

**REPORT OF MEETING
BAXTER BOARD OF ZONING APPEALS
APRIL 6, 2023**

MEMBERS PRESENT

Greg Phillips
Jeff Herald
Robert Vinson
John Martin, Mayor
Danny Holmes
Richard Waller

STAFF PRESENT

Tommy Lee, UCDD Staff Planner

OTHERS PRESENT

Megan Reagan, Herald Citizen

MEMBERS ABSENT

Peggy Huddleston

ITEM 1: CALL TO ORDER

Upon determining a quorum was present, the Baxter Board of Zoning Appeals (BZA) meeting was called to order by Chairman Richard Waller on Thursday April 6, 2023 at 5:00 P. M. at the Baxter City Hall.

ITEM 2: APPROVAL OF THE MARCH 2, 2023 MINUTES

After the meeting was called to order, Chairman Waller asked for approval of the minutes from the March 2, 2023 meeting. After discussion, Danny Holmes made a motion to dispense with the reading of the minutes and to approve the minutes as presented. Jeff Herald seconded and the motion passed with a vote of all ayes.

Chairman Waller closed the BZA meeting in order to open a public hearing on the following request:

Request for a five (5) foot side setback variance for property located at 311 Valley Pointe Drive (Allred Request).

With no public comments regarding the aforementioned variance request, Chairman Waller reopened the BZA meeting to take-action on the following BZA request:

ITEM 3: CONSIDERATION OF A REQUEST FOR A FIVE (5) FOOT SIDE SETBACK VARIANCE FOR PROPERTY LOCATED AT 311 VALLEY POINTE DRIVE (ALLRED REQUEST).

Staff Planner presented a request on behalf of Kylor Allred for a five (5) foot side setback variance for property located at 311 Valley Pointe Drive. Staff stated that the purpose of the request was to establish a new boundary line for two (2) existing parcels and use an existing fence as the new boundary line. Staff Planner stated that both property owners were in agreeance regarding the new boundary line. After discussion, Danny Holmes made a motion to grant the aforementioned variance request. Robert Vinson seconded and the motion passed with a vote of all ayes.

With no other business, Robert Vinson made a motion to adjourn. Jeff Herald seconded and the motion passed with a vote of all ayes.

CTL

260-2111
Vicki SCAVO

City of Baxter BZA Request Application

The Board of Zoning Appeals meets the 4th Thursday of each month when there are agenda items. Applications must be turned into the Office of the City Recorder no later than 12 p.m. the 1st Thursday of the month prior to the 4th Thursday. In most cases, it will be necessary to submit additional material (photos, example, sketch, floor plan, survey, etc.) to help explain the request. A non-refundable fee of \$50.00 must be submitted with this application for a special exception or variance request.

GENERAL INFORMATION:

Name of applicant SCAVO Vicki Sue
(last) (first) (middle)

Applicant's Interest in Property: Owner Lessor
 Prospective Purchaser Option Holder

Other: (State Relationship) _____

If interest in property is other than owner, please list owner(s) name:

NATURE AND CHARACTER OF APPLICATION:

Board of Zoning Appeals

Requested Action: Appeal alleging error of building inspector
 Variance
 Special Exception
 Interpretation of Building Inspector
 Interpretation of Ordinance

PROPERTY INFORMATION:

Address: 554 4th AVE South BAXTER TN

Parcel Information: 20th C₂₁ 063C C 7.00
District Map Ctl Gp Parcel No. SI

Present Zoning Classification R1


Property Description: Attach map showing dimensions and topographic characteristics**, street right-of-way and street pavement, the location of existing and proposed structures or uses including setbacks, yards and heights.

Describe the Request Below (Attach any accompanying information):

Proposed Lot #1 will need variance for side and rear building setbacks.

I hereby certify that the statements made by me herein and the maps and other accompanying data submitted herewith are true and correct.


