

THE CITY OF LEWISBURG BOARD OF ZONING APPEALS
(Downstairs in the Lewisburg City Hall meeting room at 10:00 A.M.)

AGENDA
Thursday, July 7, 2022

1. Approval of Minutes: December 28, 2021
2. New Business:
 - a. Consider request for Little Angels Family Day Care at 660 Franklin Avenue (Map 064A – Group B – Parcel 057.00) for the purpose of Day Care Home (Children) presented by Theresa Carter, Business Owner.
3. Adjournment

Minutes of the Board of Zoning Appeals

State of Tennessee
County of Marshall

Lewisburg, Tennessee
December 28, 2021

The Board of Zoning Appeals of the City of Lewisburg met Tuesday, December 28, 2021, at 3:00 P.M. at Lewisburg City Hall, 131 East Church Street, to consider the following:

Members Present: Chairman Elinor Foster, Carl Warren, Barbara Woods, Julie Johnson

Members Absent: Bob Phillips

Also Present: Lueshell H. Taylor

Chairman Foster called the meeting to order.

1. Approval of Minutes from the November 15 and the December 6, 2021, meetings.

Chairman Foster asked if there were any corrections to the November 15, 2021, and the December 6, 2021, minutes.

Barbara Woods made a motion to approve the minutes with no changes. Julie Johnson seconded the motion and the vote in favor was unanimous.

2. New Business:

- a) Consider a side setback variance as well as a variance to the maximum allowed percentage for an accessory structure for 602 Franklin Avenue (Map 064A - Group B - Parcel 046.00) for the purpose of adding a home gyn and pool as presented by Luis A. Laguna E., homeowner.

Carl Warren made a motion to approve both variances as requested. Julie Johnson seconded the motion and the vote in favor was unanimous.

3. Adjournment:

Chairman Foster asked for motion to adjourn. Carl Warren made the motion to adjourn. Seconded by Julie Johnson. The vote in favor was unanimous.

There being no further business, the meeting was adjourned at 3:27 PM.

Elinor Foster, Chairman

Julie Johnson, Secretary

Marshall County - Parcel: 064A B 057.00



Date: June 9, 2022
County: Marshall
Owner: SMITH SELENA KAY
Address: FRANKLIN AV 660
Parcel Number: 064A B 057.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

7.061.4 Special Conditions for Health Care Facilities. For purpose of this ordinance, day care facilities are classified into two types as defined below:

Day Care Center (Children) - includes day care for more than eight (8) preteenage children in any kind of building.

Day Care Home (Children) - includes day care in an occupied residence of not more than eight (8) children including children living in the home.

B. Day Care Home (Children)

1. The required lot size, yard, and bulk regulations of the district shall apply. No variances shall be permitted for lots on which such use is to be located.
2. All public utilities and sanitary sewers shall be available and connected to the site unless the site is over one (1) acre in size and sewer is not available. The Fire Department shall approve the facility for safety.
3. All requirements of the State of Tennessee that pertain to the use shall be met.
4. An outdoor play area of at least 200 square feet per child in size shall be available and shall be fenced.
5. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using such facility.
6. Fencing, screening, and landscaping shall be provided as appropriate to protect the surrounding area.
7. Site Plan shall be submitted in conjunction with the application for a conditional use permit.



