



March 21, 2024

VIA ELECTRONIC MAIL: amartin@ashlandcitytn.gov

Ms. Alicia Martin
Town of Ashland City
223 TN Waltz Pkwy, Suite 103
Ashland City, TN 37015

**RE: BZA JUSTIFICATION STATEMENT
108 HELEN STREET
ASHLAND CITY, TN 37015
MAP 55F, PARCELS 7.03 & 7.04**

Dear Alicia,

Please find enclosed the following:

- BZA Application
- Review Fee – *To be submitted separately.*
- Boundary & Topographic Survey
- Layout Plan
- Floor Plans and Renderings of Proposed Homes

We are requesting the following three variances for the above referenced parcels:

Variance Requests:

1. Minimum Lot Size – A variance is requested from Zoning Ordinance Section 5.051.3(E)(1) to allow the minimum lot size for a single detached dwelling to be reduced from 10,000 s.f. to 8,500 s.f.
2. Minimum Lot Width at Building Setback Line - A variance is requested from Zoning Ordinance Section 5.051.3(E)(1) to allow the minimum lot width at building setback line to be reduced from 80' to 49'.
3. Minimum Yard Requirement - A variance is requested from Zoning Ordinance Section 5.051.3(E)(2) to allow the minimum side yard width to be reduced from 12' to 10'.

Justification Statements:

1. Minimum Lot Size – These parcels were platted prior to them being zoned R3. Their lot areas are $\pm 8,510$ s.f. and $\pm 8,687$ s.f. Zoning Ordinance Section 5.051.3(E)(1) requires a minimum lot size area for a single detached dwelling of 10,000 s.f. We are requesting a variance to allow a minimum lot size areas for each of these parcels of 8,500 s.f. in order for them to be buildable lots within the R3 zone.

NASHVILLE

315 Woodland Street
P.O. Box 60070
Nashville, TN 37206
(615) 244-8591

MURFREESBORO

1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129
(615) 546-6050

CHATTANOOGA

1410 Cowart Street
Suite 200
Chattanooga, TN 37408
(423) 490-9400



2. Minimum Lot Width at Building Setback Line – These parcels were platted prior to them being zoned R3. Their lot width at building setback lines are both $\pm 49.91'$, Zoning Ordinance Section 5.051.3(E)(1) requires a minimum lot width at building setback line of 80'. We are requesting a variance to allow a minimum lot width at building setback line of 49' in order for them to be buildable lots within the R3 zone.
3. Minimum Yard Requirement – Since these lots are narrower than typical lots in the R3 zone, the minimum required side yard of 12' is too restrictive on the building envelope. A variance is requested from Zoning Ordinance Section 5.051.3(E)(2) to allow the minimum side yard width to be reduced from 12' to 10'. This will allow us to build the homes, including the roof overhangs, with the building envelope and not encroach the side yards.

These variance requests are being submitted for consideration at the BZA Meeting on April 1, 2024, at 5:30pm at The Senior Center at Ashland City.

Please let me know if you have any questions or need any additional information.

Sincerely,

RAGAN-SMITH-ASSOCIATES, INC.

Troy Gardner, PLA
Landscape Architecture Project Manager

TPG: kal
Attachments