# AGENDA

## Cross Plains Zoning Appeals Board

## Thursday, November 14, 2024

Immediately following the
Planning Commission Meeting at 6:30 p.m.

1. Call meeting to order

2. Roll call
   John Bastian — Chairman
   Steve Kelly
   Ross Swann
   Angel Scharklet
   Sam Hasting — City Commission
   Barry Faulkner — City Commission
   Daniel Chaney — Building Inspector

3. Business
   a. 200 S. Cedar Street variance request

4. Adjournment

# APPLICATION FOR VARIANCE

Cross Plains, TN

Planning and Zoning

Filed by: Dana Nero

[redacted]

Nashville, TN 37218

[redacted]

1. The undersigned hereby applies to the city of Cross Plains, Tn for a variance.
2. Description: The property is located at 200 S Cedar St., Cross Plains, TN 37049.
   A. Lot size: 2.3 acres
   B. Current zoning: residential
3. The lot is currently undeveloped. It has one home in front of it, with several out buildings. There is an unlived in property on the right side of the property.
4. I have communicated with the neighbors and there is no objection to this development.

5. Proposed Variance: The lot has been approved for one traditional home of 800 square feet. Builder would like to add an additional detached accessory dwelling. The dwelling would be 400 square feet.

6. The dwelling is a single cabin containing one bedroom, one full bathroom and a full kitchen. The cabin was pre-made by Scenic Woodworking of Kentucky. The company is fully licensed in Kentucky and follows the specifications required in Kentucky, which parallel the laws in Tennessee. Scenic Wood Working will place and anchor the pre-built cabins. They are also insulated and the interior walls are covered in cedar wood.

7. The proposed home and attached dwelling will blend in nicely with the aesthetics of the area and should add to the picturesque look of the area.

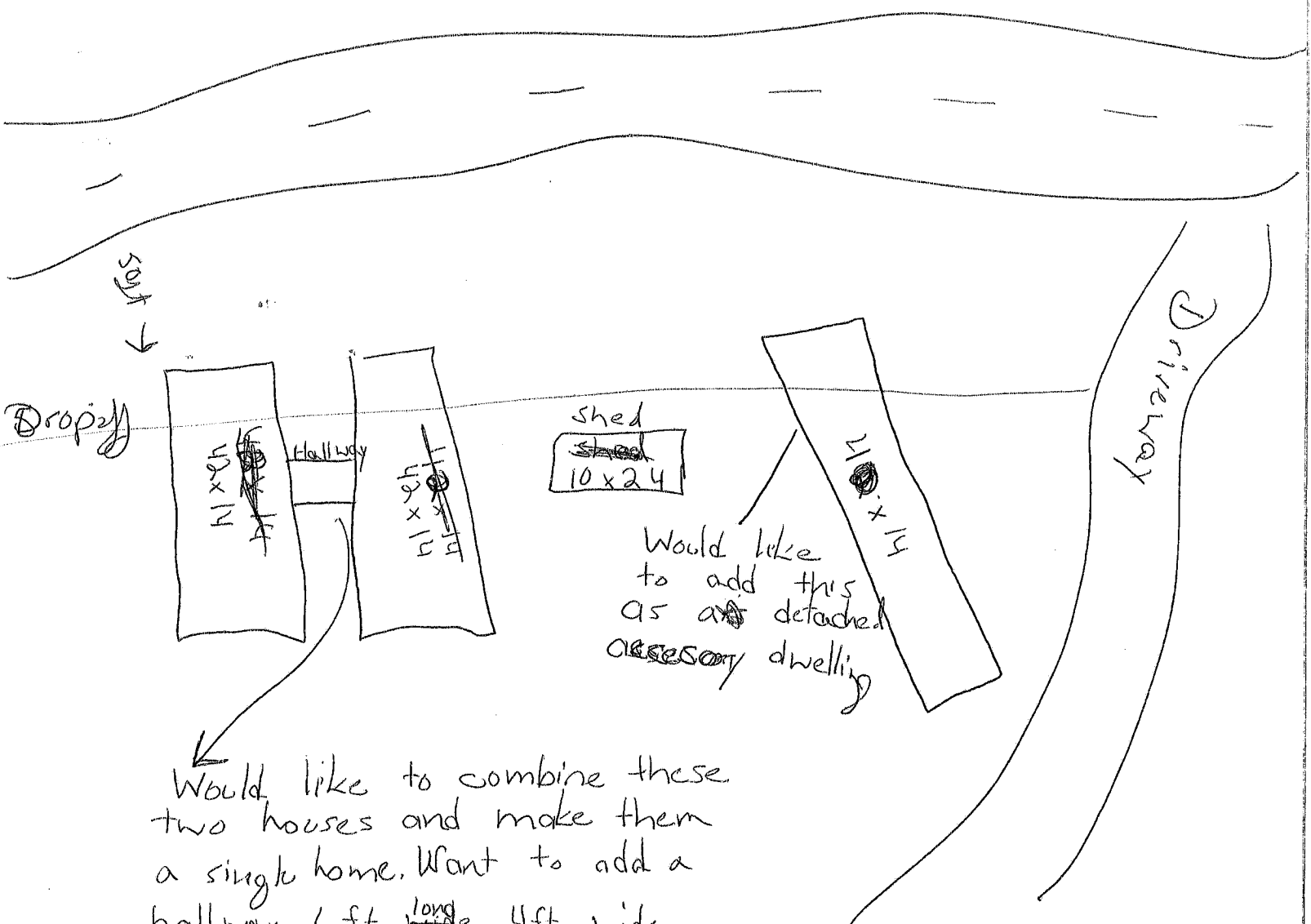
For the foregoing reasons, the undersigned respectfully requests a variance for the property located at 200 S Cedar St.

