
Parcel:	055E B 002.00		
Lot:	Block:		



Contractor:
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes
Proposed Use:
Notes: 150000 valuation unit 114 1558 sq ft 21 units on lot
FEE BASED
Permit Fee: 779.00
Paid: Yes
Permit Total: 0.00
Occupancy:
Improvement: New

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permittee Signature: *[Signature]* Date: 12/8/17
APPROVED BY: *[Signature]* Date: 12-8-17

RESIDENTIAL BUILDING PERMIT

Permit Number
2017060

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location

Owner/Occupant

Address: 2437 Bell St.
Ashland City, TN 37015

Name: Dan Reigle
Address: 290 Ed Harris Rd.
Ashland City, TN 37015

Phone: Phone:

Survey: Unit 115

Map #: 055E

Group B

Control Map:

Parcel: 055E B 002.00

GBQ Cod:

Lot: Block:

Contractor

ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Location:

Notes & Building Characteristics

Residential: Yes

Occupancy:

Improvement: New

Proposed Use:

Notes: 150000 valuation unit 115 1558 sq ft 21 units on lot

FEE BASED

Permit Fee: 779.00

Paid: Yes

Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

Permittee Signature

12/8/17
Date

APPROVED BY

12-8-17
Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017061

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

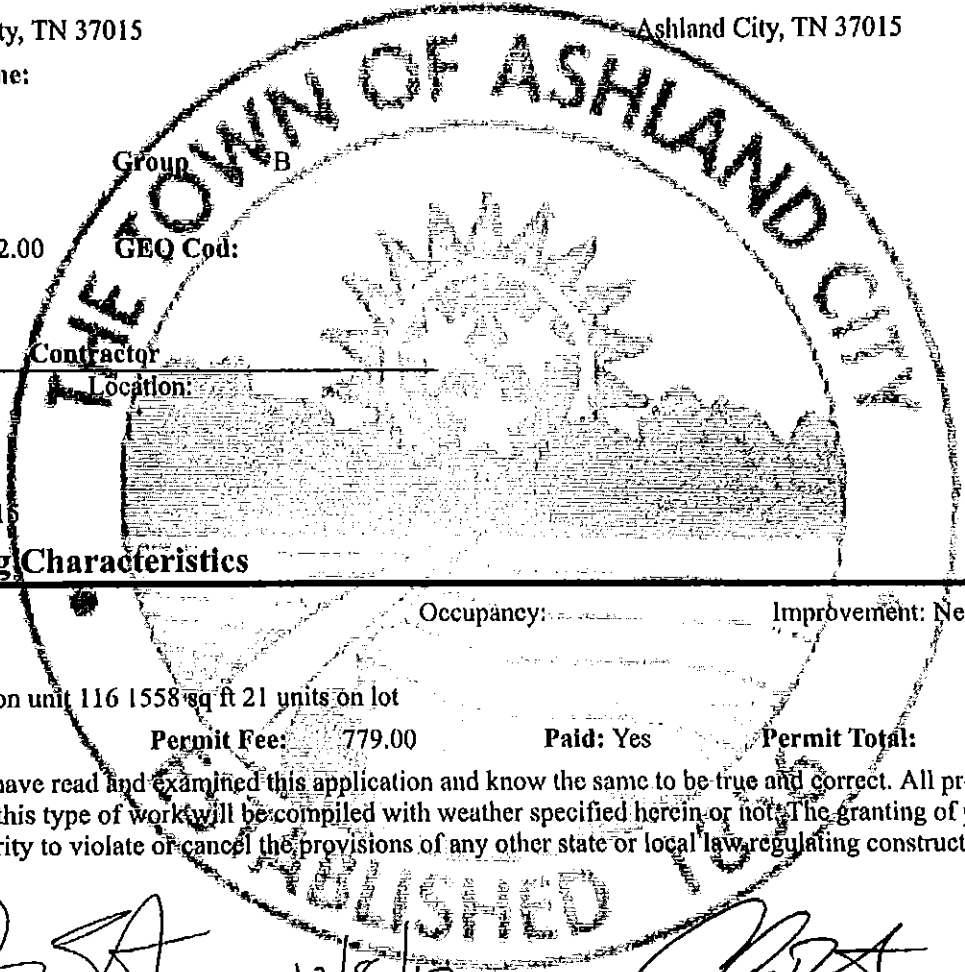
Date Issued: 12/7/2017

Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle Address: 290 Ed Harris Rd. Ashland City, TN 37015
Phone:	Phone:		
Survey:	Unit 116		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		



