

Amended Agenda
Greene County Board of Zoning Appeals
Takoma Conference Room (1st floor)
Greene County Administration Center
401 Takoma Avenue, Greeneville, TN 37743
February 24, 2026, at 8:30 a.m.

1. Call to order.
2. Welcome of visitors.
3. Approval of minutes of the October 28, 2025 meeting.
4. Swearing in of applicants.
5. Review and consider a request for variances decreasing the required right side yard setback from twelve (12) feet to seven (7) feet and the required rear yard setback from thirty (30) feet to twenty (20) feet for 210 Skyway Drive (tax parcel 089-E-B-013.00), owned by Daniel R. and Carolyn J. Broadt.
6. Review and consider a request for a variance to reduce the required right side yard setback from twelve (12) feet to three (3) feet and eight (8) inches for property located on Wykle Road (tax parcel 133-028.06), owned by Varady Snapper and Atchley S. Huss.
7. Other business
8. Adjournment

Minutes of the Greene County Board of Zoning Appeals

A meeting of the Greene County Board of Zoning Appeals was held on Tuesday, October 28, 2025, at 8:30 am at the Greene County Courthouse Annex, Conference Room.

Members Present/Members Absent

Kathy Crawford, Chairman

~~Beth Douthat, Vice-Chairman~~

Holly Brooks, Secretary

Jason A. Smith, Member

Robert Wilhoit, Member

Bill Dabbs, Associate Member

~~David Crum, Associate Member~~

Staff Representatives Present/Absent

Tim Tweed, Building Commissioner

Amy Tweed, Planning Coordinator

~~Deborah Collins, Building Dept.~~

~~Kevin Morrison, County Mayor~~

Roger Woolsey, County Attorney

Also Present: Interested citizens

The Chairman called the meeting to order and welcomed attendees.

Approval of Minutes. The Chairman asked if members had received the draft minutes of the June 24, 2025, meeting. A motion was made by Robert Wilhoit, seconded by Bill Dabbs, to approve the minutes as written. The motion carried unanimously.

Swearing in of witnesses. Chairman Crawford swore in Larry Porter and Building Commissioner Tim Tweed.

91 Dykes Hill Road. The Board reviewed and considered a request by Jeanette Porter to grant a variance to road frontage requirements (Section 402. Road Frontage Requirements of the *Greene County Zoning Resolution*) for 91 Dykes Hill Road. Tim Tweed stated that, although lots were required to have a minimum of fifty (50) feet of frontage on a county, state, or federal road, the lot in question had no public road frontage. Instead, it was accessed via a 17 foot-wide private easement. The Board was informed that the lot was created in 1992 without going through the subdivision process. A previous property owner had placed a mobile home on the property in 1994, which the current property owner (Jeanette Porter) wanted to remove and replace with a new home. Discussion ensued about decreasing road frontage requirements, potential issues with granting variances that would eliminate road frontage requirements, and how the County had never approved a variance to road frontage standards. Roger Woolsey stated the Greene County Legislative Body had discussed a similar situation at their October 20, 2025, meeting, and created a Building Code Special Committee on Land/Property Issues to develop guidelines on how to handle the issue. Mr. Woolsey stated that, if Ms. Porter was to pursue the issue with the Legislative Body, that she would likely be directed to address the Special Committee.

The Board expressed sympathy for the situation, but stated that they didn't have a lot of options. A motion was made by Robert Wilhoit, seconded by Holly Brooks, to deny the variance request, as the property only had seventeen (17) feet of frontage instead of the required fifty (50) feet. The motion carried unanimously.

Election of Officers. A motion was made by Bill Dabbs, seconded by Beth Douthat, nominating Kathy Crawford as chairman. The motion carried unanimously. A motion was made by Holly Brooks, seconded by Bill Dabbs, nominating Beth Douthat as vice-chairman. The motion carried unanimously. A motion was made by David Crum, seconded by Jason Smith, nominating Holly Brooks as secretary. The motion carried unanimously.

Amy Tweed recommended that an Alternate Secretary be elected, as the minutes still needed to be signed even if the Secretary was not available. A motion was made by David Crum, seconded by Jason Smith, to nominate Bill Dabbs as Alternate Secretary. The motion carried unanimously.

There being no further business, a motion was made by Bill Dabbs, seconded by Jason Smith, to adjourn the meeting. The meeting adjourned at 8:45 a.m.

Approved as written (date) _____

Secretary _____

Chairman/Vice Chairman _____

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Research/Special Projects
Date: February 19, 2026
Subject: Variance request for 210 Skyway Drive
Owner: Daniel R. and Carolyn J. Broadt
Tax parcel: 089-E-B-013.00
Request: Decrease the right side yard setback from 12' to seven feet.
Decrease the rear yard setback from 30' to 20'
Notes: The proposal is to construct a new hanger, measuring 44' x 36', which will be attached to the existing house/hanger. As shown on the attached sketch, the new hanger will be located farther back from the road than the home. The hanger cannot be placed on the left side of the house as that's where the septic system is located.
Options: The Board may either approve, deny, or postpone action pending the receipt of additional information.

The conditions required for approval (as taken from Article X of the Greene County Zoning Resolution) are:

1004.3.2 For any lot or tract which has exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and

1004.3.3 When relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and

1004.3.4 And may attach conditions regarding the location, character and other features of the proposed building structure or use as it may deem advisable in furtherance of the purpose of this resolution; and

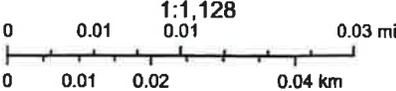
1004.3.5 Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

Greene County - Parcel: 089E B 013.00



Date: December 15, 2025

County: GREENE
 Owner: BROADT DANIEL R CAROLYN J
 Address: SKYWAY DR 210
 Parcel ID: 089E B 013.00
 Deeded Acreage: 0.97
 Calculated Acreage: 0
 Vexcel Imagery Date: 2023



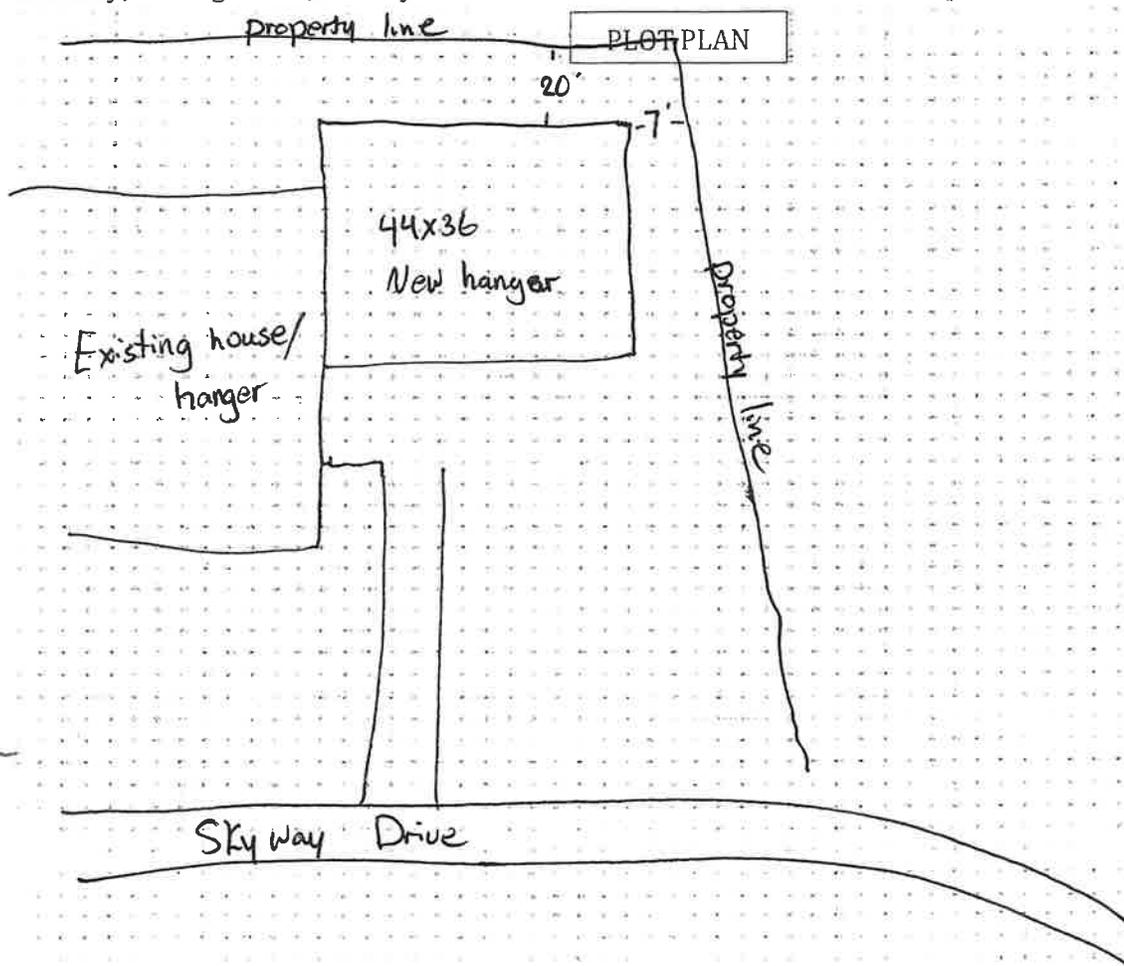
State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

SECTION A. SITE VISIT & SKETCH REQUEST FORM

- 16. Request front yard setback to be — feet from the centerline of the county/state road.
- 17. Request left side yard setback to be — feet to the left side yard property line.
- 18. Request rear yard setback to be 20' feet to the rear yard property line.
- 19. Request right yard setback to be 7' feet to the right side yard property line.