Dana Nero

10-18-2023

# Revised Drawing

200 S Cedar St




Would like to combine these two houses and make them a single home. Want to add a hallway 6ft ~~long~~ 4ft wide. Will be a real hallway, no doors or locks.

received
9 3 24 tm

Dana Nero

VIRGINIA

## OFFICE OF BUILDING COMMISSIONER
Cross Plains, Tennessee

Certificate No. _____ Date 8-20-22, 2024

Void After _____

## APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF ZONING COMPLIANCE

Application is hereby made for a permit to erect/alter a structure/structures as described herein or shown in accompanying plans to be located as shown on the accompanying plot plan. The information which follows is made a part of this application, in reliance upon which is requested the issuance of a Building Permit and Certificate of Zoning Compliance. It is understood and agreed by this applicant that any error, misstatement or misrepresentation, either with or without intention on the part of this applicant, such as might, or would operate to cause disapproval of this application, shall constitute sufficient grounds for the revocation of such certificate.

Contractor: Zack of Real Rentals

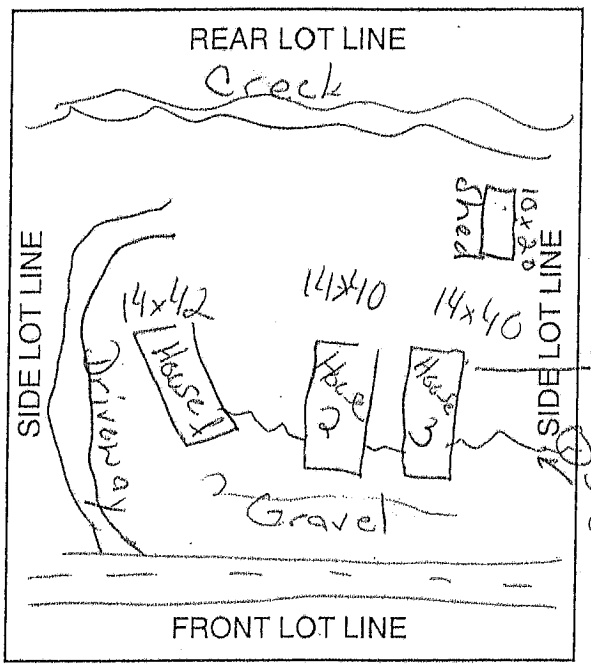
Address: 381 Waldron Rd Nash 37086

Phone: 615-684-2742

Applicant: Dana Nero

Address: [redacted]

Nash TN 37216 Pho[redacted]




Location: Subdivision _____

Street or Lot Number 200 Street or Road Name S. Cedar St

Civil District _____ Zoning District _____

Map _____ Parcel 073-01.00 Book 2306 Page 416-420

CHECK:

Type of Construction: New ✓ Alteration _____ Change in use _____

Blasting _____ Grading _____ Other _____

Proposed Use: Residential ✓ Multi-family _____ Mobile Home ✓

Commercial _____ Agricultural _____ Other _____

Dimensions: Site Area _____, Road Frontage 50 ft from front

Frontyard Setback _____, Sideyard Setback _____

Area: Sq. Ft./Level _____, Number of Stories 1

Height in Feet _____, Number Residences on Tract 3

CHECK: Homes built by Scenic View Woodworks Amish sheds 270-985-8653

Name of Street _____

Utilities: Public water ✓, Well _____, Septic Tank ✓, Fire _____, Other _____

Est. Cost of Construction $10,000 Sq. Ft. of Structure 8x40 Sq ft Fee _____

→ 2327 Carneal Lane Oak Grove Kentucky

I understand that I must obtain Septic Tank Permit from Robertson County Health Department, a copy of contractor's License and proof of Worker's Compensation Insurance. If either or both are not required then the signed and notarized affidavit must accompany this application. Mobile homes must have tie down permit from State Electrical Inspector.

I hereby certify that the information given herein is correct and true and that this tract is an approved building site. I hereby certify that I am the owner/agent and that the information given is true; and that I am authorized to obtain permit.

(Signed) _____ Applicant

Building Permit and Certificate above applied for ☑ will ☐ will not comply with the Zoning Ordinance of the City of Cross Plains, Tennessee.

