

BOARD OF ZONING APPEALS
JANUARY 4, 2024
6:00 PM
2nd FLOOR BOARD ROOM



**Agenda for the
Meeting of the
City of Covington Board of Zoning Appeals
January 4, 2024
6:00 PM**

I. Establishment of a Quorum and Call to Order:

II. Approval of Previous Minutes:

III. Old Business

IV. New Business

- A. Christine Ramsden – 40 Vandergrift Drive -- Map 042 Group A Parcel 002.00 – Special Exceptions, Uses Permitted on Appeal, Real estate business office. (R-1 District)**
- B. Brian Downs – 315 Park Street – Map 041F Group D Parcel 004.00 – Special Exceptions, Uses Permitted on Appeal, Minor hauling business office. (R-2 District)**
- C. Timothy T. Butler – 1510 Murphy Avenue – Map 025 Parcel 018.02 – Special Exceptions, Uses Permitted on Appeal, Home improvement business office. (R-1 District)**

V. Other Business

VI. Adjournment

The Covington Board of Zoning Appeals met on December 7, 2023, at 6:00 pm with the following present, Chair-woman Sue Rose, Board Members: Maurine Cannon, and Avery Jones. Also present were Building Official Lessie Fisher, Code Compliance Officer Jennifer Nolen, Code Compliance Technician Phyllis Mayfield, Rebhi Shanti, Demetria Genesy, and James Genesy.

Meeting was called to order by Sue Rose.

Motion was made by Maurine Canon and seconded by Avery Jones that the Minutes of the preceding meeting be approved. Motion passed.

New Business:

Rebhi Shanti presented his variance request for Special Exception – Lot of Record, at 424 Simonton Street, Parcel 018.00 on Tipton County Tax Map 0250.

Motion was made by Avery Jones and seconded by Maurine Canon to approve the 5' variance for front and rear yard. Motion passed.

Demetria and James Genesy presented her request for day care center Special Exception – Customary Incidental Home Occupation at 1610 Murphy Avenue, Parcel 001.00 on Tipton County Tax Map 0251.

Motion was made by Maurine Canon and seconded by Avery Jones to approve the Use Permitted on Appeal, Day-care. Motion passed.

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

Meeting was adjourned at 6:07 pm



P.O. BOX 112 • Huntingdon, TN 38344 • 731.234.7798 • RadfordPlanning@gmail.com

MEMORANDUM

TO: The Covington Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: December 26, 2023

SUBJECT: Staff recommendations for the November meeting of the Board of Zoning Appeals.

A. Christine Ramsden – 40 Vandergrift Drive -- Map 042 Group A Parcel 002.00 – Special Exceptions, Uses Permitted on Appeal, Real estate business office. (R-1 District)

Home Occupations for the R-1 district are as follows:

M. 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;
2. the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
3. 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;

6. 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;
8. 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.

B. Brian Downs – 315 Park Street – Map 041F Group D Parcel 004.00 – Special Exceptions, Uses Permitted on Appeal, Minor hauling business office. (R-2 District)

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;
 2. the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
 3. 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;
 6. 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;
 8. 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.

C. Timothy T. Butler – 1510 Murphy Avenue – Map 025 Parcel 018.02 – Special Exceptions, Uses Permitted on Appeal, Home improvement business office. (R-1 District)

Home Occupations for the **R-1 district** are as follows:

M. 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;
2. the principals and employees engaged in the proposed use shall be residents of the dwelling unit in which the proposed use is located;
3. 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;
6. 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;
8. 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@covingtontn.com

Location of Property:

Street Address: 46 Vandergrift Dr. Zoning: _____
Map# 042A Group A Parcel# 002.00
Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Christine Ramsden
Address: 40 Vandergrift Dr. Covington, TN 38019
Phone: 901-592-7237 Alternate Phone: _____
Email: christine.r.alexandria@gmail.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:

Real Estate office

**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: Christine Ramsden DATE: 12/6/2023

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: Jan 4, 2024 Time: 6:00

Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN

Application Fee: \$ 275 Check# 127 Cash _____ Credit Card _____

Date Paid: 12-6-23 Accepted by: pmayfield

**APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS**

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 315 Park St. Zoning: R-2 Residential
Map# 041F Grp D Parcel# 004.00
Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Brian Downs
Address: 315 Park Street
Phone: 901 504 8657 Alternate Phone: _____
Email: downsrobert624@gmail.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:

Minor hauling business start-up. Only parking truck and trailer.

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: [Signature] DATE: 12-11-23

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: 1-4-24 Time: 6:00

Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN

Application Fee: \$ 275. Check# _____ Cash _____ Credit Card ☒

Date Paid: 12-11-23 Accepted by: pmanfield

**APPLICATION TO APPEAR BEFORE THE
COVINGTON BOARD OF ZONING APPEALS**

901- 476-7191 ext. 1046

codecompliance@covingtontn.com

Location of Property:

Street Address: 1510 Murphy Ave Zoning: R-1

Map# 025 Parcel# 018.02

Map of the Property (Please attach a scaled drawing)

Applicant:

Name: Timothy T. Butler

Address: 1510 Murphy Ave.

Phone: 901-519-6778 Alternate Phone: _____

Email: timmyb073@gmail.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:

Home Office for Home Improvement services

**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: Timothy J Butler DATE: 12-19-23

SOMEONE MUST BE PRESENT AT MEETING TO REPRESENT APPLICATION

Date of Meeting: Jan 4, 2024 Time: 6:00

Meeting Location: Covington City Hall, 200 W. Washington Ave. Covington, TN

Application Fee: \$ 275. Check# _____ Cash _____ Credit Card ☒

Date Paid: 12-19-23 Accepted by: pmayfield