Kim Foster, City Manager
James Smith, City Attorney
Rebecca Renkel, Planner
HaLeigh Wyatt, Admin. Coordinator
Mike Brown, Building and Codes Director

Richard Edwards, Chairman
Rachel Terrell, Vice Chairman
Brent Greer, Secretary
Kathy Ray, Planning Commissioner
Jackie Jones, Planning Commissioner
Tara Wilson, Planning Commissioner
Dickie Mobley, Planning Commissioner

CITY OF PARIS, TENNESSEE
PARIS MUNICIPAL BOARD OF ZONING APPEALS

CITY HALL COURTROOM
November 12, 2026
5:00 P.M.

Regular Meeting

Call to Order: Richard Edwards, Chairman

Roll Call: HaLeigh Wyatt, Recording Secretary

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meetings: August 13, 2026 – Regular Meeting

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

OLD BUSINESS

1.) None

NEW BUSINESS

1.) Request for Variance for Stacie Fagen/Chris Willoughby-903 Manley St., Paris, TN

Adjournment

NEW BUSINESS
AGENDA ITEM #1
Request for Variance for Stacie Fagen/Chris Willoughby – 903 Manley St., Paris, TN

An application was submitted for a 25 ft variance of the front yard setback and a 25 ft variance of the rear yard setback for property located at 903 Manley St., Paris, TN. (Tax Map 106G, Group E, Parcel 013.00). This property is zoned B-1 (Highway Commercial). Attached you will find the application and additional documents.

COMMERCIAL DISTRICTS	*Minimum Lot* Requirements		*Minimum Yard* Requirements			*Maximum % of Lot Area Covered by* all Buildings
	Area	*Width*	*Front*	*Side*	*Rear*	*Percent*
B-1 Highway Commercial	(Sq.Ft.)	(Sq.Ft.)	(Ft.)	(Ft.)	(Ft.)	
1. Selected retail stores, services and transient Lodgings to motorists			cumulative			
	None	None	50	20	30	30

11-1604. Variances.

A. Purpose and Intent. Pursuant to Section 13-7-207, Tennessee Code Annotated, the Board of Zoning Appeals shall have the power to hear and decide applications for variances from the terms of this ordinance, but only where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, which at the time of the adoption of this ordinance was a lot of record; or where, by reason of exceptional topographic conditions, or other extraordinary or exceptional situation or condition of a piece of property, the strict application of the provisions of this ordinance would result in practical difficulties to or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intents and purpose of this ordinance.

The purpose of the variance is to modify the strict application of the specific requirements of this Ordinance in the case of exceptionally irregular, narrow, shallow, or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the Zoning Ordinance intended.

B. Application. After written denial of a building permit from the Building Inspector, a property owner may make application for variance, using forms obtainable.

C. Public Notice and Hearing. Public notice and hearing on the application for a variance shall be as prescribed in Section 11-601 above.

D. Standard for Variance. In granting a variance, the Board shall insure that all of the following criteria are met.

1. Variances shall be granted only where special circumstances or conditions (such as exceptional narrowness, topography, or sitting) fully described in the findings of the Board, do not apply generally in the district.

2. Variances shall not be granted to allow a use otherwise excluded from the district in which requested.

3. Variances shall not be granted that will confer on the applicant any special privilege that is prohibited by this Ordinance to other lands, structures, or buildings in the same district.

4. For reasons fully set forth in the findings of the Board, the aforesaid circumstances or conditions are such that the strict application of the provisions of this Ordinance would deprive the applicant of any reasonable use of his land. Loss in property value shall not justify a variance; there must be a deprivation of beneficial use of land.

5. Any variance granted under the provisions of this section shall be the minimum adjustment necessary for the reasonable use of the land.

6. The granting of any variance is in harmony with the general purposes and intent of this Ordinance and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan for development.

E. Prohibition of Use Variances. Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

City of Paris

100 N Caldwell St
P.O. Box 970
Paris, TN 38242
http://paristn.gov/

For Internal Use Only

Received By: _____ Date: _____

APPLICATION FOR APPEAL

Name of Individual: Chris Willoughby Phone: (731) 336 - 2451

Address: 1065 Old Paris Murray Road City/State: Paris, TN

Email Address: willobeecycles@gmail.com

Appellant's Interest in Property: ☑ Owner ☐ Agent ☐ Lessee ☐ Option to Purchase

PROPERTY INFORMATION: Map: 106G Group: E Parcel: 013.00

Property Address: 903 Manley Street, Paris, TN 38242

NATURE OF APPLICATION/REASON FOR APPEAL

☑ Variance ☐ Special Exception ☐ Alleged Error of Building Official ☐ Interpretation of Code

Intended Use of Property: Professional Office Spaces

In order to appeal a decision of the Building Official, your appeal must fall within one or more of the following categories:

1. You believe the code has been incorrectly interpreted;
2. To meet the code you would suffer an extreme hardship;
3. You have an equivalent or alternate method of meeting the code.

Ordinance Section Number Appealed: 11-502. B-1 Highway Commercial District

Reason for Appeal: Front setback variance due to irregular shaped lot and excessive right-of-way

Note: Attach map showing dimensions and the location of existing and proposed structures or uses including setbacks, yards, heights, and the distance from the nearest traffic intersection at a scale of not more than one (1) inch equals fifty (50) feet.