Applicant's Signature


Date

**Required only in the case of variance.



Scale 1" = 20'



GENERAL NOTES:
1. Christopher M. Vick, hereby certifies that this map was drawn under my supervision from an actual GPS survey made under my supervision.
2. This map was prepared by the use of a computer.
3. I am a duly Licensed Surveyor in the State of Tennessee.
4. I am a duly Licensed Professional Engineer in the State of Tennessee.
5. I am a duly Licensed Professional Land Surveyor in the State of Tennessee.
6. I am a duly Licensed Professional Engineer in the State of Tennessee.
7. I am a duly Licensed Professional Land Surveyor in the State of Tennessee.
8. I am a duly Licensed Professional Engineer in the State of Tennessee.
9. I am a duly Licensed Professional Land Surveyor in the State of Tennessee.

Surveyor	Christopher M. Vick
Professional Engineer	Christopher M. Vick
Professional Land Surveyor	Christopher M. Vick
Professional Engineer	Christopher M. Vick
Professional Land Surveyor	Christopher M. Vick
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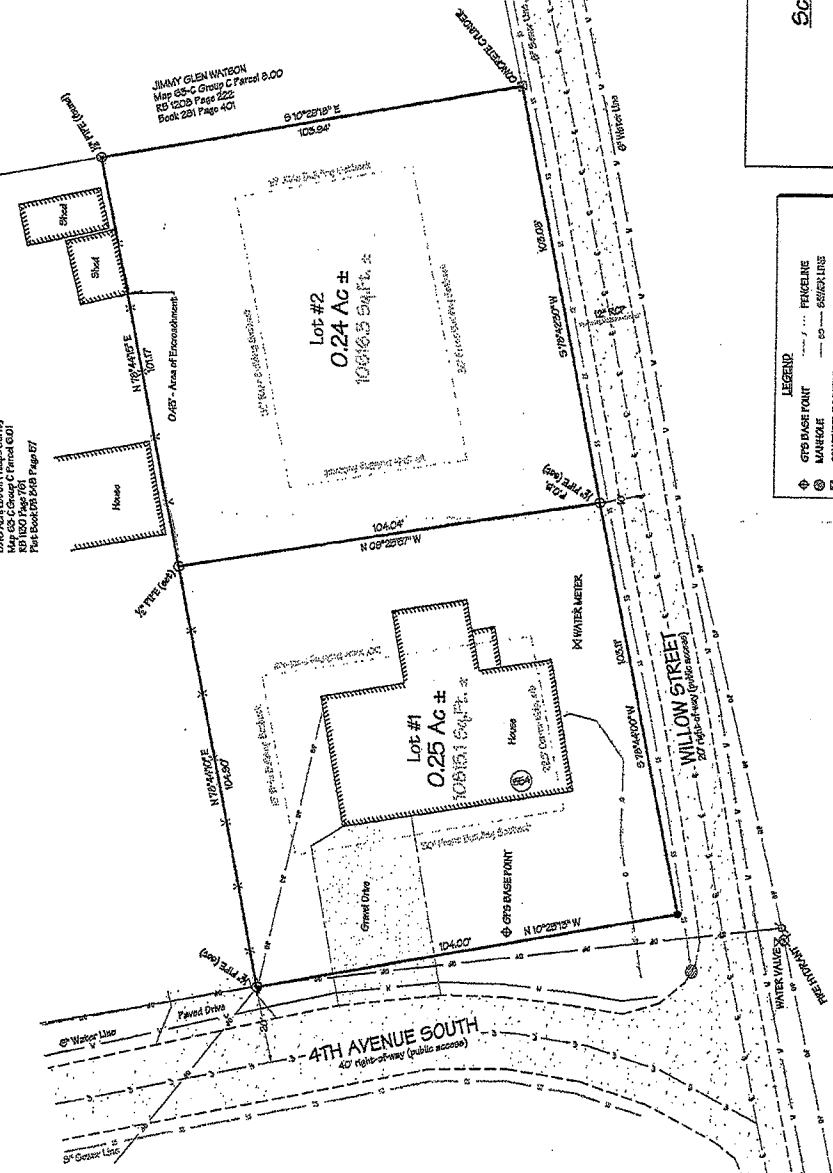
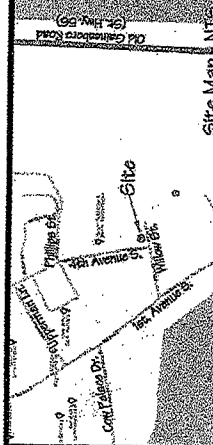
SPECIAL LEGAL NOTICE:
According to the FEMA Flood Hazard Area (FHA) Determination, District #102002, Check One:
A. No areas of the subject property depicted on this plat are in a SFHA.
B. All of the subject property depicted on this plat is in a SFHA.
C. The subject property depicted on this plat is in a SFHA.