By _____ Building Inspector

Planning Commission

If not approved, give reasons: _____

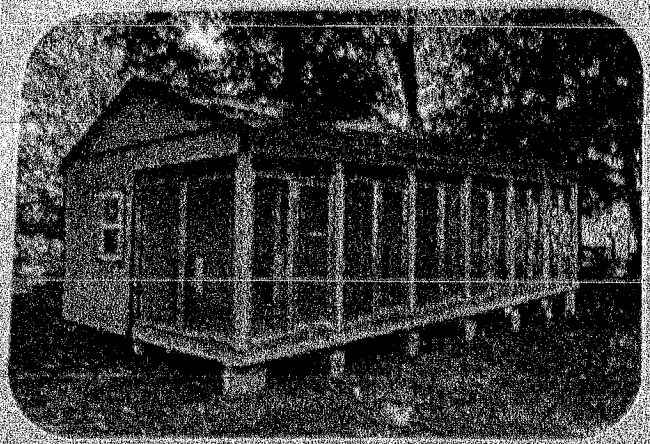
Cross Plains Board of Zoning Appeals on _____ 20____, ☐ granted ☐ denied the issuance of a Building Permit and a Certificate of Zoning Compliance with the following conditions:

Certificate of Occupancy issued _____, 20____ by _____

# Scenic View Woodworking

## 270-439-9475

*Where Quality Is Important*



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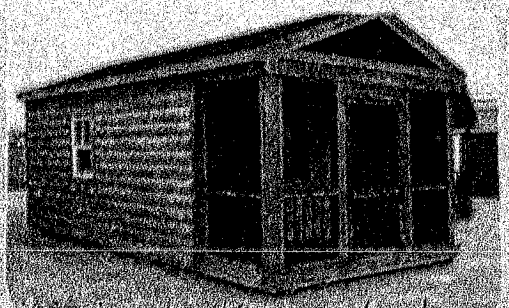
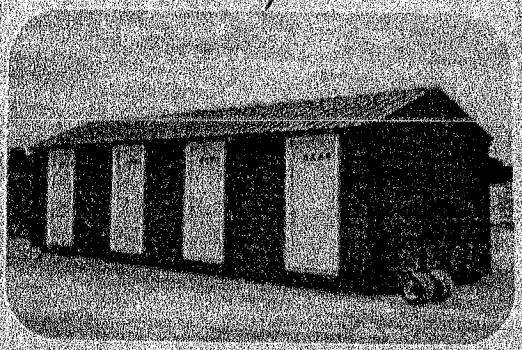
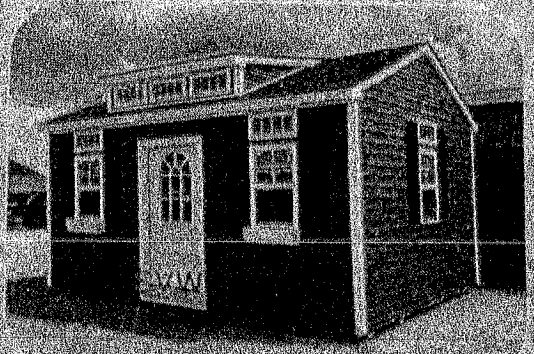
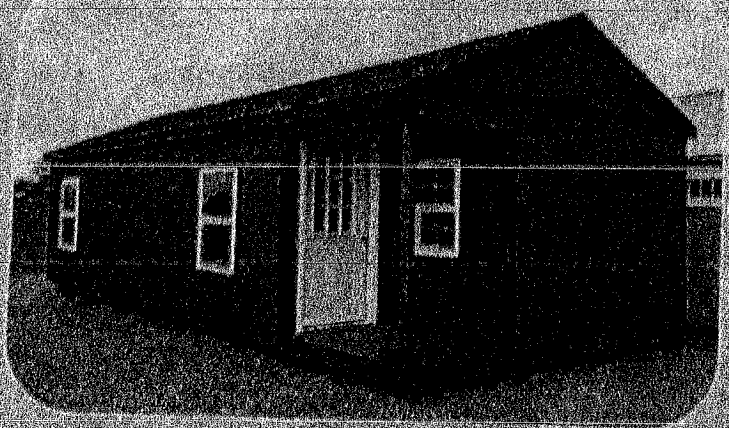
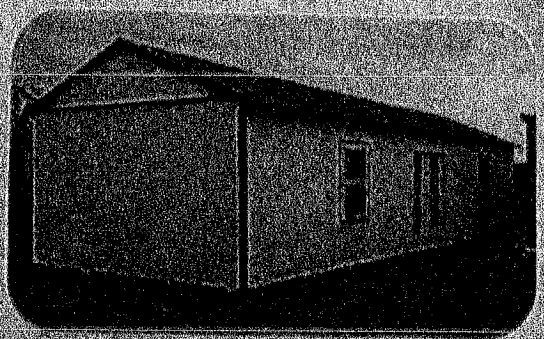
www.scenicviewwoodworkingky.com Fax 270-569-0018 Email: ScenicViewWoodworking@gmail.com

2427 Carmeal Lane Oak Grove, KY 42262



This is the actual cabin design 14 x 40 ft. long