Make a rough sketch below showing the nature of request, property lines, structures, septic location, road, driveway, drainage areas, and any further information that is relevant to the request.



Field lines
limit
locati

I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above-named property owner to submit this application for a variance request.

12/07/25
Date

Bryan Stoltzfus
Print Name

423-588-9632
Telephone #

[Signature]
Signature



GREENE COUNTY BOARD OF ZONING APPEALS APPLICATION

Greene County Building & Zoning Department
401 Takoma Ave., Suite 102
Greeneville, TN 37743
423-798-1724

Total amount due: \$300.00
Cash: [] Check: [X] CC: []
Ck #: _____ Inv# _____

Submission deadline date is the last business day of the month Date completed application submitted: 12/17/25

1. Name(s) of Property Owner: Daniel Broadt
Mailing Address: 210 Skyway Dr. City, State, Zip Chuckey, TN 37641
Property Owner Phone #: 510-235-6347 Property Owner Email: Dbroadt@yahoo.com

2. Name(s) of Applicant: Bryan Stoltzfus
Mailing Address: 6385 City, State, Zip
Applicant Phone #: 423-588-9632 Applicant Email: proanglebuilders@gmail.com

3. Property information:
Street Address: 210 Skyway Dr. City, State, Zip Chuckey, TN 37641
Current Use: House/Hangar Proposed Use: House/Hangar

4. Nature of Request:
Variance Request: [X] (If yes, complete Section A)
Special Exception/Conditional Use [] (If yes, complete Section B)
Appeal of Building Commissioner decision: [] (If yes, complete Section C)

Meeting Location: Greene County Government Administration Center, Takoma Conference Room, 401 Takoma Ave., Greeneville, TN 37743

Meeting Date: (Last Tuesday of the month) Meeting Time: 8:30 a.m.

SIGNATURES REQUIRED: I, the undersigned, hereby agree to be present at any meeting(s) held to discuss this request, or to send a knowledgeable representative in my place. I understand that if I am not represented my request will either be postponed or denied. I further understand that I must complete this application and return the completed form to the Greene County Building & Zoning Department by 4:00 p.m. on the last day of the month in order for the request to be placed on next month's agenda for the Greene County Board of Zoning Appeals.

Applicant(s) Dan Broadt
Property Owner(s)

12/17/25
Date 17/12/2025
Date

OFFICE USE ONLY

Action Taken: Approved [] Denied [] Approved with Conditions []

List Conditions:

Variance Recorded at: Plat book: Page #: Date: Copy Provided []

Entered this of , 20 Tim Tweed

Tim Tweed, Greene County Building Commissioner Date

SECTION A. SITE VISIT & SKETCH REQUEST FORM

Applicant Bryan Stoltzfus Property Owner(s) Daniel Broadt
 Property Address 210 Skyway Dr. City, State, Zip Chuckey, TN 37641
 Tax map: _____ Group: _____ Parcel #: 089B01300 Size of property: .97 Zone of Property _____
 Subdivision Name/Lot Number (if any): 3 Deed book & page #: _____

Please complete the following questions to the best of your ability and circle all answers that apply.

5. What is the existing use of property: House - Hangar
6. Name of business or industry on the property (if applicable): _____
7. What about your property makes it necessary to obtain a variance? (For example, field line location)
Ample area to turn plane around in apron and garage access to existing hangar/garage
8. Was a building permit obtained for the structure that needs a variance? Y N Don't know (If no please explain)

9. Was the building permit issued for the proper use? Y N Don't know (If no, please explain)

10. Are there areas of rock or low-lying /flood prone areas that limit where you can build? Y N (If yes please explain)

11. Does your property have topographical issues, or are there other reasons why you need a variance? Y N (If yes explain)

12. Does the septic system or field lines limit where you can build? Y N (If yes, please explain)

If you need information about the location of an existing septic system, you can call the Tennessee Department of Environment and Conservation (TDEC) at 423-854-5400, or check online at <https://tdec.tn.gov/septic-service-request/>.

13. Is the lot staked? yes [] No If not, date it will be staked? _____
14. Is the request staked? yes [] No If not, date it will be staked? _____
15. Explain your request to build the following: Request is to build an attached hangar to the existing house/hangar



GREENE COUNTY BOARD OF ZONING APPEALS APPLICATION

**GREENE COUNTY BUILDING & ZONING DEPARTMENT
401 TAKOMA AVE., SUITE 101
GREENEVILLE, TN 37743
423-798-1724**

SECTION A. VARIANCE REQUEST PROCEDURE PROCESS

The Variance Request Process is as follows:

1. Contact the Greene County Building and Zoning Department to discuss your proposal with a Building Inspector.
2. The Building Inspector will review the information you provide to determine if a site visit is needed. If one is needed, you will be asked to fill out a **Site Visit and Sketch Request Form** (available from the department), and the visit will be scheduled to take place within five (5) business days.
3. If the variance request involves a setback from a property line, and the accurate location of the line cannot be determined during the site visit, you will need to have a surveyor mark the location of the lot line in question. The surveyor will also need to show the distance to the property line for the existing, or proposed, structure.
4. If the Building Inspector determines that a variance is needed, you will need to submit a **Variance Application** and application fee. For a setback variance, the survey showing the structure and the distance to the property line will also need to be submitted.
5. Steps 1 - 4 must take place before the application is submitted.
6. The deadline to submit the application, survey (if needed) and fee for the Greene County Board of Zoning Appeals (for a setback variance), is the last business day of the month.
7. A Notice of Public Hearing, as required by state law, will be published at least fifteen (15) days before the meeting, and notices with information on the request will be mailed to adjacent property owners.
8. At the meeting, you, and any interested visitors, will be able to speak about your request.
9. If the variance is approved, a Notice of Variance Approval will be provided to you by the office of the Greene County Attorney, located at 204 N. Cutler Street, Greeneville, TN 37745. It is your responsibility to record the Notice in the Greene County Register of Deeds office, located at the same address before moving forward with project.

State Law requires **all three** following conditions to be met before a variance can be approved:

1. The property must have an "extraordinary and exceptional situation or condition", such as topography or lot shape, that generally does not apply to other properties in the area; **and**
2. Approval "will not impair the intent of the zoning regulations and will not result in substantial detriment to the public good"; **and**
3. "Denial of the request must result in exceptional practical difficulties to or undue hardship upon the property owner".

Note: The Board of Zoning Appeals does not grant variances to lot size or road frontage.

Bryan Stoltzfus
Applicant(s)

12/17/25
Date

Dan Broadt
Dan Broadt (Dec 17, 2025 10:23:35 EST)
Property Owner(s)

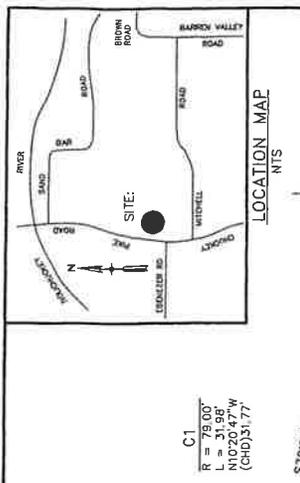
17/12/2025
Date

- NOTES:**
- IRON PINS (1/2" REBAR) HAS BEEN SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
 - TOTAL ACREAGE: 11.05 ACRES.
 - PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
 - MINIMUM LOT SIZE: 0.86 AC.
 - NUMBER OF LOTS: 09
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS, COVENANTS AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.
 - REFERENCE TAX MAP: MAP 089 PARCEL 32.00
 - REFERENCE DEED: DEED BOOK 371A PAGE 825
 - A 7.5' DRAINAGE AND UTILITY EASEMENT IS RESERVED INSIDE ALL REAR AND SIDE LOT LINES.
 - THE PROPERTY SHOWN HEREON LIES OUTSIDE THE 500 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD HAZARD MAP (COMMUNITY PANEL NUMBER 4203AS 0150) EFFECTIVE DATE 10/27/91.
 - UTILITY WATER IS TO BE PROVIDED TO EACH UNIT.
 - SKYWAY DRIVE IS A 50 FOOT PERMANENT EASEMENT FOR A PRIVATE STREET AND IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER
 ROBBIE T. HENSLEY, JR.
 1935 EARNEST ROAD
 CHUCKEY, TENNESSEE 37841

