

**Stefanie Dalton**  
Mayor

# *City of Red Bank*

**Martin Granum**  
City Manager

## **BOARD OF ZONING APPEALS REGULAR MEETING AGENDA**

**March 20, 2025**

**5:00 pm**

**Red Bank Court Room  
3117 Dayton Boulevard**

**I. CALL TO ORDER**

**II. ROLL CALL**

1. Chad Bullard
2. Jared Hueter
3. Sonja Millard
4. Rufus Smith
5. Karen Ziv

**III. CONSIDERATION OF THE MINUTES**

1. February 20, 2025

**VI. NEW BUSINESS**

1. 539 – 541 Treetop Lane – request for minimum square footage variance
  - a. Applicant presentation
  - b. Staff presentation
  - c. Public comment
  - d. Discussion/vote

**VII. UNFINISHED BUSINESS**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**

**BOARD OF ZONING APPEALS  
REGULAR MEETING MINUTES**

**February 20, 2025**

**5:00 pm**

**Red Bank Court Room  
3117 Dayton Boulevard**

**IV. CALL TO ORDER**

**V. ROLL CALL**

1. Chad Bullard – absent(late)
2. Jared Hueter - absent
3. Sonja Millard - present
4. Rufus Smith – present
5. Karen Ziv – present

**VI. CONSIDERATION OF THE MINUTES**

1. May 2, 2024 – Karen Ziv motioned to approve the minutes, Sonja Millard seconded, the motion carried unanimously

**VI. NEW BUSINESS**

2. 2360 Ashmore Avenue – request for setback variance
  - a. Applicant presentation
    - i. Nick Pawloski, owner and applicant, presented: would like to add a shed, the lot size is small and would like to place the shed in the setback; Karen Ziv asked if the shed would be built on a foundation, Pawloski responded it would be a prefab shed in the same style as the area and if a new neighbor moved in and wanted it moved, it could be; the shed would be in the back where cars access driveways and the shed would only be visible over the fence; the neighbor was present and confirmed he has no issue with it;
  - b. Staff presentation
    - i. Michael Pham, staff planner, presented the review: The property does not appear to have incurred any unusual hardships as the dwelling unit, garage, and some type of covered(not enclosed) structure all abide by the standards set by the RZ-1 zone; 6’ side yards, and 12’ minimum building separation are standard across the zone and are consistent across the Ashmore cottages. It is not clear the exact dimension of the variance that is being requested, but presuming the distance between the garage and the side property line is 5’ or 6’ the shed would be immediately against the garage and the property line which could present challenges to emergency services needing to access the home from the back alley; there’s also a concern over what could be stored in the shed such as gasoline cans, propane tanks, barbeques, lawnmowers—the concern lies in the proximity to the fence and neighboring garages and the associated fire hazard.
  - c. Public comment - none
  - d. Discussion/vote – Sonja Millard motioned to approve the variance request to place a 6’x10’ shed in the side yard setback, Karen Ziv seconded, the motion carried unanimously
3. 2417 Ashmore Avenue – request for setback variance

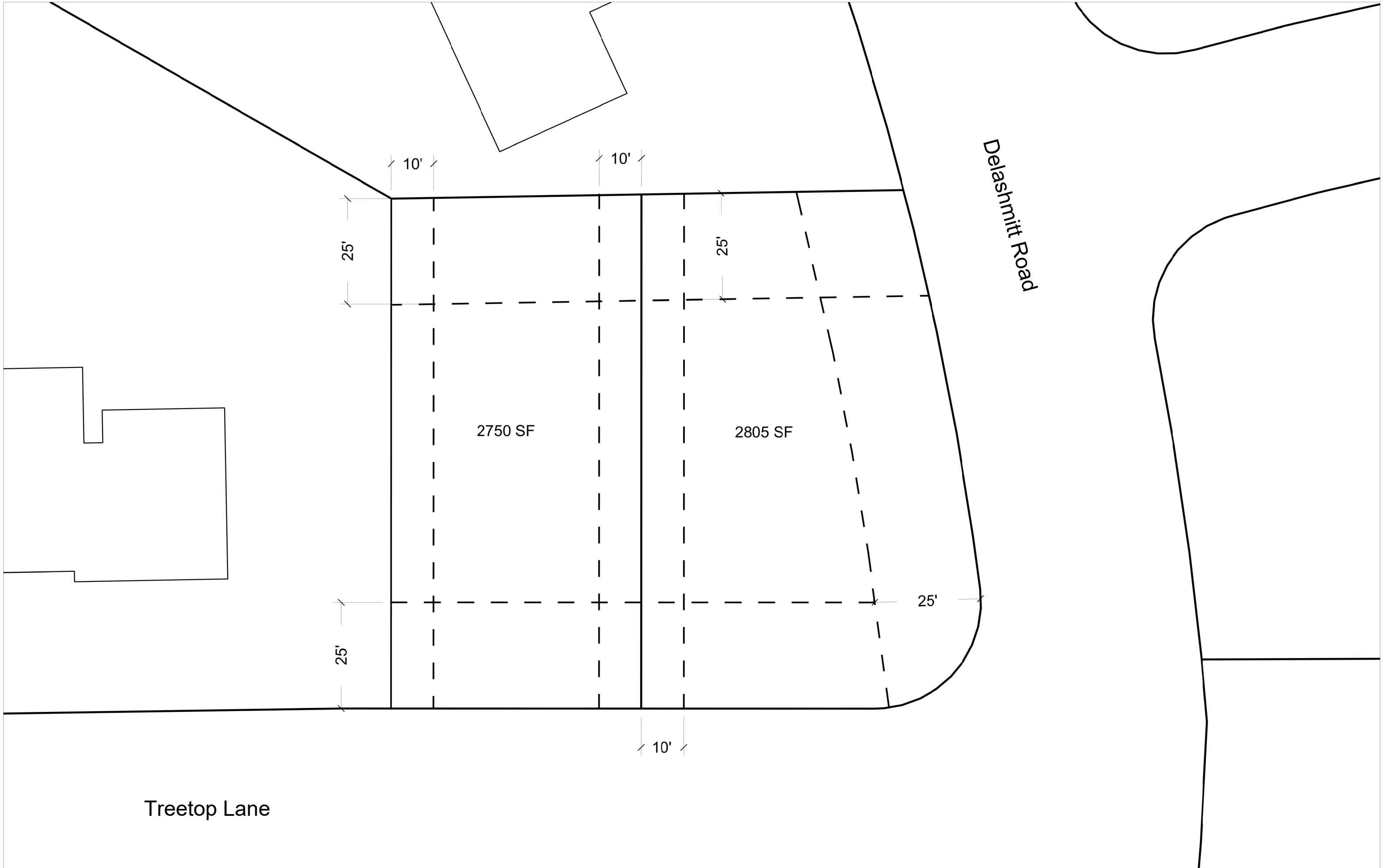
- a. Applicant presentation
  - i. Nadine Koski, owner and applicant, presented: we would like to build a screened porch; we could do it without encroaching the 25' rear yard setback if it was 9'x15' but we'd like to make it 12' for a nicer bigger space; there's nothing in the backyard, just a steep slope and a ditch, you can't see any neighbors or utilities, so we're asking for an extra 3'; you can prevent wasting material if you do a 12' dimension because of how lumber is sized; there is a small unit to the rear
- b. Staff presentation
  - i. Michael Pham, staff planner, presented: In May of 2024 the BZA approved a variance for a structure addition to encroach on a setback, but it did not encroach any further than the existing structure, and therefore was justified. If the existing house were less than 25' from the rear property line, the variance would certainly be justified. However, the proposed covered portion of the porch would extend beyond the existing rear wall of the house. While there cannot be a line drawn perpendicularly from the proposed porch encroachment to the adjacent neighbor's buildings, there doesn't appear to be any nonconformity in the lot and thus no reason the variance should be approved.
- c. Public comment - none
- d. Discussion/vote – Karen Ziv motioned to approve the variance request, Rufus Smith seconded, the motion carried unanimously

