



MEMORANDUM

TO: Sparta Board of Zoning Appeals Members  
FROM: Tommy Lee, Staff Planner  
DATE: March 24, 2025  
SUBJECT: April 1, 2025 BZA Meeting

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The Sparta Board of Zoning Appeals will hold a special called meeting on Tuesday April 1, 2025 at 4:00 P.M. in the Sparta City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the January 7, 2025 minutes.
4. Close meeting for public hearing to consider the following request:

**Request for an eight (8) foot front setback variance and a five (5) foot rear setback variance for property located at 11 Swindell Street (Cieslicki Request).**

5. Reopen BZA meeting.
6. Consideration of a request for an eight (8) foot front setback variance and a five (5) foot rear setback variance for property located at 11 Swindell Street (Cieslicki Request).
7. Adjourn.

CTL

Chairman David Vidrine \_\_\_\_\_ Secretary Karen Benningfield \_\_\_\_\_ Mayor Jerry Lowery \_\_\_\_\_ Robert Officer \_\_\_\_\_

John Farris \_\_\_\_\_ Jason Del Toro \_\_\_\_\_ Robert Oakes \_\_\_\_\_ Hoyt Jones \_\_\_\_\_ James Leftwich \_\_\_\_\_ Emilie Roberts \_\_\_\_\_

Building Inspector Mike O'Neal \_\_\_\_\_

Others: \_\_\_\_\_

**REPORT OF MEETING  
SPARTA BOARD OF ZONING APPEALS  
JANUARY 7, 2025**

**MEMBERS PRESENT**

David Vidrine  
Karen Benningfield  
Emilie Roberts  
Mayor Jerry Lowery  
John Farris  
Robert Officer

**STAFF PRESENT**

Tommy Lee, UCDD

**OTHERS PRESENT**

Daniel Marcum, City GIS  
Mike O’Neal, Building Inspector  
Bob Young

**MEMBERS ABSENT**

Hoyt Jones  
Robert Oakes  
James Leftwich  
Jason Del Toro

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, a called meeting of the Sparta Board of Zoning Appeals (BZA) meeting was called to order by Chairman David Vidrine on Tuesday, January 7, 2025 at 4:00 P. M. at Sparta City Hall.

**ITEM 2: APPROVAL OF JUNE 4, 2024 MINUTES**

After calling the meeting to order, Chairman Vidrine asked for approval of the minutes from the February 6, 2024 meeting. After discussion, Mayor Jerry Lowery made a motion that the minutes be approved as submitted. John Farris seconded and the motion passed with a vote of all ayes.

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

**Variance request to allow for vehicles to be able to enter King Street and North Wilson Street in reverse (Seeds of Hope Request).**

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

**ITEM 3: CONSIDERATION OF VARIANCE REQUEST TO ALLOW FOR VEHICLES TO BE ABLE TO ENTER KING STREET AND NORTH WILSON STREET IN REVERSE (SEEDS OF HOPE REQUEST).**

Building Inspector Mike O’Neal presented a request for a variance on behalf of Seeds of Hope for vehicles to be able to enter King Street and North Wilson Street in reverse. O’Neal stated that the site plan was approved without a variance being granted. After discussion, Robert Officer made a motion to grant the aforementioned variance. Emilie Roberts seconded and the motion passed with a vote of all ayes.

With no other business to discuss, Karen Benningfield made a motion to adjourn the meeting. Robert Officer seconded and the motion passed with a unanimous vote.

CTL

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Chairman

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Date

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Secretary

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Date

# City of Sparta

Please return with \$50.00 application fee.

## Request for Action of Sparta:

Municipal Planning Commission  Board of Zoning Appeals  Board of Codes Appeals

Owner Name: William Ciesliw Owner Phone# 931 644.2235  
Owner Address: 11 SWINDREW ROAD

Address of Property: Sunn  
Parcel ID of Property: Map: 0490 Group: A Parcel: 028 H. 00

### Action Requested:

Request for Subdivision of property (Requires additional fee of \$25.00 per lot). 5 copies of subdivision plat must accompany this request.

**PAID**

MAR 04 2025

Request for Change in Zoning Classification from \_\_\_\_\_ to \_\_\_\_\_

Request for Variance:

Explain: Front porch 8' line built over existing concrete  
Also wants to build a rear porch that will be roughly 15'

Request for Use Permitted on Appeal:

Explain: \_\_\_\_\_  
\_\_\_\_\_

Appeal from Interpretation:

Explain: \_\_\_\_\_  
\_\_\_\_\_

### Property Identification Requirements:

Platted Land (Attach Copy of Plat):

Name of Subdivision: \_\_\_\_\_ Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_

Deed (Attach Copy of Deed)

**Petition:** As owner/agent, I hereby petition the City of Sparta, TN for approval of the above described request as provided by the laws of the State of Tennessee and the ordinances of the City of Sparta.

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

----- DO NOT WRITE BELOW THIS LINE. FOR INTERNAL USE ONLY. -----

Hearing Scheduled for: 4/1/25

Disposition:  Approved  Denied  Appeal Requested  Referred to Board of Mayor/Aldermen

Date: \_\_\_\_\_





Map/Data For Illustrative Purposes Only.

City of Sparta is not responsible for misuse, misinterpretation, or inaccuracy of data.

Not a substitute for OneCall.

3/13/2025

## Variance Request

11 Swindell St

Map: 0490 Group: A Parcel: 028.00

Zone: R-B



1 inch = 100 feet