GENERAL INFORMATION:
I hereby certify that the subdivision shown hereon has been found to comply with the provisions of the Public Health Act, Chapter 100, Sections 100-1 through 100-14, and that the subdivision shown hereon is not prohibited under any zoning ordinance or ordinance on the property.

GENERATION OF OWNERSHIP AND OBTAINMENT:
I hereby certify that the subdivision shown hereon and properties thereon have been assigned addresses as per the Public Health Act, Chapter 100, Sections 100-1 through 100-14, and that the subdivision shown hereon is not prohibited under any zoning ordinance or ordinance on the property.

GENERATION OF APPROVAL FOR RECORDING:
I hereby certify that the subdivision shown hereon has been found to comply with the provisions of the Public Health Act, Chapter 100, Sections 100-1 through 100-14, and that the subdivision shown hereon is not prohibited under any zoning ordinance or ordinance on the property.

GENERATION OF ACCURACY AND PRECISION:
I hereby certify that the plan shown hereon was prepared and executed in accordance with the provisions of the Public Health Act, Chapter 100, Sections 100-1 through 100-14, and that the subdivision shown hereon is not prohibited under any zoning ordinance or ordinance on the property.



LEGEND:	
⊙	GPS BASE POINT
⊙	MARSH
⊙	CONCRETE CHIMNEY
⊙	PIPE (Iron)
⊙	POWER POLE
⊙	WATER METER
⊙	TELEPHONE BOX
⊙	PIPE (COP)
⊙	ROAD
⊙	PIPE (IRON)
⊙	WATER VALVE
⊙	PERKELINE
⊙	GENERAL
⊙	GAS LINE
⊙	WATER LINE
⊙	OVERHEAD POWER
⊙	CENTRINE
⊙	AREA MARK LINES
⊙	POINT OF BEGINNING
⊙	REINFORCED CONCRETE PIPE
⊙	RAIL
⊙	BUILDING SETBACK

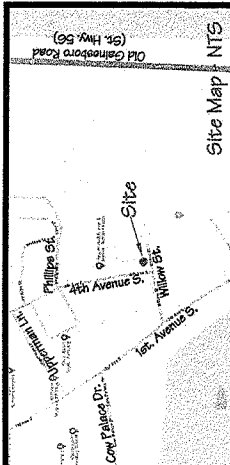
NOTES:
1. The survey was made on the following dates: 10/25/07, 10/26/07, 10/27/07, 10/28/07, 10/29/07, 10/30/07, 10/31/07, 11/01/07, 11/02/07, 11/03/07, 11/04/07, 11/05/07, 11/06/07, 11/07/07, 11/08/07, 11/09/07, 11/10/07, 11/11/07, 11/12/07, 11/13/07, 11/14/07, 11/15/07, 11/16/07, 11/17/07, 11/18/07, 11/19/07, 11/20/07, 11/21/07, 11/22/07, 11/23/07, 11/24/07, 11/25/07, 11/26/07, 11/27/07, 11/28/07, 11/29/07, 11/30/07, 12/01/07, 12/02/07, 12/03/07, 12/04/07, 12/05/07, 12/06/07, 12/07/07, 12/08/07, 12/09/07, 12/10/07, 12/11/07, 12/12/07, 12/13/07, 12/14/07, 12/15/07, 12/16/07, 12/17/07, 12/18/07, 12/19/07, 12/20/07, 12/21/07, 12/22/07, 12/23/07, 12/24/07, 12/25/07, 12/26/07, 12/27/07, 12/28/07, 12/29/07, 12/30/07, 12/31/07.

