BOARD OF ZONING APPEALS JUNE 8, 2023 6:00 PM 2nd FLOOR BOARD ROOM



Agenda for the Meeting of the City of Covington Board of Zoning Appeals May 4, 2023 6:00 PM

- I. Establishment of a Quorum and Call to Order:
- II. Approval of Previous Minutes:
- III. Old Business
- IV. New Business
 - A. Berlin Heaston dba 360 Photo Booth 222 Shelton Street -Map 041B Parcel 001.04 Special Exceptions, Uses Permitted
 on Appeal, Off-site Event Photography/Photo Booth. (R-2
 District)
- V. Other Business
- VI. Adjournment

The Covington Board of Zoning Appeals met on May 4, 2023, at 6:00 pm with the following present, Chairwoman Sue Rose, Board Members: Maurine Cannon, Avery Jones, and Tyler Wood. Also present were Building Official Lessie Fisher, Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, Troy and Caressa Calvin, Breona Rice, Nastassja Williamson, and Nicole Adams.

Meeting was called to order by Sue Rose.

Motion was made by Avery Jones and seconded by Maurine Cannon that the Minutes of the preceding meeting be approved as written and distributed to the Board. Motion passed.

New Business:

Troy Calvin dba Milwaukee's Best Luncheon informed the Board that they have decided to look for a restaurant instead of having it in their home.

Breona Rice dba Bre's Fashion presented her request for Special Exception -- Use Permitted on Appeal, Clothes designer at 410 Smith Avenue, Parcel 021.00 on Tipton County Tax Map 0410. Ms. Rice stated she will comply with the requirements in the currently adopted Covington Municipal Zoning Ordinance and signed affidavit.

Motion was made by Maurine Cannon and seconded by Tyler Wood to approve the Use Permitted on Appeal, Home Occupation. Motion passed.

Nastassja Williamson presented her request for Special Exception -- Use Permitted on Appeal, Home Occupation for vending machines at 1422 Howard Street, Parcel 014.00 on Tipton County Tax Map 041J. Ms. Williamson will not be able to comply with 8 requirements in the currently adopted Covington Municipal Zoning Ordinance with this business.

Motion was made by Tyler Wood and seconded by Maurine Cannon with Avery Jones abstaining to deny the Use Permitted on Appeal, Home Occupation.

Nicole Adams dba Mind Your Own Beeswax presented her request for Special Exception -- Use Permitted on Appeal, Home Occupation for Candle business at 212 South Tipton Street, Parcel 001.00 on Tipton County Tax Map 041C. Ms. Adams stated she will comply with the requirements in the currently adopted Covington Municipal Zoning Ordinance and signed the affidavit.

There being no further business Maurine Cannon made a motion to adjourn, Avery Jones seconded. Motion passed.

Meeting	was ac	djourned	at 6:11	. pm

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Attest	Staff	



P.O. BOX 112 Huntingdon, TN 38344 731-234,7798 RadfordPlanning agmint.com

MEMORANDUM

TO: The Covington Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: June 1, 2023

SUBJECT: Staff recommendations for the June meeting of the Board of

Zoning Appeals.

Home Occupations regulations for the R-2 District are as follows:

- L. Customary Incidental Home Occupations subject to the conditions of this Section and provided that:
 - 1. the proposed use shall be located and conducted in the principal building only;
 - the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
 - not more than fifteen (15%) percent of the total floor area in dwelling unit shall be devoted to the proposed use;
 - 4. proposed use shall not constitute primary or incidental storage facilities for a business, industrial, or agricultural activity conducted elsewhere:
 - 5. no activity, materials, goods, or equipment indicative of the proposed use shall be visible from any public way;
 - the proposed use shall not be advertised by the display of goods or signs on the lot on which the proposed use is located;

- 7. the proposed use shall not generate noise, odor, fumes, smoke, vehicular or pedestrian traffic, nor nuisance of any kind which would tend to depreciate the residential character of the neighborhood in which the proposed use is located;
- the provisions of this Section shall not be used under any circumstances to permit barber shops or beauty shops that contain more than one chair or serve more than one patron at a time.

APPLICATION TO APPEAR BEFORE THE COVINGTON BOARD OF ZONING APPEALS

901-476-7191 ext. 1046

codecompliance a covingtontn.com

Location of Property:
Street Address: 222 Shelton St Covington TN Zoning: 8-2
Map# 04/8 Parcel# 01.04
Map of the Property (Please attach a scaled drawing)
Applicant:
Name: Berlin Heaston
Address: 222 Shelton St Covington TN 38019
Phone: 901 451 2940 Alternate Phone:
Email: Vaneshia leavy a yahow com
Reason for Application:
Administrative Review (No Charge)
Special Exceptions (\$200.00 application fee) a. Lot of Record
b. Front Yards
c. Non-conforming Uses
d. Uses Permitted on Appeal
Variance (\$200.00 Application Fee)
Advertising Fee (\$75.00)
Explanation:
no traffic issues - thotography the Poots
Taker photo equipment to events
I HEREBY CERTIFY THAT THE STATEMENTS ON THIS APPLICATION AND ANY
MAPS, DRAWINGS OR OTHER ACCOMPANYING DATA SUBMITTED WITH THIS
APPLICATION ARE TRUE AND CORRECT. ANY MISREPRESENTATION OF
INFORMATION SHALL BE GROUNDS FOR REVOCATION OF ANY DECISION OF
THE COVINGTON BOARD OF ZONING APPEALS.
SIGNATURE: DATE: 5-2-23
SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION
SOMEONE MOST BETRESENT AT MEETING TO REFRESENT AFFLICATION.
Date of Meeting:
Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN
Application Fee: \$_275. Check# Cash Credit Card
Date Paid: 5-2-23 Accepted by:
BZA Application revised 5-22