SMITH
 MAP 89 PARCEL 31
 D.B. 16A P.C. 385

WHALLEY
 MAP 89 PARCEL 30
 D.B. 249 P.C. 113

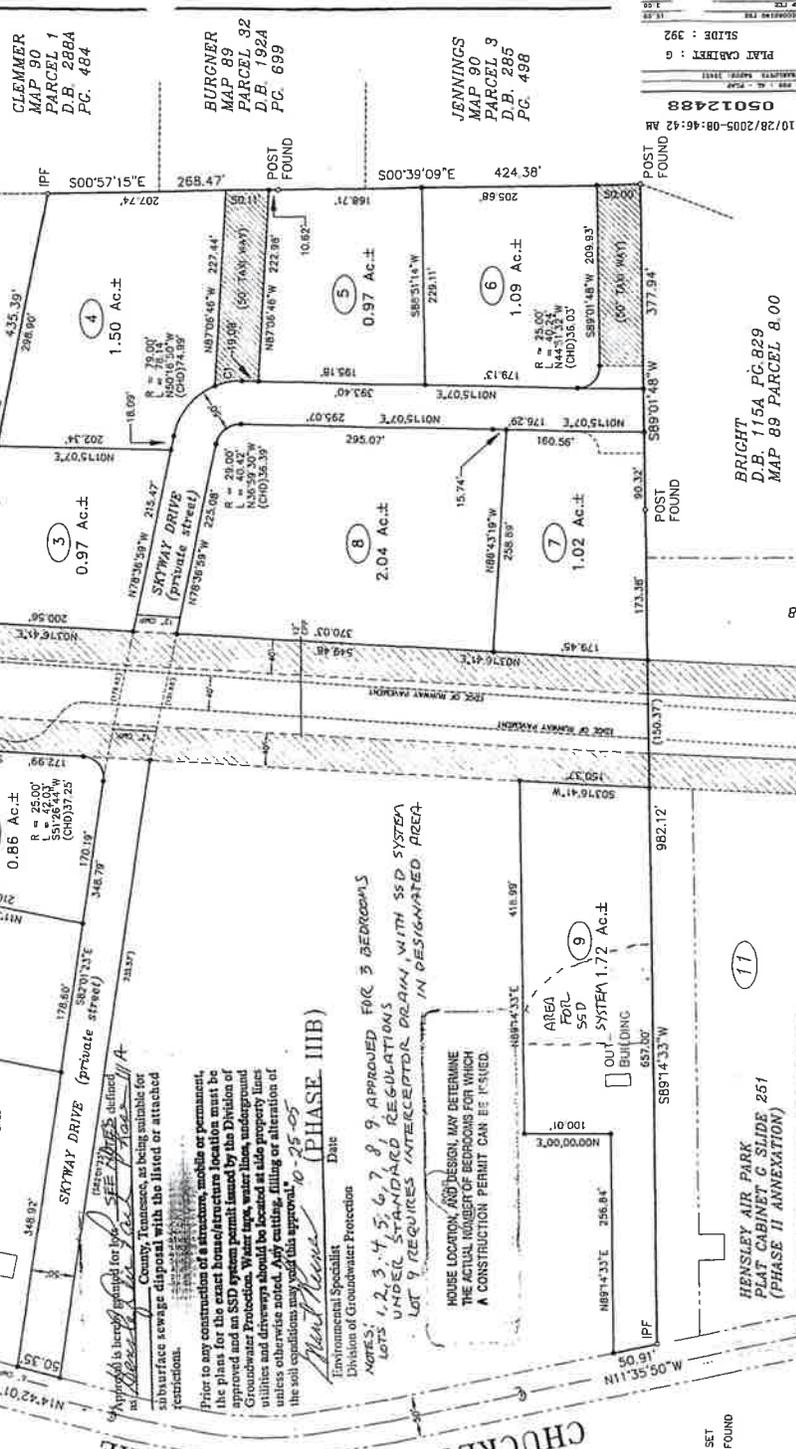


CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION AND CONVEYANCE TO THE PUBLIC OR PRIVATE USE AS NOTED. BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.

Robbie T. Hensley, Jr.
 OWNER
 DATE: 10-26-05

CERTIFICATION OF THE APPROVAL OF WATER SYSTEMS
 I HEREBY CERTIFY THAT THE PUBLIC WATER SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE LOCAL UTILITY DISTRICT AND ARE HEREBY APPROVED AS SHOWN.

Shirley G. Colburn
 LOCAL UTILITY APPROVED BY THE AUTHORIZED REPRESENTATIVE
 DATE: 10-27-05



CERTIFICATION OF THE APPROVAL OF STREETS AND UTILITIES
 I HEREBY CERTIFY: (1) THAT THE STREETS, UTILITIES AND EASEMENTS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE APPLICABLE MANNER AND ACCORDING TO CITY SPECIFICATIONS OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$100,000.00 HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE THE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

Harold Smith
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER
 DATE: 10-17-05

CERTIFICATION OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ACT AND THE REQUIREMENTS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE GREENE COUNTY REGISTER.

John R. Hensley
 SECRETARY REGIONAL PLANNING COMMISSION
 DATE: 10-17-05

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY UNDER THE SURVEYING ACT OF 1967. THE ACCURACY OF THIS SURVEY EXCEEDS A RELATIVE ERROR OF CLOSURE OF 1 PART IN 2,500 AND IT IS MY OPINION THAT THE PLAN SHOWN HEREON AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL MONUMENTS SHOWN HEREON AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS.

John R. Hensley
 SURVEYOR
 DATE: 10-17-05

CERTIFICATION OF ELECTRIC POWER
 I HEREBY CERTIFY THAT THE ELECTRIC POWER CAN BE MADE AVAILABLE TO EVERY LOT WITHIN THIS SUBDIVISION SUBJECT TO OUR STANDARD LINE EXTENSION POLICY.

Steve Bell
 GREENEVALE LIGHT AND POWER REPRESENTATIVE
 DATE: 10-17-05

APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, NURSERY AND LAND RECONSTRUCTION DIVISION, AND ARE HEREBY APPROVED AS SHOWN.

John R. Hensley
 CITY ENGINEER OR THE STATE ENVIRONMENTAL SPECIALIST
 DATE: 10-17-05

CERTIFICATION OF APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE PRIVATE OR PUBLIC SEWAGE SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION FULLY MEET THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, NURSERY AND LAND RECONSTRUCTION DIVISION, AND ARE HEREBY APPROVED AS SHOWN.

John R. Hensley
 CITY ENGINEER OR THE STATE ENVIRONMENTAL SPECIALIST
 DATE: 10-17-05

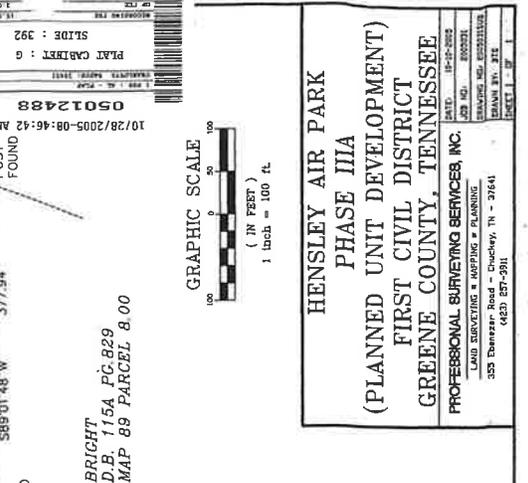
NOTES:

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- PROPERTY SHALL ADHERE TO ZONING REGULATIONS.
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- NUMBER OF LOTS: 09
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 1935 EARNEST ROAD
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SMITH
 MAP 89 PARCEL 31
 D.B. 16A P.C. 385

WHALLEY
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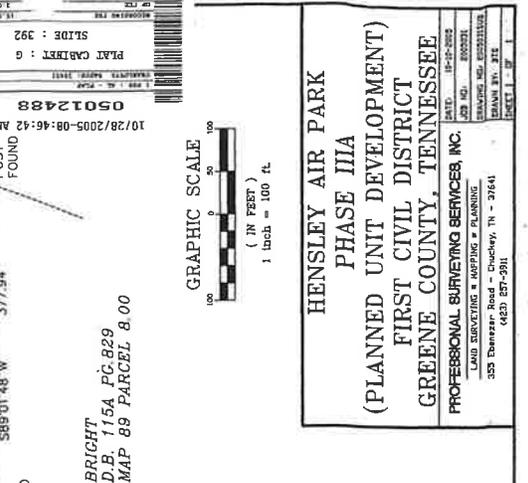
CLEMMER
 MAP 90
 PARCEL 1
 D.B. 288A
 P.C. 484

BURCNER
 MAP 89
 PARCEL 32
 D.B. 192A
 P.C. 699

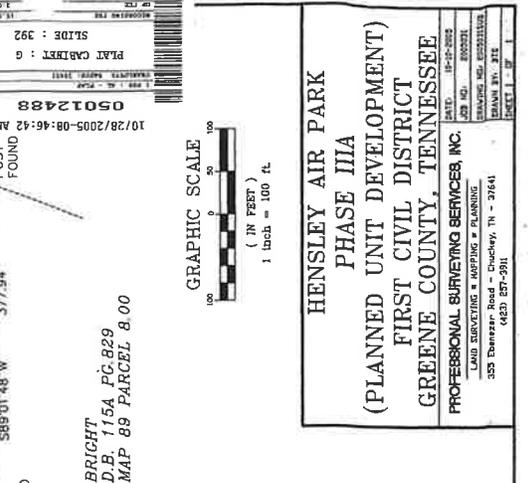
JENNINGS
 MAP 90
 PARCEL 3
 D.B. 285
 P.C. 498