STATUS OF APPLICATION/HEARING:

Date Filed ___/___/___ Hearing Date: ___/___/___ Date of Published Notice: ___/___/___

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

Appellant Signature I.T.S. Engineering Date 10/20/2026

FINAL STATUS OF APPEAL ☐ Approved ☐ Denied Date: ___/___/___

Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

City of Paris

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3. You have an equivalent or alternate method of meeting the code.

Ordinance Section Number Appealed: 11-502. B-1 Highway Commercial District

Reason for Appeal: Rear setback variance due to irregular shaped lot and excessive right-of-way

Note: Attach map showing dimensions and the location of existing and proposed structures or uses including setbacks, yards, heights, and the distance from the nearest traffic intersection at a scale of not more than one (1) inch equals fifty (50) feet.

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Date Filed ___/___/___ Hearing Date: ___/___/___ Date of Published Notice: ___/___/___

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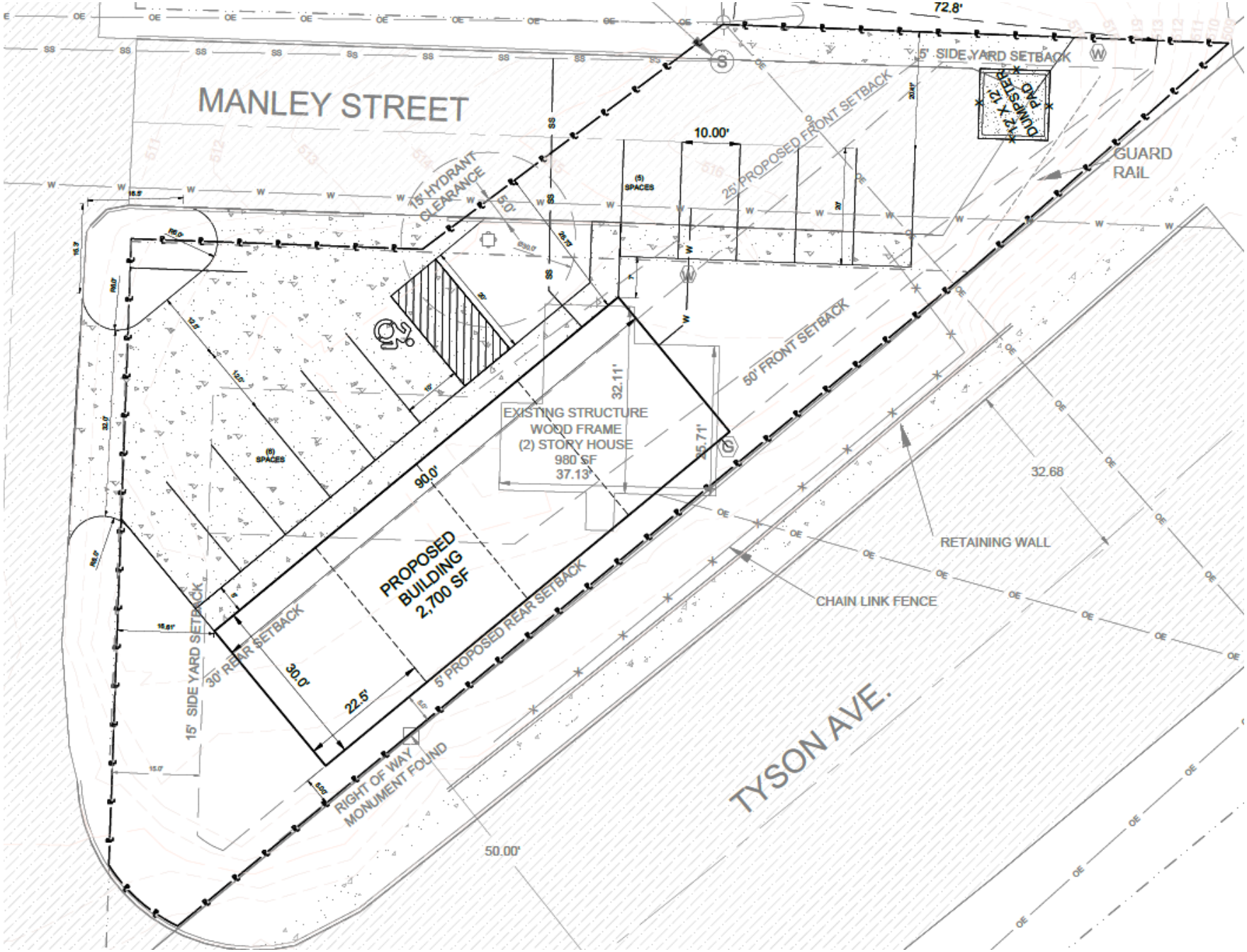
Chairman, Board of Zoning Appeals

Secretary, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals

Member, Board of Zoning Appeals


MANLEY STREET
72.8'
5' SIDE YARD SETBACK
DUMPSTER PAD 12' X 12'
10.00'
25' PROPOSED FRONT SETBACK
GUARD RAIL
15' HYDRANT CLEARANCE
(5) SPACES
50' FRONT SETBACK
EXISTING STRUCTURE
WOOD FRAME
(2) STORY HOUSE
980 SF
37.13'
32.11'
25.71'
90.0'
PROPOSED BUILDING
2,700 SF
32.68
RETAINING WALL
CHAIN LINK FENCE
30' REAR SETBACK
5' PROPOSED REAR SETBACK
15' SIDE YARD SETBACK
30.0'
22.5'
RIGHT OF WAY MONUMENT FOUND
50.00'
TYSON AVE.

Images below show the ROW on Tyson Ave and 3rd St.