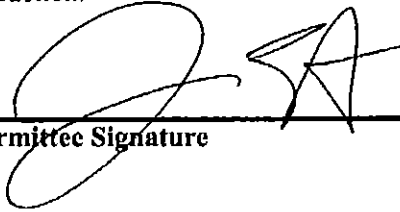
Contractor
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Group: B
GEO Cod:
Location:


Notes & Building Characteristics

Residential: Yes Occupancy: Improvement: New
Proposed Use:
Notes: 150000 valuation unit 116 1558 sq ft 21 units on lot
FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.



Permittee Signature 12/8/17
Date



APPROVED BY 12-8-17
Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017062

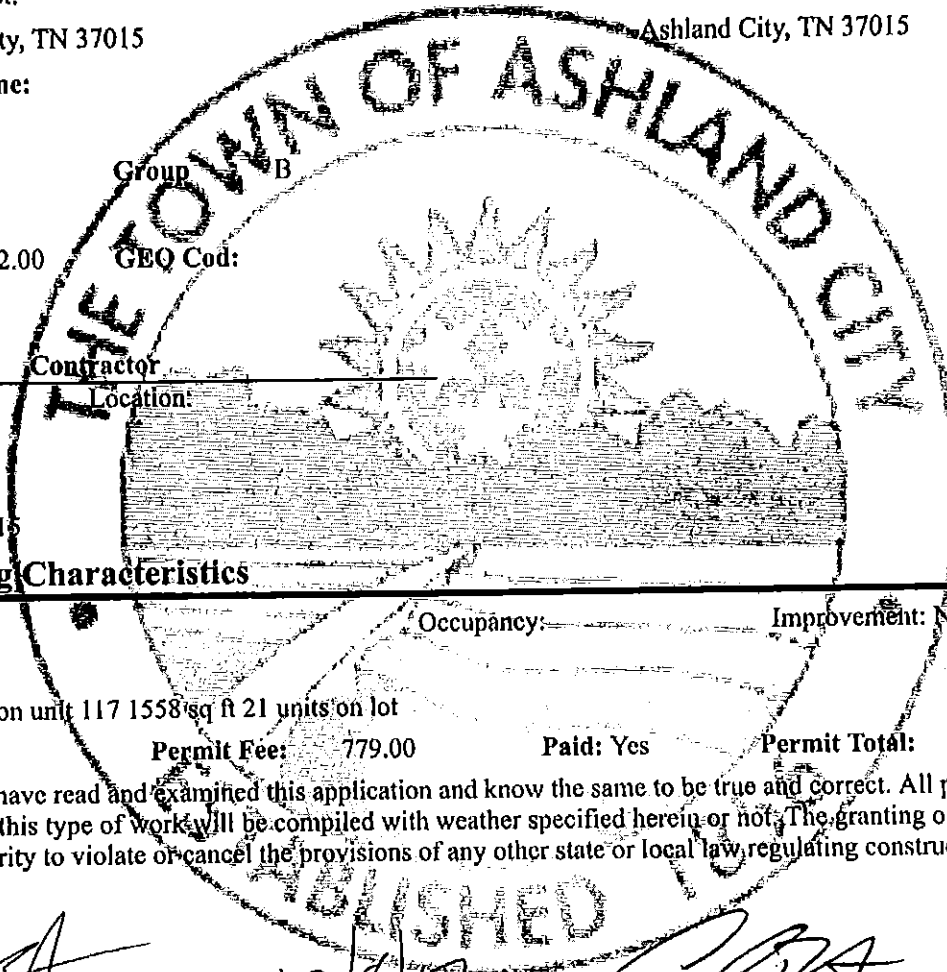
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 117		
Map #:	055E	Group:	B
Control Map:		GEQ Cod:	
Parcel:	055E B 002.00		
Lot:	Block:		



Contractor Location:
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes
Proposed Use:
Notes: 150000 valuation unit 117 1558 sq ft 21 units on lot
Occupancy: _____ Improvement: New

FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

JA 12/8/17
Permittee Signature Date
CPA 12-8-17
APPROVED BY Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017063