20TH CIVIL DISTRICT FINAL PLAT
For the Scavo Property on 4th and Willow
PRESENTED TO CITY OF DIXIE MUNICIPAL PLANNING COMMISSION

DEVELOPER:	Yield Scavo
ADDRESS:	554 4th Avenue South Baxter, TN 38004
TELEPHONE:	931-280-2189
ENGINEER:	Yield Scavo
ADDRESS:	554 4th Avenue South Baxter, TN 38004
TELEPHONE:	931-280-2189
SURVEYOR:	CHRISTOPHER M. VICK
ADDRESS:	2773 Hilland Cove Road COOKSVILLE, TN 38006
TELEPHONE:	931-372-1256
OWNER:	Yield Scavo
ADDRESS:	554 4th Avenue South Baxter, TN 38004
TELEPHONE:	931-280-2189
ACREAGE SUBDIVIDER:	0.49 LOTS: 2
DEED BOOK REFERENCE:	TAX MAP: 585-CPL-PARCEL NO: 7100 8B1077389 DATE: 27 February 2004

Christopher M. Vick, RLS #2184
WCK SURVEYING, LLC
2773 Hilland Cove Road, Cookeville, TN 38012-1256

Drawn by: GH
File: 24-034



CERTIFICATE OF OWNERSHIP AND DESIGNATION

I hereby certify that I am the owner of the property shown and described hereon and that I have the authority to execute this Subdivision Plat with my true consent, establish the minimum building setbacks and other regulations and conditions as shown on this plat, and that the subdivision plat shown hereon is not prohibited under any current deed restrictions or covenants on the property.

Date: _____ Owner: _____

I hereby certify that the subdivision as shown hereon and properties therein have been recorded in the Public Records Office of the State of Tennessee under the following Recording System, and that hereafter properties shall be addressed as shown hereon.

Date: _____ Director Putnam County E-911 _____

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the Subdivision Plat shown hereon has been found to comply with the provisions of the Subdivision Plat Act, Chapter 129, of the Public Planning, Commission, and that said plat has been approved for recording in the office of the Registrar of Deeds of Putnam County, Tennessee.

Date: _____ Secretary, Baxter Municipal Planning Commission _____

CERTIFICATE OF ACCURACY AND PRECISION

I hereby certify that the plat shown and described hereon, line and correct survey to the precision shown and required by the Subdivision Plat Act, Chapter 129, of the Public Planning, Commission, and that said plat has been approved for recording in the office of the Registrar of Deeds of Putnam County, Tennessee.

Date: 18 March 2024 _____

CERTIFICATE OF EXISTING STREET

I hereby certify that the street shown on this plat has the status of an accepted public street regardless of current condition.

Date Signed: _____ Director of Public Works _____

CERTIFICATE FOR EXISTING WATER LINES AND/OR OTHER UTILITIES

I hereby certify that the water lines, sewer lines and/or other utilities shown hereon are in place.