**X. UNFINISHED BUSINESS - none**

**XI. OTHER BUSINESS - none**

**XII. ADJOURNMENT – Rufus Smith motioned to adjourn, Sonja Millard seconded, the motion carried unanimously.**

City of Red Bank Board of Zoning Appeals Staff Review			
<b>Case Number:</b> -	<b>Meeting Date:</b> 3/20/2025	<b>Applicant:</b> Mark Scott	
<b>Owner:</b> Mark Scott	<b>Property Address:</b> 539 – 541 Treetop	<b>Tax Map Parcel ID:</b> 099N E 032-.01	
<b>Size of request area:</b> 7500SF	<b>Jurisdiction:</b> Red Bank	<b>Request:</b> minimum square footage	
<b>Project description:</b> “REQUEST TO BUILD A SMALLER HOME OF 1771 SQ FT”			
Property Description			
<b>Existing land use:</b> residential	<b>Surrounding land uses:</b> residential	<b>Transportation:</b> N/A	
<b>Proposed density:</b> N/A	<b>Adjacent density:</b> N/A	<b>Natural resources:</b> N/A	
Zoning			
<b>History</b>	In September 2024, the parcel 099N_E_032 was divided from a single .36 AC lot into two lots-- .17 AC(7,405.02SF) and .19 AC(8,276.4SF). It should be noted that the minimum lot size in the R-1A zone is 7,500, and one of the resulting lots is non-conforming. Before the subdivision, the property was comparable in area to the others on Treetop Lane, and the establishment of two smaller lots created building envelopes that are still sufficient for the R-1A minimum square footage of 2000SF		
<b>Neighborhood Compatibility</b>	<b>Zoning</b>	<b>Comprehensive Plan</b>	<b>Proposed</b>
	R-1A	“residential”	N/A
<b>Staff Comments</b>	<p>The property does not appear to have incurred any unusual hardships. The standard front, side, and rear yard setbacks are applicable and the allowable building envelope is sufficient for the requirement of a 2000 square foot building. Most homes in the neighborhood exceed 2000 square feet according to the Hamilton County property cards.</p> <p>The requested variance would be for 229SF for both properties.</p> <p>Because there are no apparent hardships on these properties, the staff recommendation is to deny the variance request.</p>		



LOT 67  
EASTWOOD ACRES  
PB 26, PG 54



**GENERAL NOTES**

- 1) THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER OWNER OR LENDER AND MAY NOT BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SURVEYOR.
- 2) THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126.
- 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL 47065C 219G, DATED 02/03/2016, EFFECTIVE ON 2/3/2016, THIS PROPERTY IS NOT SUBJECT TO THE 1% CHANCE SPECIAL FLOOD HAZARD AREA (SFHA).
- 4) FOR MARK SCOTT

VF- 05 SCOTT MARK 1  
TB- FILE  
FF- FILE  
JOB 25-006  
DRAFTED BY- JD  
CHECKED BY-



**NILES**  
SURVEYING CO. INC.  
EST. 1934

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**FOUNDATION PLAN**  
**LOT 66A & 66B**  
**EASTWOOD ACRES**  
**539 & 541 TREETOP LANE,**  
**RED BANK, HAMILTON COUNTY, TN**  
**1" = 30' --- FEBRUARY 3, 2025**