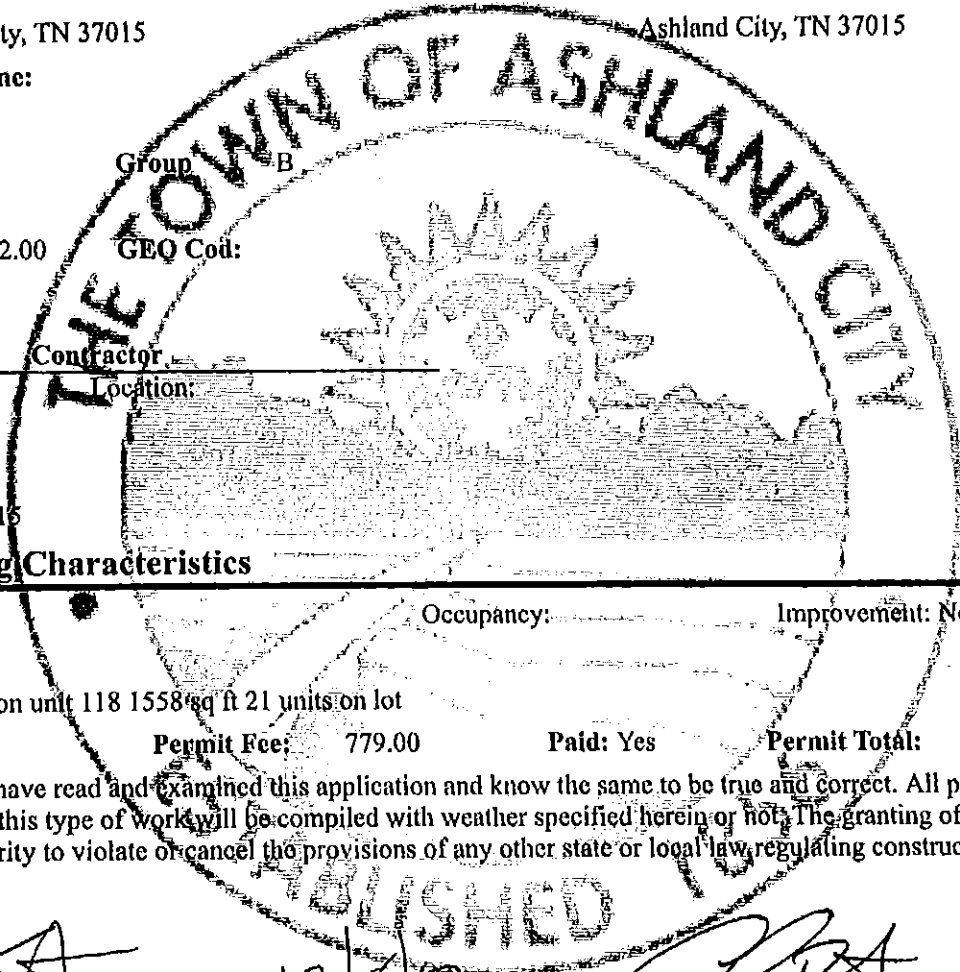
TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 118		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		



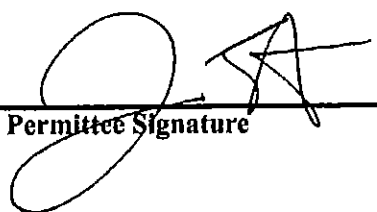
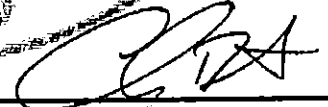
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Contractor Location:
Group: B
GEO Cod:

Notes & Building Characteristics

Residential: Yes Occupancy: Improvement: New
Proposed Use:
Notes: 150000 valuation unit 118 1558 sq ft 21 units on lot
FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

 12/8/17  12-8-17
Permittee Signature Date APPROVED BY Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017064

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

A SEPARATE PERMIT IS REQUIRED FOR ELECTRICAL. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

Job Location

Address: 2437 Bell St.
Ashland City, TN 37015

Phone: Phone:

Survey: Unit 119

Map #: 055E

Control Map:

Parcel: 055E B 002.00

Lot: Block:

Owner/Occupant

Name: Dan Reigle

Address: 290 Ed Harris Rd.
Ashland City, TN 37015

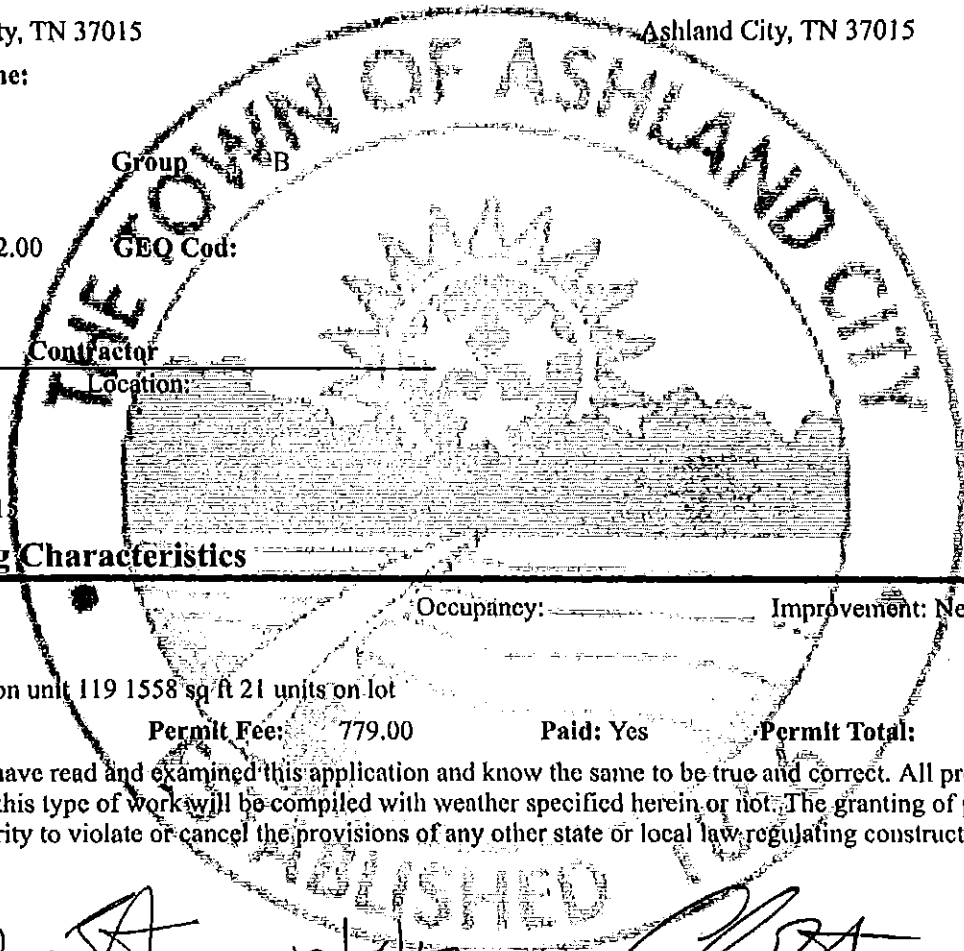
Contractor

ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Location:

Group: B

GEQ Cod:



Notes & Building Characteristics

Residential: Yes

Proposed Use:

Notes: 150000 valuation unit 119 1558 sq ft 21 units on lot

FEE BASED

Permit Fee: 779.00

Paid: Yes

Permit Total: 0.00

Occupancy: Improvement: New

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Permittee Signature

Date

12/8/17

APPROVED BY

Date

12-8-17

RESIDENTIAL BUILDING PERMIT

Permit Number
2017065

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

Date Issued: 12/7/2017
Date Applied: 12/7/2017

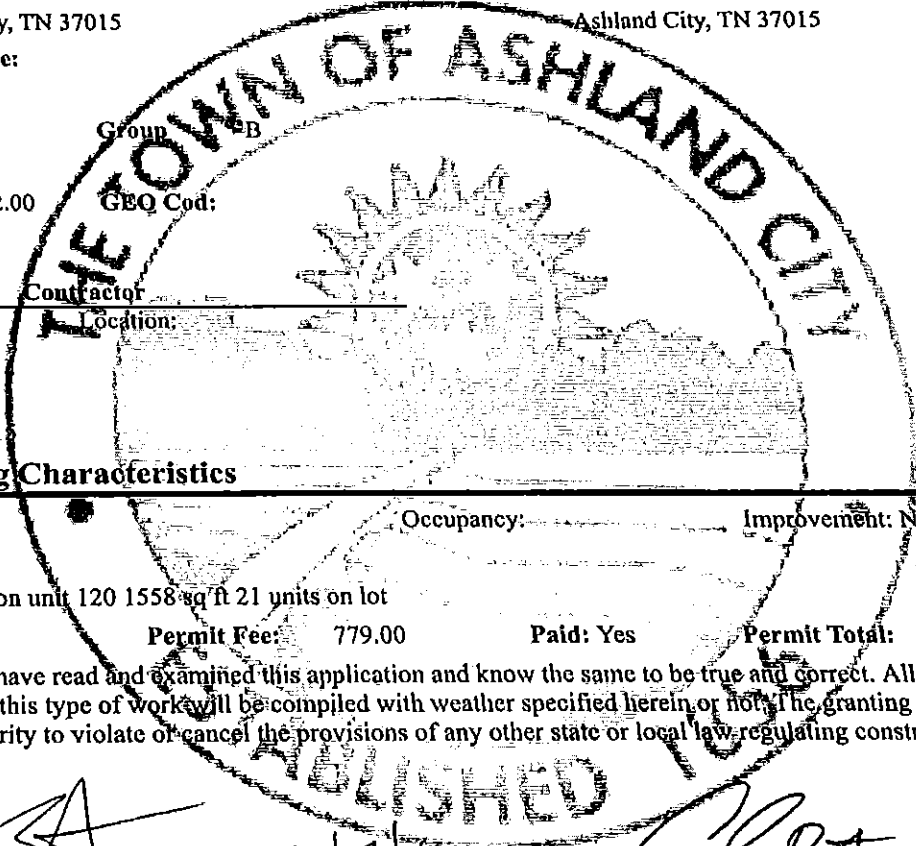
GL CODE - 32610

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<u>Job Location</u>		<u>Owner/Occupant</u>	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Roigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015

Survey: Unit 120
Map #: 55E
Control Map:
Parcel: 055E B 002.00
Lot: Block:

Group: B
GEO Cod:



Contractor
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015

Notes & Building Characteristics

Residential: Yes
Proposed Use:
Notes: 150000 valuation unit 120 1558 sq ft 21 units on lot
FEE BASED
Permit Fee: 779.00
Paid: Yes
Permit Total: 0.00
Occupancy:
Improvement: New

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.