Date: _____ Water Department _____

SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM #17141C0095D, Dated: 5/16/2017, Check One: _____

X: No areas of the subject property depicted on this plat are in a SFHA

_____: All of the subject property depicted on this plat is in a SFHA

_____: Shaded area(s) of the subject property depicted on this plat are in a SFHA

GPS CERTIFICATION

I, Christopher M. Vick, hereby certify that this map was drawn under the supervision and the following information was used to perform the survey:

- Type of Survey: Real Time Kinematic
- Practical Accuracy: 0.025 feet
- Method of Control: IGSN 2011
- Control Points: IGSN 2011
- Published/Unpublished control used: IGSN 2011
- Control Model: IGSN 2011
- Control Station ID: IGSN 2011
- Control Station Name: IGSN 2011
- Control Station Coordinates: IGSN 2011

GPS Base Point: Northing: 682072.09, Easting: 207675.90

20TH CIVIL FLAT

FINAL PLAT

For the

Scavo Property on 4th and Willow

PRESENTED TO

CITY OF BAXTER MUNICIPAL PLANNING COMMISSION

DEVELOPER: Vick Scavo

ADDRESS: 554 4th Avenue South, Baxter, TN 39544

TELEPHONE: 931-260-2189

ENGINEER: Vick Scavo

ADDRESS: 554 4th Avenue South, Baxter, TN 39544

TELEPHONE: 931-260-2199

TAX MAP: 65C.G.P.C. PARCEL NO: 7100

SCALE: 1"=20'-0"

DATE: 27 February 2024

DEVELOPER: Vick Scavo

ADDRESS: 554 4th Avenue South, Baxter, TN 39544

TELEPHONE: 931-260-2189

ENGINEER: Vick Scavo

ADDRESS: 554 4th Avenue South, Baxter, TN 39544

TELEPHONE: 931-260-2199

ACREAGE SUBDIVIDED: 0.49 LOTS: 2

DEED BOOK REFERENCE: RB07/1869

NOTICE: The point of beginning is a 1/2" pipe (see) in the southern boundary of this parcel located in the northern right-of-way of Willow Street as well as being located S 01°44'15" E 25.31 feet from a water meter and furthermore being located S 79°59'27" E 109.09 feet from a GPS Base Point.

NOTICE: Every document of record reviewed and considered as a part of this survey is noted hereon. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts that a current accurate title search will reveal. Furthermore, the boundary as shown hereon is subject to change if the surveyor is presented with or made known of any additional information or evidence not represented hereon and deemed essential to establishing the correct boundary line.

NOTICE: This is a boundary line survey. There is absolutely no warranty, express or implied, by the surveyor as to the non-existence of the following utilities, easements or rights-of-way unless otherwise noted hereon: sub-surface utilities or easements above ground and labeled as such hereon; buildings, structures, ponds, lakes or streams other than those which are clearly shown and labeled as such hereon; flood areas or designated flood zones unless otherwise clearly shown and labeled as such hereon. Other areas or features and distances that could be deemed topographic.

NOTICE: The plat drawn hereon is subject to regulatory authority and is subject to change according to physical evidence. (i.e. billboards, painted lines, roads, lakes, ponds, utility of ownership, etc.)

NOTICE: The surveyor is not responsible for any determination or location of any underground conditions not visible and including but not limited to wells, geological conditions, physical devices and pipelines or buried cables and shall not be responsible for any liability their may arise, out of the making or failure to make such determination on the location of any subsurface conditions. (See Note One (C-1)).