HENSLEY AIR PARK
 PHASE IIIA
 (PLANNED UNIT DEVELOPMENT)
 FIRST CIVIL DISTRICT
 GREENE COUNTY, TENNESSEE

PROFESSIONAL SURVEYING SERVICES, INC.
 LAND SURVEYING & MAPPING & PLANNING
 555 Commerce Parkway, N. - 37644
 (423) 297-2941



10/28/2005-08-46:42 AM
 05012488
 JOY MA
 10/28/2005-08-46:42 AM
 05012488
 PLAT CABINET: 6
 SLIDE: 392



AFFIDAVIT OF PUBLICATION

**STATE OF TENNESSEE
COUNTY OF GREENE**

ACCOUNT NAME:
G CO PLANNING OFFICE

G CO PLANNING OFFICE
129 Charles St Ste 2
Greeneville, TN 37743-0830

ACCT. NUMBER:
SUN117573

COST OF PUBLICATION:
\$142.20

NOTICE OF PUBLIC HEARING

The Greene Board of Zoning Appeals will conduct a public hearing on February 24, 2026, to consider granting variances to Sections 601.4 D. and 601.4 E. of the Greene County Zoning Resolution, to decrease the rear yard and left side yard setback requirements for property owned by Daniel Broadt, located at 210 Skyway Drive, Chuckey, TN 37641 (tax parcel 089-E-B-013.00). The meeting will be held at 8:30 a.m. in the 1st floor Takoma Conference Room located in the Greene County Government Administration Center, 401 Takoma Avenue, Greeneville, TN 37743 on January 27, 2026.

A copy of the proposed variance is on file at the Greene County Government Administration Center, located at 401 Tacoma Avenue, Suite 102, 1st Floor, Greeneville, TN 37743 for public viewing.
1.17.26

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Kelly L. Pickering who being first duly sworn, deposes and says: that he (she) is _____ (Publisher or other officer or employee authorized to make affidavit) of ADAMS PUBLISHING GROUP, LLC, engaged in the publication of a newspaper known as **The Greeneville Sun**, published, issued, and entered as periodicals class mail in the city of **GREENEVILLE** in said County and State of Tennessee, that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in **The Greeneville Sun** on the following dates:

01/17/26

The Greeneville Sun

P.O. BOX 1630, GREENEVILLE, TN 37744
423-638-4181

Subscribed and sworn to before me on this 17th day of January, 2026

Newspaper Representative: Gary Bluebeek
Notary Public: Kelly L. Pickering

My Commission Expires: 5/28/29



The referenced publication of notice has been posted (1) On the newspaper's website, where it shall be published contemporaneously with the notice's first print publication and will remain on the website for at least as long as the notice appears in the newspaper; and (2) On a statewide website established and maintained as an initiative and service of the Tennessee Press Association as a repository for such notices.

Amy Tweed

From: Amy Tweed
Sent: Thursday, February 19, 2026 4:54 PM
To: Beth Douthat (bethdouthat@gmail.com); Bill Dabbs (wbilldabbs@gmail.com); David Crum; Dawn Ramsey; Dax Sipe; gcpermitclerk@gmail.com; Holly Brooks (office@brooks-malone.com); Jason Smith (jasonsmithjay@hotmail.com); John Stills; Kathy Crawford (crawfordkhh@gmail.com); Kevin Morrison; Lyn Ashburn; Nancy Gaddy; Robert Wilhoit (boykins@ymail.com); Roger Woolsey; Sandra Fowler; Scott Jenkins - Greeneville Sun; Tammy Cutshall; Tim Tweed; WGRV
Subject: GREENE COUNTY BOARD OF ZONING APPEALS MEETING - 02-24-2026 @ 8:30AM
Attachments: BZA PACKET 02-24-2026.pdf

The Greene County Board of Zoning Appeals will meet at 8:30 a.m. on February 24, 2026, at the Greene County Government Administration Center, located at 401 Takoma Avenue (1st Floor), Takoma Conference Room, Greeneville, TN 37743.

If you are unable to attend the meeting, please contact our office at your earliest convenience.



Greene County Planning Coordinator
Amy Tweed
401 Takoma Ave, Suite 102
Greeneville, TN 37743
Office: (423) 798-1724
Email: atweed@greenecountyttn.gov

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Lyn Ashburn, Research/Special Projects
Date: February 20, 2026
Subject: Addendum to the BZA packet concerning 210 Skyway Drive

This afternoon I received a call from Diane Coffey, who owns 250 Skyway Drive. She lives in Georgia (7.5 hour drive) and was unable to get a day off from work to attend the meeting.

Ms. Coffey's property adjoins 210 Skyway Drive to the right, so approving the variance request would decrease the setback adjacent to her lot line. Her main concern is the potential for runoff onto her property; specifically, onto her septic tank and field lines. She is also concerned about the impact to a french drain located on her property close to the side lot line. Ms. Coffey stated there was an existing problem with runoff from a large hill located to the rear of the lots, and was concerned that construction so close to the lot line would make the situation worse.

There is a 7.5 wide drainage and utility easement located adjacent to each lot line in Hensley Air Park. Ms. Coffey has requested that the applicant take steps to ensure that runoff from 210 Skyway Drive is routed into the easement, which drains to Skyway Drive.

Amy Tweed

From: Amy Tweed
Sent: Friday, February 20, 2026 4:44 PM
To: Beth Douthat (bethdouthat@gmail.com); Bill Dabbs (wbilldabbs@gmail.com); David Crum; Holly Brooks (office@brooks-malone.com); Jason Smith (jasonsmithjay@hotmail.com); Kathy Crawford (crawfordkhh@gmail.com); Robert Wilhoit (boykins@ymail.com)
Cc: Kevin Morrison; Roger Woolsey; Tim Tweed
Subject: FW: Addendum to BZA packet
Attachments: Diane Coffey concerns.memo.pdf

Please find attached a summary of a conversation with an adjacent property owner concerning Skyway Drive Variance request.

Have a great weekend!



Greene County Planning Coordinator
Amy Tweed
401 Takoma Ave, Suite 102
Greeneville, TN 37743
Office: (423) 798-1724
Email: atweed@greenecountytn.gov

1-14-2026

Please email me the inspection once completed. Also no pictures were attached??

Amy

Click [Here](#) to open inspection



Inspection Information

Permit #: 202501201

Permit Date: 12/29/2025

Inspection Date: 12/30/2025

Permit Type: Variance

Inspection Type: Zoning

Requested By: Bryan Stoltszfus

Contact Info:

Scheduled Date: 12/30/2025

Scheduled Time: 00:00

Completed Date: 12/30/2025

Description: Re-check measurements for variance

Inspection Status: Completed

Assigned To: Tim Tweed

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

(Back Yard Measurement) Building will be 20ft off property line requiring a 10ft variance.

12/30/2025

(Right Side Yard Measurement) Building will be 5ft - 8in off property line requiring a 6ft - 4in variance.