	12/8/17		12-8-17
Permittee Signature	Date	APPROVED BY	Date

RESIDENTIAL BUILDING PERMIT

Permit Number
2017066

TOWN OF ASHLAND CITY
BUILDING DEPARTMENT
PO BOX 36
ASHLAND CITY, TN 37015

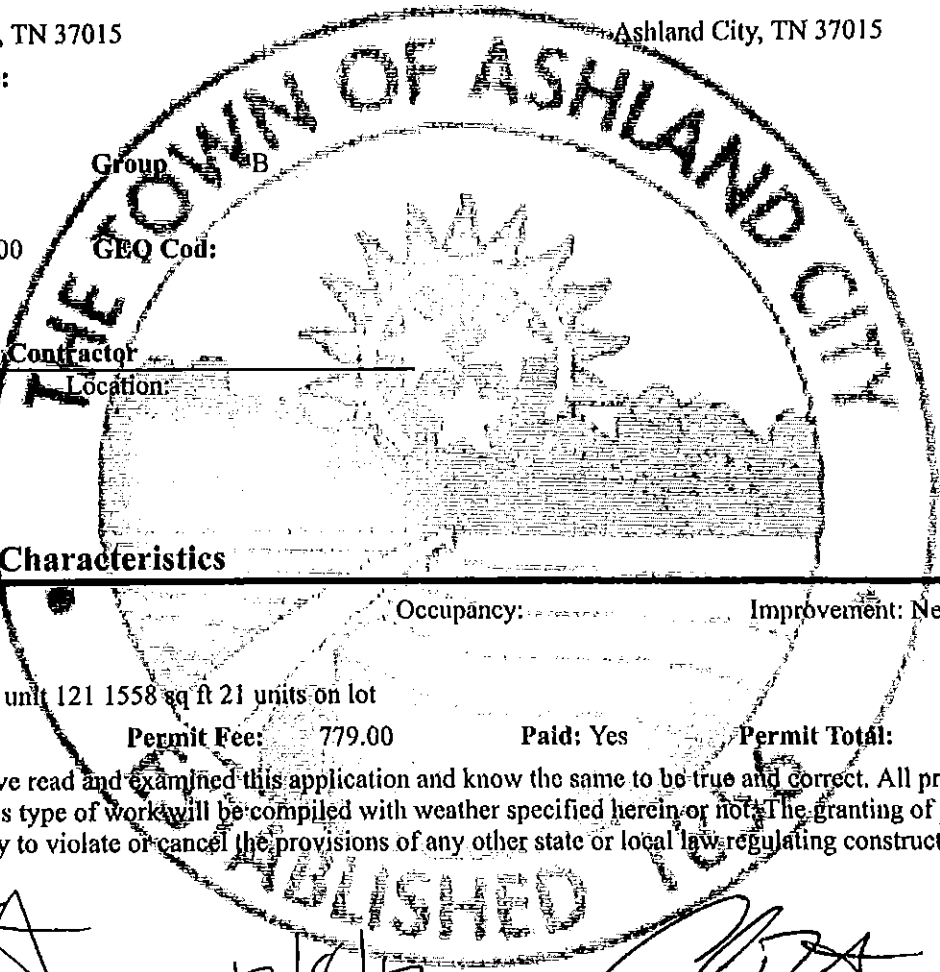
Date Issued: 12/7/2017
Date Applied: 12/7/2017

GL CODE - 32610

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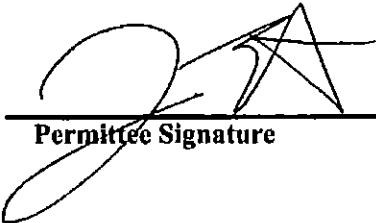
Job Location		Owner/Occupant	
Address:	2437 Bell St. Ashland City, TN 37015	Name:	Dan Reigle
Phone:	Phone:	Address:	290 Ed Harris Rd. Ashland City, TN 37015
Survey:	Unit 121		
Map #:	055E		
Control Map:			
Parcel:	055E B 002.00		
Lot:	Block:		

Contractor
ContractorID: 0
Regal Homes Inc.
290 Ed Harris Rd.
Ashland City, TN 37015




Notes & Building Characteristics

Residential: Yes Occupancy: Improvement: New
Proposed Use:
Notes: 150000 valuation unit 121 1558 sq ft 21 units on lot
FEE BASED Permit Fee: 779.00 Paid: Yes Permit Total: 0.00
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be compiled with weather specified herein or not. The granting of permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction.



Permittee Signature 12/8/17 Date



APPROVED BY 12-8-17 Date

lation of this code or of any other ordinances of this jurisdiction.

R105.5 Expiration. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within 180 days after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of 180 days after the time the work is commenced. The *building official* is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

R105.6 Suspension or revocation. The *building official* is authorized to suspend or revoke a *permit* issued under the provisions of this code wherever the *permit* is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

R105.7 Placement of permit. The *building permit* or copy thereof shall be kept on the site of the work until the completion of the project.

R105.8 Responsibility. It shall be the duty of every person who performs work for the installation or repair of building, structure, electrical, gas, mechanical or plumbing systems, for which this code is applicable, to comply with this code.

R105.9 Preliminary inspection. Before issuing a *permit*, the *building official* is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

SECTION R106 CONSTRUCTION DOCUMENTS

R106.1 Submittal documents. Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets with each application for a *permit*. The *construction documents* shall be prepared by a registered *design professional* where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered *design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a registered *design professional* if it is found that the nature of the work applied for is such that reviewing of *construction documents* is not necessary to obtain compliance with this code.

R106.1.1 Information on construction documents. *Construction documents* shall be drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the *building official*. *Construction documents* shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*. Where required by the *building official*, all braced wall lines, shall be identified on the *construction documents* and all pertinent informa-

tion including, but not limited to, bracing methods, location and length of braced wall panels, foundation requirements of braced wall panels at top and bottom shall be provided.

R106.1.2 Manufacturer's installation instructions. Manufacturer's installation instructions, as required by this code, shall be available on the job site at the time of inspection.