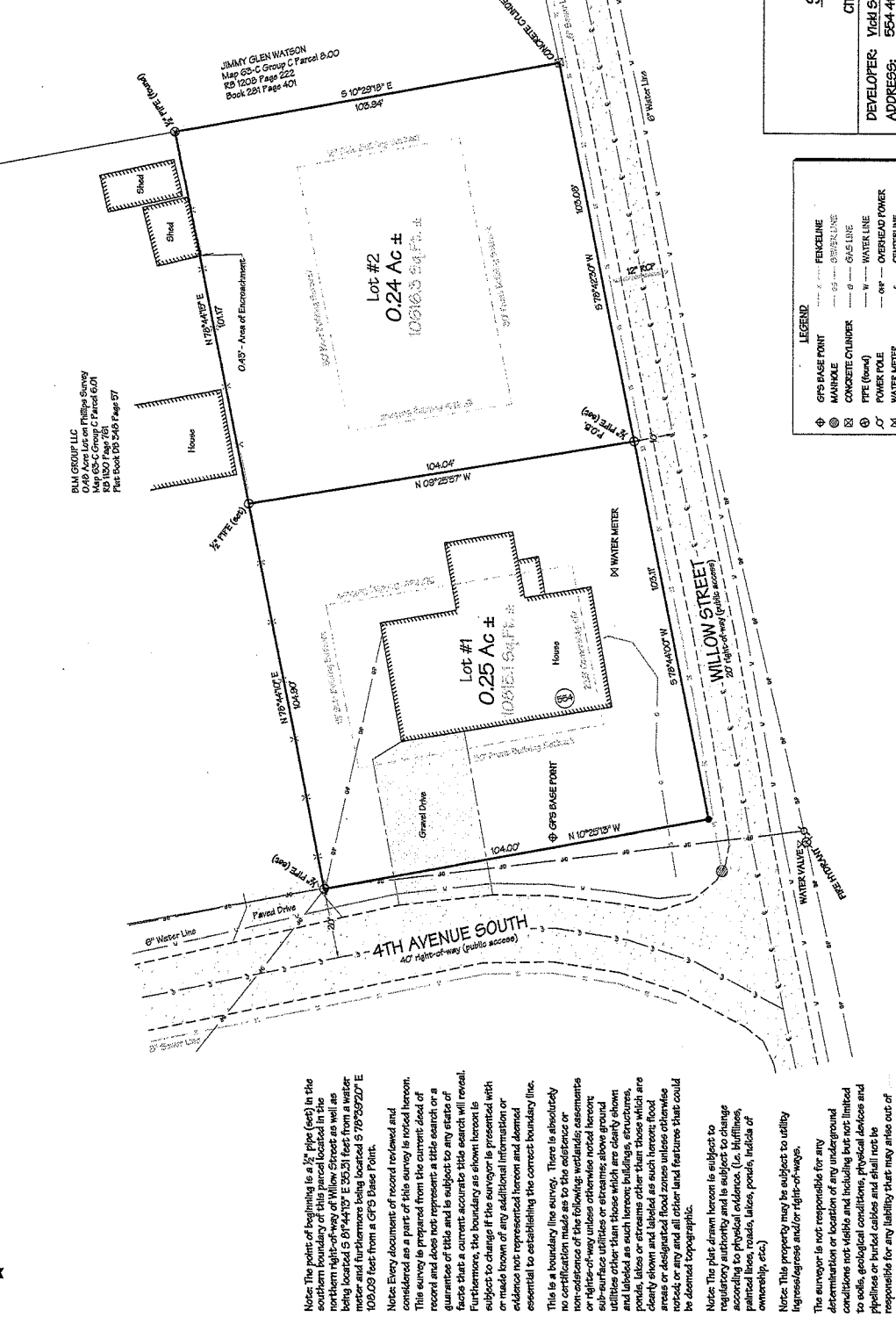
NOTICE: I hereby certify that this is a category II & IV survey as defined in the Manual of Professional Land Surveying in the State of Tennessee. The survey has been performed in compliance with current Tennessee Minimum Standards of Practice.

NOTICE: This survey and all representations are hereby made solely for the benefit of the surveyor's clients.

Drawn by: BLH

LEGEND:

- GPS BASE POINT
- MANHOLE
- CONCRETE CULINDER
- PPE (iron)
- POWER POLE
- WATER METER
- TELEPHONE BOX
- 1/2" PPE (see)
- SOAD
- FREE HOUSING
- WATER VALVE
- FENCE LINE
- SPRINKLER
- GAS LINE
- WATER LINE
- OVERHEAD TOWER
- CENTRELINE
- PAVEMENT
- PAV. - POINT OF BEGINNING
- R27 - REINFORCED CONCRETE PIPE
- R48, 60 - BUILDING SETBACK



20TH CIVIL FLAT

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