



City of Munford
Municipal Board of Zoning Appeals
September 13, 2022
Munford Municipal Building

AGENDA

City of Munford Regional Board of Zoning Appeals
Tuesday, September 13, 6:00 p.m.
Municipal Building, 70 College Street, Munford, Tennessee

- I. **CALL TO ORDER & ESTABLISHMENT OF QUORUM**

- II. **APPROVAL OF MINUTES** - August 8, 2022-

- III. **OLD BUSINESS**

- IV. **NEW BUSINESS**
 - A. Variance Request – 260 Tipton Road

- V. **OTHER BUSINESS**

Adjourn –



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MEMORANDUM

TO: The Munford Municipal Board of Zoning Appeals

FROM: Will Radford, AICP

DATE: September 6, 2022

SUBJECT: Staff Recommendations for the September meeting of the Municipal Board of Zoning Appeals.

B. Variance Request – 260 Tipton Road

Background

A variance request has been submitted for property located at 260 Tipton Road. The property can be further identified as Parcel 10.00 on Tipton County Tax Map 112E, Group B. The property is zoned R-1 (Low Density Residential)a District. The property does not appear to be located in a federally identified flood hazard area.

Analysis

TCA 13-7-207 grants the Board of Zoning Appeals the power to grant variances in the following cases:

(3) Where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the zoning regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of any regulation enacted under this part and part 3 of this chapter would result in peculiar and exceptional practical difficulties to or exception or undue hardship upon the owner of such property, authorize, upon an appeal relating to the property, a variance from such strict application so as to relieve such difficulties or hardship; provided, that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance.

The Munford Municipal Zoning Ordinance defines a Lot of Record as:

Lot of Record: A parcel legally recorded in the Office of the Tipton County Register of Deeds at the date of the adoption of this Ordinance.

The Munford Municipal Zoning Ordinance further states:

Section 36 Lot of Record

Where the owner of a lot of official record at the time of the adoption of this Ordinance does not own sufficient land to enable him to conform to the yard or other requirements of this Ordinance, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this Ordinance, in accordance with Article XIII. Permission to use such lot as a building site may be granted, however, providing that the yards and other requirements of the district are complied with as closely as is possible in the opinion of the Board of Zoning Appeals. Where two or more substandard lots of record with a continuous frontage are under the same ownership, or where a substandard lot of record has continuous frontage with a larger tract under the same ownership, such lots shall be combined to form one or more building sites meeting the minimum requirements of the district in which they are located.

The first year listed on the Property Assessor's data is 1942.

Recommendation

Staff recommends approval of the variance as the lot appears to be a Lot of Record.