R106.1.3 Information for construction in flood hazard areas. For buildings and structures located in whole or in part in flood hazard areas as established by Table R301.2(1), *construction documents* shall include:

1. Delineation of flood hazard areas, floodway boundaries and flood zones and the design flood elevation, as appropriate;
2. The elevation of the proposed lowest floor, including *basement*; in areas of shallow flooding (AO Zones), the height of the proposed lowest floor, including *basement*, above the highest adjacent grade;
3. The elevation of the bottom of the lowest horizontal structural member in coastal high hazard areas (V Zone); and
4. If design flood elevations are not included on the community's Flood Insurance Rate Map (FIRM), the *building official* and the applicant shall obtain and reasonably utilize any design flood elevation and floodway data available from other sources.

R106.2 Site plan or plot plan. The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from *lot lines*. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

R106.3 Examination of documents. The *building official* shall examine or cause to be examined *construction documents* for code compliance.

R106.3.1 Approval of construction documents. When the *building official* issues a *permit*, the *construction documents* shall be approved in writing or by a stamp which states "REVIEWED FOR CODE COMPLIANCE." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or his or her authorized representative.

R106.3.2 Previous approvals. This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pur-

Building Permit for such excavation or construction. If an application for a Building Permit is not approved, the Building Inspector shall state in writing on the application the cause for such disapproval. Issuance of a permit shall in no case be construed as a waiving of any provisions of this ordinance.

D. Construction Progress:

Any Building Permit issued becomes invalid if work authorized by it is not commenced within six (6) months of the date of issuance, or if the work authorized by the permit is suspended or discontinued for a period of six (6) months.

7.040. Temporary use permits. It shall be unlawful to commence construction or development of any use of a temporary nature unless a permit has been obtained from the City Building Inspector, as provided for in ARTICLE IV, SECTION 4.030 of this ordinance. Application for a Temporary Use Permit shall be made in writing to the Building Inspector on the form provided for that purpose. A schedule of fees shall be established by the Mayor and City Council. Such schedule shall be posted in the office of the Building Inspector as well as on a public bulletin board at City Hall. Until the appropriate fee has been paid in full, no action shall be taken on any application.

7.050. Certificate of occupancy. No land or building or other structure or part thereof hereafter erected, moved, or altered in its use shall be used until the Building Inspector shall have issued a Certificate of Occupancy stating that such land, structure, or part thereof is found to be in conformity with the provisions of this ordinance. Within three (3) days after notification that a building or premises or part thereof is ready for occupancy or use, it shall be the duty of the Building Inspector to make a final inspection thereof, and to issue a Certificate of Occupancy if the building or premises or part thereof is found to conform with the provisions of this ordinance, or, if such certificate is refused, to state the refusal in writing giving the cause for such refusal.

7.060. Procedure for authorizing special exceptions. The following procedure is established to provide procedures for review of a proposed use as a conditional use or special exception by the Board of Zoning Appeals. The procedure shall be the same whether review is required under Section 13-7-206, of the Tennessee Code Annotated, by this ordinance, or whether a review is requested by the Building Inspector to determine whether a proposed use is potentially noxious, dangerous or offensive.

A. Application:

An application shall be filed with the Board of Zoning Appeals for review. Said application shall show the location and intended uses of the site, the names of the property owners, existing land uses within two hundred (200) feet, as well as all pertinent information as cited within Section 3.120.A. of this ordinance which is necessary to properly evaluate the effect that the request will have on adjacent and nearby properties, as per the various criteria cited herein in Section 7.060.C. All such applications shall be presented to the office of the building inspector no later than twenty (20) days prior to the next regularly scheduled meeting of the Board of Zoning Appeals, if said request is to be officially entertained by the board of zoning appeals at it's next regularly scheduled meeting. All plans submitted as a part of this application shall be prepared by a licensed surveyor or, architect, or engineer certified to do business in the State of Tennessee.

7.070. Board of Zoning Appeals. In accordance with 13-7-205, Tennessee Code Annotated, a Ashland City Board of Zoning Appeals, consisting of five members, is hereby established. All members of such Board shall be appointed by the Mayor and City Council.