Property Information

Parcel#: 030 089E B 01300 000 2024

DANIEL R BROADT ; CAROLYN J BROADT

210 SKYWAY DR

Zoning: A-1Lot: 3Block: Sub:HENSLEY AIRPARK

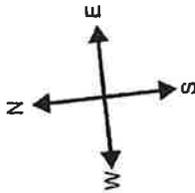
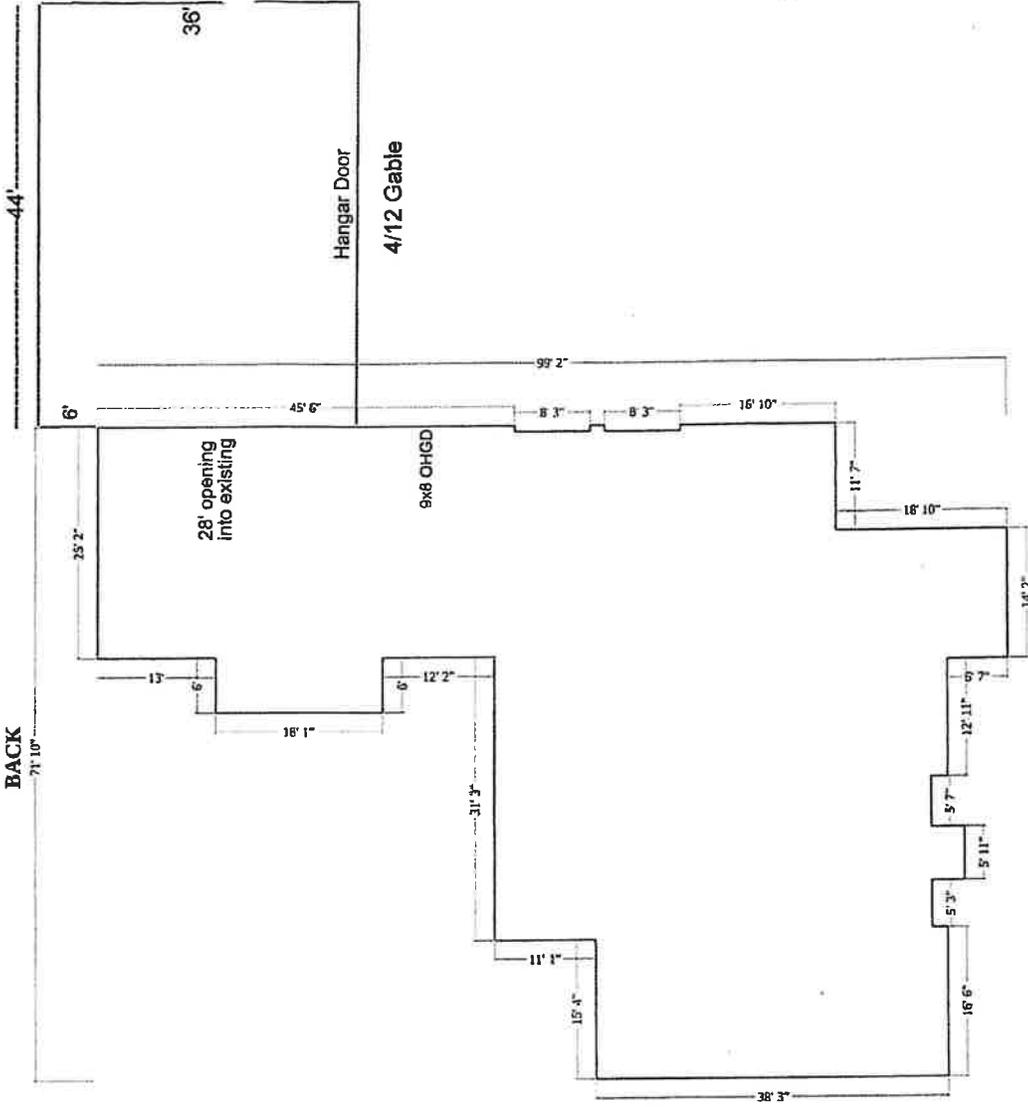
PH IIIA

DANIEL R BROADT ; CAROLYN J BROADT

3355 RIDGE RD

BLOOMSBURG, PA 17815

5' block stem wall on backside
wrap around right corner 10'



Number of Stories: 1
Footprint Perimeter: 367' 3"
Footprint Area: 4502 ft²

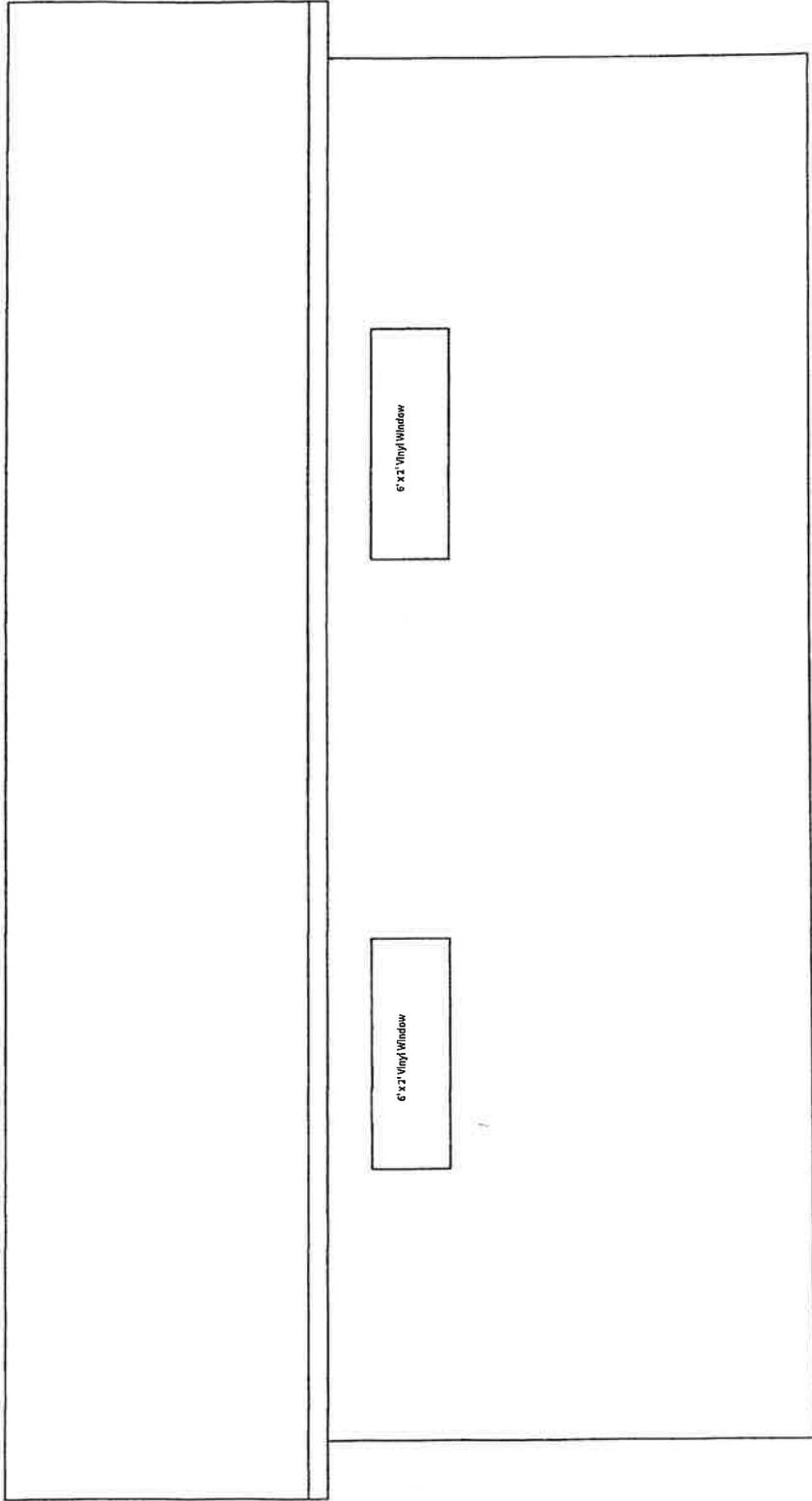
FRONT

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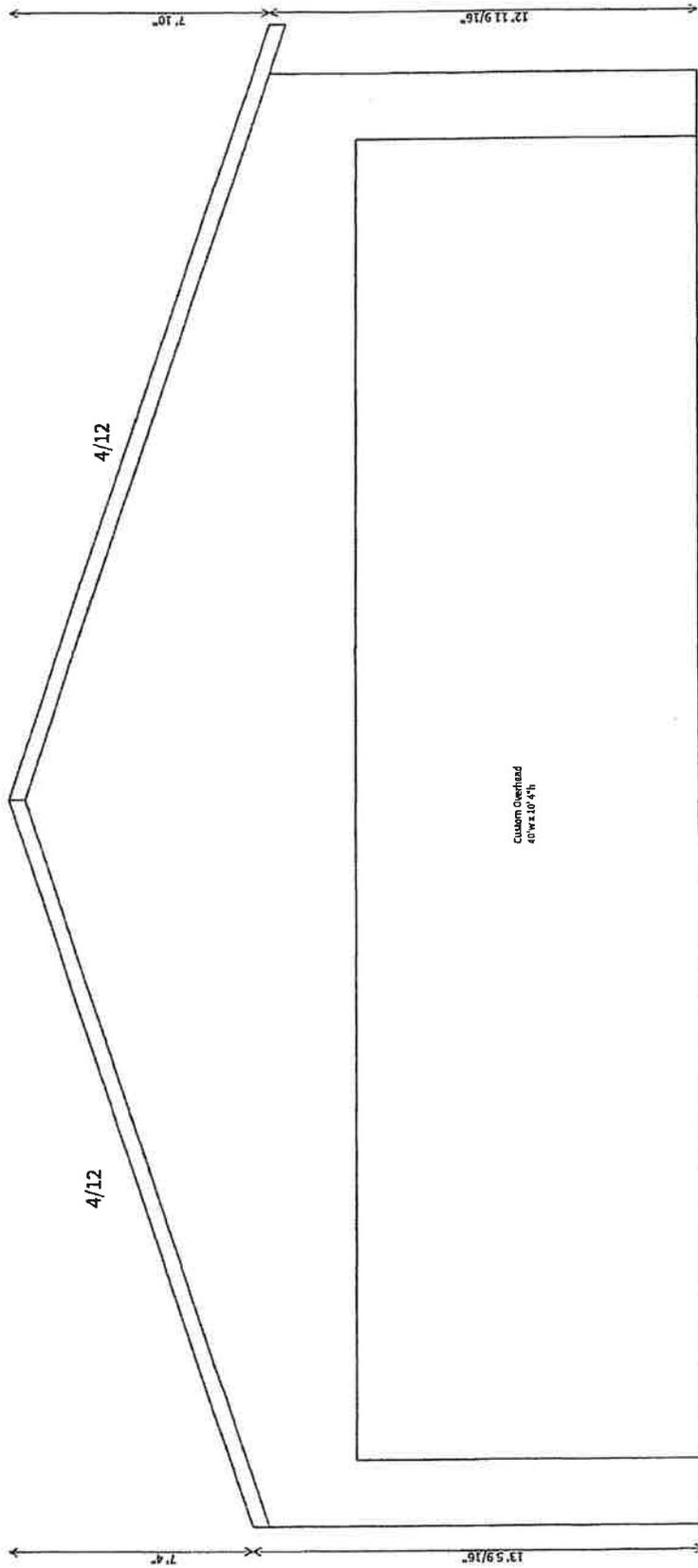
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Job: Dan Broadt Hanger
Date: 12/15/2025
Time: 11:37 AM

