



City of Mount Pleasant
"Experience Our History.....Explore Our Possibilities"
Department of Planning and Zoning



Board of Zoning Appeals Meeting Notice

Subject: Setback Variance Request – 408 Washington Avenue

Dear Homeowner,

This letter is to inform you that an application for a zoning variance has been submitted to the City of Mount Pleasant Board of Zoning Appeals concerning the property located at **408 Washington Avenue**. The request seeks the following reduction to the required setbacks under **R-1 Low Density Residential** zoning:

- **Side setback:** Reduced from 15 feet to 9 feet

Please note that the minimum lot size required under R-1 zoning is **18,000 square feet**, while the subject property comprises **13,260 square feet**, classifying it as a **non-conforming lot**. The property owner proposes to construct a new single-family residence on the site.

All property owners within **200 feet** of the subject parcel will receive this notice.

The Board of Zoning Appeals will hold a **public meeting** regarding this request on **August 28, 2025, at 6:00 P.M.** The meeting will take place at **City Hall**, in the **Tom Hardin Room**. Community members are encouraged to attend and share their views.

For additional information, please contact:

Email: cbrooks@mtpleasant-tn.com

Details are also available on the city's website under the **Board of Zoning Appeals meeting section for August 28, 2025**.

Chris Brooks
Planning & Building Codes Director
Phone : 931-379-7717 x181
City of Mount Pleasant
209 Bond Street
Mount Pleasant, TN. 38474
www.mtpleasant-tn.gov

SITE PLAN

7TH CIVIL DISTRICT OF MAURY COUNTY
TAX MAP 1331, GROUP D, PARCEL 23.00
408 WASHINGTON AVENUE
DEED BOOK R2338 PAGE 540
R.O.M.C.

NOTES:
1. THE PURPOSE OF THIS SITE PLAN IS TO ILLUSTRATE THE PROPOSED HOME CONSTRUCTION LOCATION, TAX MAP 1331, GROUP D, PARCEL 23.00, DEED BOOK R2338, PAGE 540. THIS SURVEY IS PROVIDED TO FERNANDO CARVALHO (DEVELOPER)

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM A CATEGORY IV GPS SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A. TYPE OF SURVEY: RTK
B. POSITIONAL ACCURACY: 0.05'
C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
D. GEOD MODEL: GEOD 18
E. DATUM/EPOCH: NAD83(2011)

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0265E DATED 4/16/2007.

4. PROPERTY IS ZONED R1 CITY OF MT. PLEASANT ZONING ORDINANCE.
BUILDING SETBACKS:
FRONT 30'
REAR 30'
SIDE 15'

6. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

6. PROPERTY ADDRESS:
408 WASHINGTON AVE
MOUNT PLEASANT, TN 38474

7. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

8. ELECTRIC & WATER PROVIDED BY CITY OF MOUNT PLEASANT UTILITIES
100 PUBLIC SQUARE
MOUNT PLEASANT, TN 38474

9. OWNERS & ADDRESS
SARA CARVALHO
JEFF TIETGENS
414 WASHINGTON AVE
MOUNT PLEASANT, TN 38474

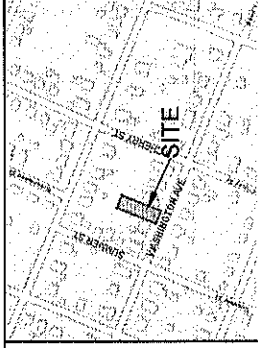


CERTIFICATE OF SURVEY ACCURACY

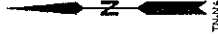
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date

TRACY SEIBER, RLS #2397



VICINITY MAP
(NOT TO SCALE)



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- ◇ WATER METER
- ◇ UTILITY POLE
- FENCE
- ADJOINER-LINE
- WATER-LINE
- SEWER
- OVERHEAD POWER
- GAS LINE

TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
SEIBERSURVEYING@GMAIL.COM (931)446-6577
DRAWING BY: T. SEIBER
DATE: 8/5/2025
SCALE: 1" = 20'
JOB NO.: 2025