A. Term of Office of Board Members, Removal, and Vacancies:

The members of the Board of Zoning Appeals, shall serve for a three (3) year term, or until their respective successors are appointed and qualified. The Board first appointed shall serve respectively for the following terms: one for (1) year, two for (2) years, and two for (3) years. All members of the Board of Zoning Appeals shall serve with such compensation as may be fixed by the Mayor and City Council and may be removed from membership on the Board of Zoning Appeals for continued absence or just causes. Any member being so removed shall be provided, upon his/her request, a public hearing upon the removal decision. Vacancies of said Board of Zoning Appeals shall be filled for the unexpired term of those members whose position has become vacant in the manner provided herein for the appointment of such member.

B. Procedure:

Meetings of the Board of Zoning Appeals shall be held at the call of the chairman, and at such other times as the board may determine. Such chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall adopt rules of procedure and shall keep records and action taken thereon which shall be public records.

C. Appeals to the Board:

An appeal to the Ashland City Board of Zoning Appeals may be taken by any person, firm, or corporation aggrieved by, or by any governmental office, department, board, or bureau affected by, any decision of the Building Inspector based in whole or in part upon the provisions of this ordinance. Such appeal shall be taken by filing with the Board of Zoning Appeals a notice of appeal specifying the grounds thereof. The Building Inspector shall transmit to the Board all papers constituting the record upon which the action appealed was taken.

The Board shall fix a reasonable time for the hearing of the appeal, given public notice thereof, as well as due notice to the parties in interest, and decided the same within a reasonable time. Upon the hearing, any person or party may appear in person, by agent, or by attorney.

D. Stay of Proceedings:

An appeal stays all legal proceedings in furtherance of the action appealed from, unless the building inspector certifies to the Board of Zoning Appeals, after such notice of appeal shall have been filed, that by reason of facts stated in the certificate such stay would cause eminent peril to life or property. In such instance, the proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board or by a court of competent jurisdiction on application, on notice to the Building Inspector, and on due cause shown.

E. Appeal to the Court:

Any person or persons or any board, taxpayer, department, or bureau of the City aggrieved by any decision of the Board may seek review by a court of competent jurisdiction of such decision in a manner provided by the laws of the State of Tennessee.

F. Powers of the Board:

The Board of Zoning Appeals shall have the following powers:

1. Administrative Review:

To hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision, determination or refusal made by the Building Inspector or other administrative official in the carrying out or enforcement of any provision of this ordinance.

2. Special Exceptions:

To hear and decide applications for special exceptions as specified in this ordinance, hear requests for interpretation of the Zoning Map, and for decision on any special questions upon which the Board of Zoning Appeals is authorized to pass.

3. Variances:

To hear and decide applications for variances from the terms of this ordinance.

7.080. Variances. The purpose of this variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property under this ordinance. **(Amended by Deleting E, from this Section by Ordinance 329, January 9, 2007)**

A. Application:

After written denial of a permit, a property owner may make application for a variance, using the proper form which is required for requests before by the Board of Zoning Appeals.

All applications must contain all pertinent information as cited in Section 3.120, A, within this ordinance necessary to clearly ascertain the relationship of the applicable land use to it's subject property, as well as to all adjacent properties, along with any necessary supporting information as required, in order that the board be able to clearly analyze and evaluate said variance request. Furthermore, said request or application shall be presented to the office of the building inspector no later than twenty (20) days prior to the next regularly scheduled meeting of the Board of Zoning Appeals, if said request is to be officially entertained by the board of zoning appeals at it's next regularly scheduled meeting.

B. Fee:

A fee of fifty (\$50.00) payable to the Town of Ashland City shall be charged to cover partial review and processing of each application for a variance, except that the fee shall be waived for a governmental agency.

Hearings:

Upon receipt of an application and fee, the Board shall hold a hearing to decide whether a variance to the ordinance provisions is, in fact, necessary to relieve unnecessary hardships which act to deprive the property owner of the reasonable use of his land. The Board shall consider and decide all applications for variances within sixty (60) days of such hearing and in accordance with the standards provided below.

Standards for Variances

The board shall not grant a variance unless it makes findings based upon evidence presented to it as follows:

The particular physical surroundings, shape, topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this ordinance were carried out must be stated.

The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.

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

Financial returns only shall not be considered as a basis for granting a variance.

The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this ordinance.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same districts.

The variance is the minimum that will make possible the reasonable use of the land, building, or structure.

The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.