Left Elevation

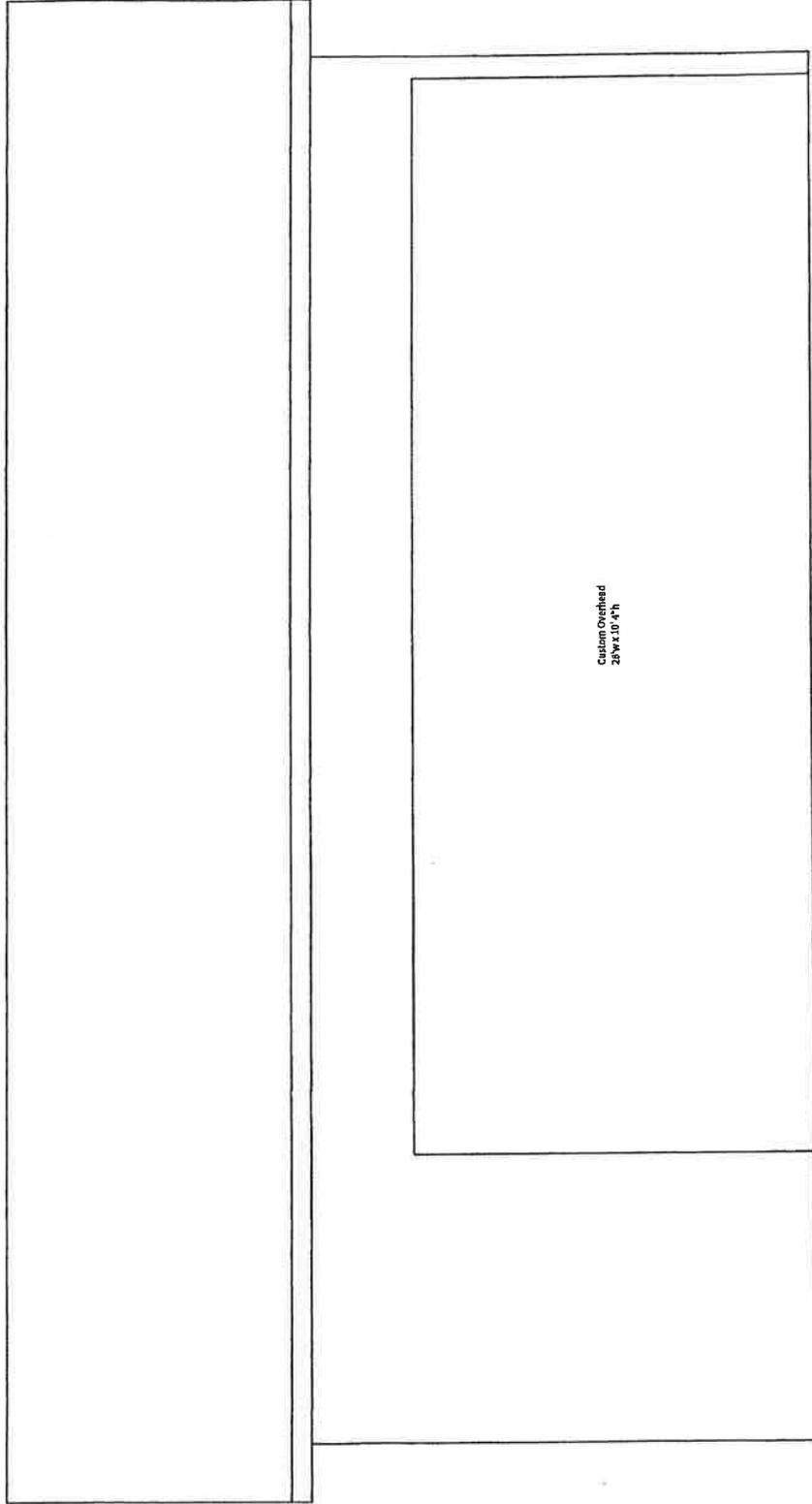


Front Elevation



Job: Dan Broadt Hangar
Date: 12/15/2025
Time: 11:37 AM

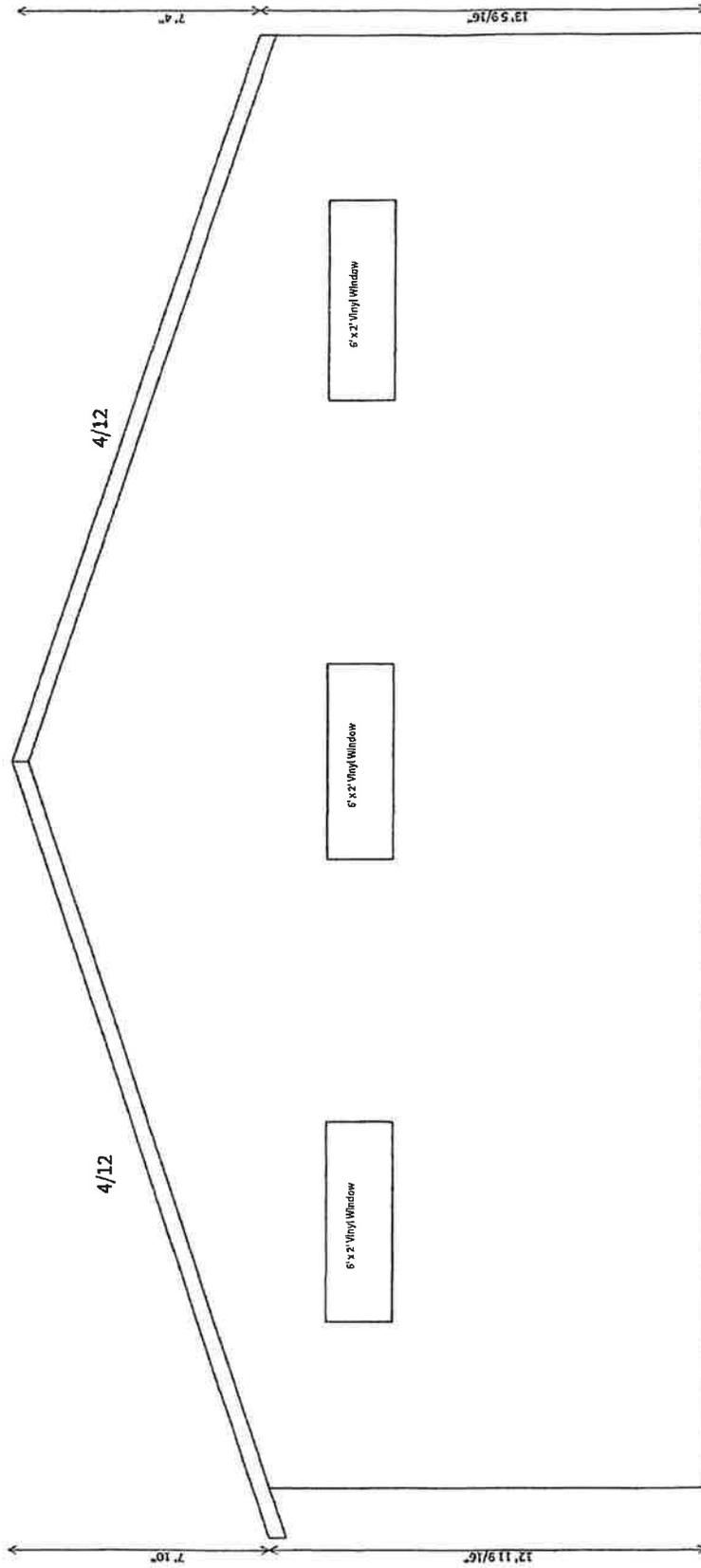
Right Elevation



Custom Overhead
28'W x 10' H

Job: Dan Broadt Hanger
Date: 12/15/2025
Time: 11:37 AM

Back Elevation



Cross Section - EXT-1

ROOF MATERIAL: Brown 28 ga Premier Rib Panel

PURLINS: 2x4 SPF Flat
 SUBFASCIA: 2x6 SPF
 FASCIA: 10' 2" x 1.5" x 6" Fascia Cover
 SOFFIT: 11.25" Vented Steel Soffit

