

**AGENDA FOR THE  
OBION MUNICIPAL BOARD OF ZONING APPEALS MEETING  
MONDAY, FEBRUARY 3, 2025  
2:00 PM  
OBION TOWN HALL**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
  - A. Variance Request – Sabrina Baine**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

## MEMORANDUM

TO: Obion Board of Zoning Appelas  
FROM: Donny Bunton, Community Planner, NWTDD  
DATE: January 28, 2025  
SUBJECT: STAFF REPORT ON AGENDA ITEMS

- I. DETERMINATION OF A QUORUM AND CALL TO ORDER
- II. REVIEW AND APPROVAL OF MINUTES
- III. CITIZENS COMMENTS
- IV. NEW BUSINESS

### A. Variance Request – Sabina Baine



**Background.** Ms. Sabrina Baine is requesting a variance of five feet from both side yard setbacks for property located at 627 West Main Avenue. The property is zoned R-2 (Medium Density Residential), which requires ten foot side yard setbacks.

The reason for the request is that Ms. Baine is proposing to replace an existing manufactured home with a new manufactured home and the new home is ten feet longer than the old home (and therefore does not meet the setback requirements by five feet on each side).

The property is only 75 feet in width, while the minimum required width for properties located in an R-2 district is 80 feet.

**Analysis.** The property is considered a non-conforming lot, as it was created prior to the adoption of zoning and it does not meet the minimum lot width requirement (of 80 feet). This fact provides some grounds for a variance from the side yard setbacks. However, the fact that the property currently has a dwelling on it, which meets the setback requirements, makes one question whether another (narrower) structure could also be placed on the property in a compliant fashion?

**Conclusion.** The variance would be warranted if the proposed structure is the only feasible structure which can be placed on the property and if another compliant structure could not possibly be located on the property.

- V. **OLD BUSINESS**
- VI. **OTHER BUSINESS**
- VII. **ADJOURNMENT**