TOP PLATE: 2x6 SPF
 VERY TOP PLATE: 2x6 SPF

WALL MATERIAL: Light Gray 28 ga Premier Rib Panel

TOP OF WALL: 10' 2" JF Trim 5/8

EXTERIOR WALL GIRTS: 2x4 SPF

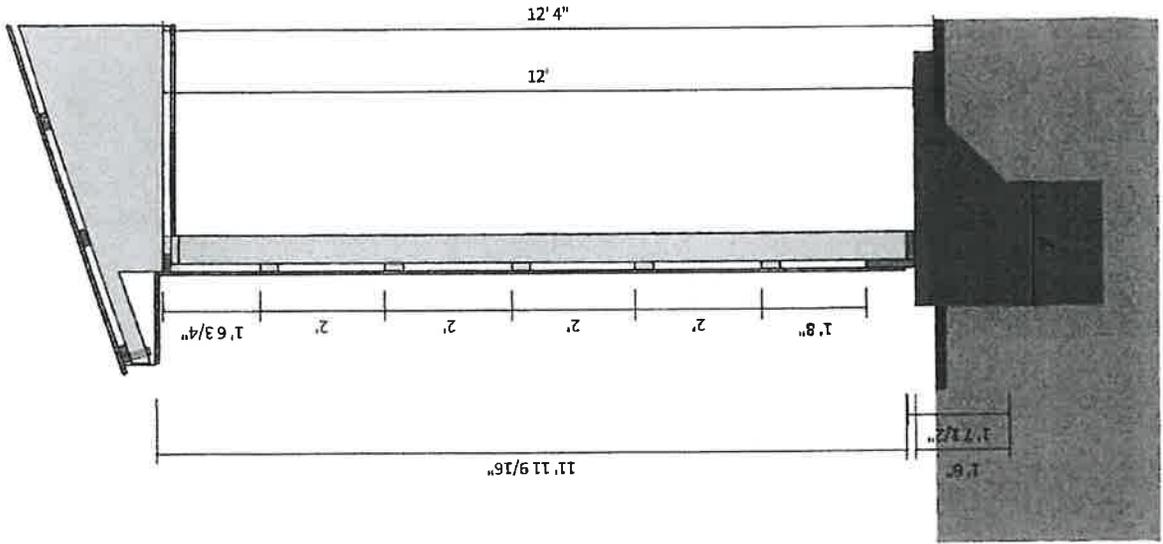
STUDS: 2x6 SPF 16 IN. O. C.

VERY BOTTOM PLATE: 2x6 Treated
 EXTERIOR SKIRT BOARD: 2x10 Treated
 BOTTOM IS AT GRADE

SIDING BEGINS 0' 5 3/4" ABOVE GRADE

4/12 TRUSS SYSTEM
 HEEL HEIGHT: 1'
 TRUSS SPACING: 24 IN. O. C.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
 TRUSS LOADING: (none)

CEILING MATERIAL: White Liner Panel
 CEILING PURLINS: 2x4 SPF Flat



SLAB DEPTH 0' 4"
 FOUNDATION NOTES:
 THICK EDGE SLAB: 1' 6" X 2' WIDTH
 SPREAD FOOTING: 1' 6" X 2' WIDTH
 UPLIFT: (none)
 POST TO FOUNDATION: (none)
 POST BASE: (none)

Cross Section - EXT-3

ROOF MATERIAL: Brown 28 ga Premier Rib Panel

PURLINS: 2x4 SPF Flat
 SUBFASCIA: 2x6 SPF
 FASCIA: 10' 2" x 1.5" x 6" Fascia Cover
 SOFFIT: 11.25" Vented Steel Soffit

TOP PLATE: 2x6 SPF
 VERY TOP PLATE: 2x6 SPF

WALL MATERIAL: Light Gray 28 ga Premier Rib Panel

TOP OF WALL: 10' 2" JF Trim 5/8

EXTERIOR WALL GIRTS: 2x4 SPF

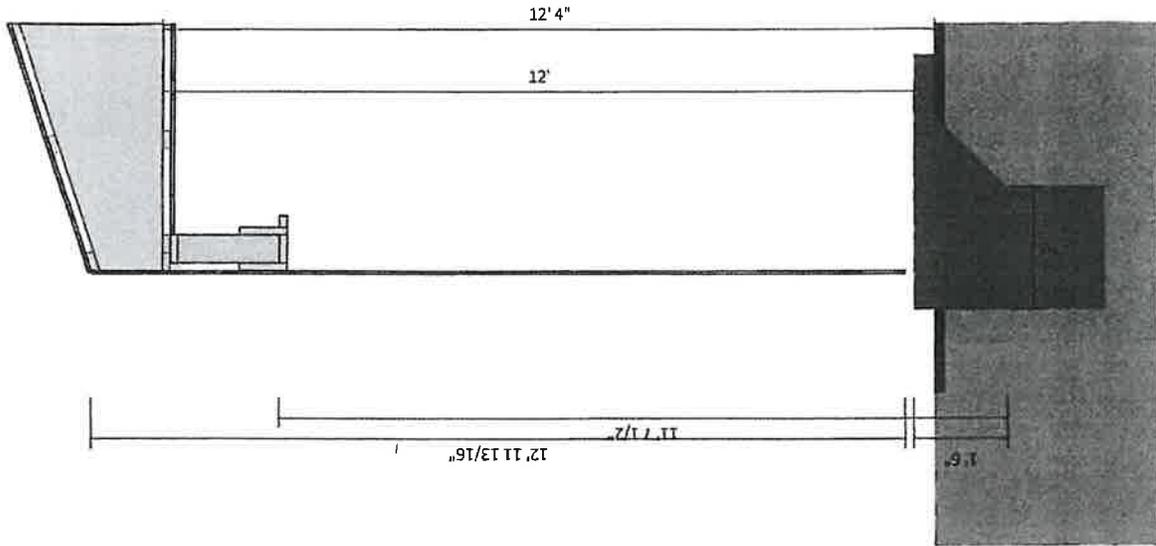
STUDS: 2x6 SPF 16 IN. O. C.

VERY BOTTOM PLATE: 2x6 Treated

EXTERIOR SKIRT BOARD: 2x10 Treated
 BOTTOM IS AT GRADE

SIDING BEGINS 0' 5 3/4" ABOVE GRADE

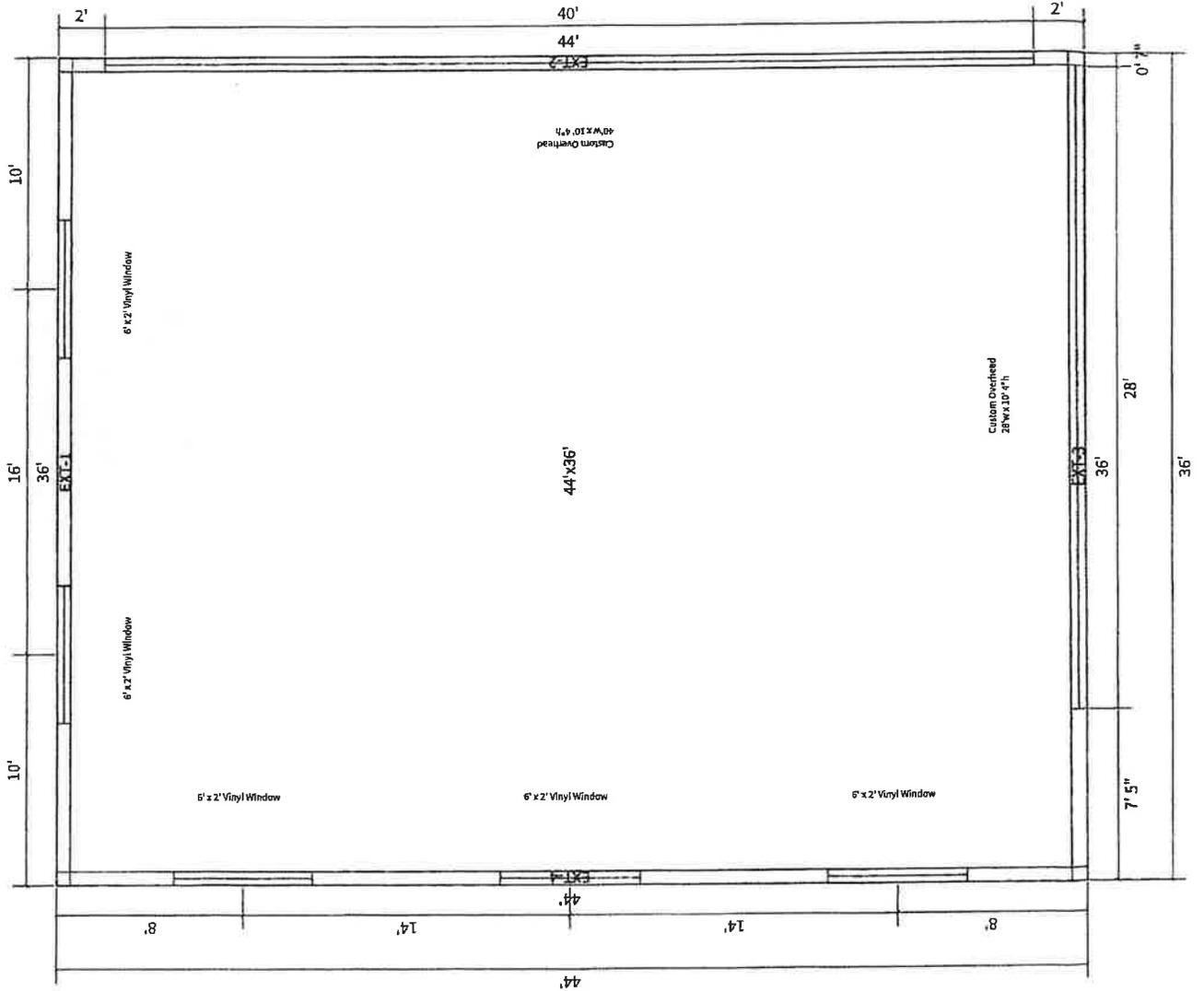
4/12 TRUSS SYSTEM
 HEEL HEIGHT: 1'
 TRUSS SPACING: 24 IN. O. C.
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS
 TRUSS LOADING: (none)
 CEILING MATERIAL: White Liner Panel
 CEILING PURLINS: 2x4 SPF Flat



SLAB DEPTH 0' 4"
 FOUNDATION NOTES:
 THICK EDGE SLAB: 1' 6" X 2' WIDTH
 SPREAD FOOTING: 1' 6" X 2' WIDTH
 UPLIFT: (none)
 POST TO FOUNDATION: (none)
 POST BASE: (none)

Job: Dan Broadt Hangar
Date: 12/15/2025
Time: 11:37 AM

Wall Layout























Permit #: 202501178

Permit Date: 12/15/25

Permit Type: Building

Zoning Type:

Class: Residential

Applicant Phone: 423-588-9632

Applicant Name: Daniel Broadt

Applicant Address: 210 Skyway Dr.

Re-Zoning:

Applicant Email:

Square Feet: 1584

Issued Date: 12/15/2025

Description: hangar addition

Project Cost: 250000

City, State, Zip: Chuckey, TN 37641

Expiration Date: 12/15/2026

Setbacks:

Flood Zone:

Project Type: hangar addition

Percentage of Damage:

Status: Pending

Assigned To: Inspector

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
030 089E B 01300 000 2024	210 SKYWAY DR		DANIEL R BROADT ; CAROLYN J BROADT		A-1

Contractors

Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Pro Angle Builders	Bryan Stoltzfus	423-588-9632	6385 Erwin Hwy	Residential BC - A		

Inspections

Date	Inspection Type	Description	Scheduled Date	Completed Date	Inspector	Status
12/18/2025	Zoning	Re-check Zoning	12/18/2025	12/18/2025	John Stills	Consultation
12/15/2025	Zoning	zoning-hangar addition	12/16/2025	12/16/2025	John Stills	Need More info to Proceed

Fees

Fee	Description	Notes	Amount
Miscellaneous			\$920.00
Total			\$920.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
12/15/2025	Pro Angle Builders	hangar addition	631	Dawn Ramsey	\$920.00
Outstanding Balance					\$0.00

Uploaded Files

Date	File Name
12/18/2025	29971383-IMG_3929.jpeg
12/18/2025	29971384-IMG_3930.jpeg
12/18/2025	29971386-IMG_3933.jpeg
12/18/2025	29971388-IMG_3934.jpeg
12/18/2025	29971378-IMG_3935.jpeg
12/18/2025	29971379-IMG_3932.jpeg
12/18/2025	29971380-IMG_3931.jpeg
12/18/2025	29971381-IMG_3927.jpeg
12/18/2025	29971382-IMG_3928.jpeg
12/15/2025	29921300-hangar plans-Daniel Broadt.pdf
12/15/2025	29921293-Copy of plat-Daniel Broadt.pdf
12/15/2025	29921288-copy of map-Daniel Broadt.pdf
12/15/2025	29921286-permit application-Daniel Broadt.pdf

Inspections

Permit #	Date	Inspection Type	Description	Requested By	Contact Info	Scheduled Date	Start Time	Completed Date	Assigned To (Inspection)
202501178	12/18/2025	Zoning	Re-check Zoning	Byron Staszulis		12/18/2025	06:00	12/18/2025	John Stills
202501178	12/15/2025	Zoning	zoning-hungar address	Byron Staszulis	425-585-9032	12/15/2025	06:00	12/15/2025	John Stills

File Uploads

Date	File Name	Uploaded By	Description	Xview AI (beta)	Set
12/18/2025	IMG_3928.jpg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3933.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3930.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3929.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3928.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3927.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3931.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3932.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/18/2025	IMG_3935.jpeg	John Stills		Xview AI	<input type="checkbox"/>
12/15/2025	hungar permit-Daniel Broadt.pdf	Dawn Ramsey	hungar plans	Xview AI	<input type="checkbox"/>
12/15/2025	Copy of plat-Daniel Broadt.pdf	Dawn Ramsey	copy of plat	Xview AI	<input type="checkbox"/>
12/15/2025	copy of map-Daniel Broadt.pdf	Dawn Ramsey	copy of map	Xview AI	<input type="checkbox"/>
12/15/2025	permit application-Daniel Broadt.pdf	Dawn Ramsey	permit application	Xview AI	<input type="checkbox"/>

Image Gallery |



Inspection Information

Permit #: 202501178

Permit Date: 12/15/2025

Inspection Date: 12/15/2025

Permit Type: Building

Inspection Type: Zoning

Requested By: Bryan Stoltzfus

Contact Info: 423-588-9632

Scheduled Date: 12/16/2025

Scheduled Time: 00:00

Completed Date: 12/16/2025

Description: zoning-hangar addition

Inspection Status: Need More info to Proceed

Assigned To: John Stills

Inspector Title: Building Inspector

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

12/16/2025 spoke with bryan and explained county setback requirements

Property Information

Parcel#: 030 089E B 01300 000 2024

DANIEL R BROADT ; CAROLYN J BROADT

210 SKYWAY DR

DANIEL R BROADT ; CAROLYN J BROADT

3355 RIDGE RD

BLOOMSBURG, PA 17815

Zoning: A-1Lot: 3Block:



Inspection Information

Permit #: 202501178

Permit Date: 12/15/2025

Inspection Date: 12/18/2025

Permit Type: Building

Inspection Type: Zoning

Requested By: Bryan Stoltszfus

Contact Info:

Scheduled Date: 12/18/2025

Scheduled Time: 00:00

Completed Date: 12/18/2025

Description: Re-check Zoning

Inspection Status: Consultation

Assigned To: John Stills

Inspector Title: Building Inspector

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

12/18/2025 right side was 7ft to line needs to be 12. need a variance of 5ft minimum possibly more if building has a overhang, measured 21 feet in the back need a variance of 9ft minimum possibly more if building has a overhang

Property Information

Parcel#: 030 089E B 01300 000 2024

DANIEL R BROADT ; CAROLYN J BROADT

210 SKYWAY DR

DANIEL R BROADT ; CAROLYN J BROADT

3355 RIDGE RD

BLOOMSBURG, PA 17815

Zoning: A-1Lot: 3Block:

MEMORANDUM

To: The Greene County Board of Zoning Appeals
From: Amy Tweed, Planning Coordinator
Date: February 23, 2026
Subject: Variance request for 365 Wykle Road
Owner: Varady Snapper & Ashley S. Huss
Tax parcel: 133-028.06 (attached)

Request:

- The proposal is to construct an attached garage, which will be attached to the existing house. No sketch was shown or provided.
- Setbacks Requirement: Right-Side Yard Setback requirement twelve (12) feet.
Request: Decrease the right-side yard setback to three (3) feet and eight (8) inches.
Resulting in a variance of: Eight (8) feet and four (4) inches.
- The subsurface sewage disposal system (SSDS) is located across the entire rear portion of the property. (see certificate of completion of Subsurface Sewage Disposal System) from Tennessee Department of Environment and Conservation (TDEC).

Review:

Is it in the opinion of the Board of Zoning Appeals (BZA):

- That the subsurface sewage disposal system (SSDS) significantly restricts the placement of structures in compliance with the required setbacks from zoning and Tennessee Department of Environment & Conservation (TDEC).
- The location of the SSDS constitutes a site-specific physical condition that limits reasonable development of the lot.
- The strict application of the zoning ordinance would result in practical difficulty, as buildable areas are substantially reduced due to the SSDS placement.
- The requested variance represents the minimum relief necessary to allow reasonable use of the property while maintaining compliance with applicable (TDEC) requirements for the (SSDS).
- That by granting the variance, it will not adversely affect adjacent properties, alter the character of the area, or be contrary to the intent of the zoning ordinance. On February 9, 2026, adjoining property owner Henry Busch stated by telephone that he was in favor of the variance.
- Additional Comments at the meeting from the Building Commissioner.

Building Commissioner/Designee Report:

Permit #: 202600095

Inspection Date: 2-6-2026

Report/Pictures: (attached)

Notes: Measured 5 ft from the edge of concrete pad to property line plus 16 inch overhang, needs to be 12. Building will be 3 ft 8 inches from overhang to property line resulting in 8ft 4 inch variance needed on right side property line. (by Building Inspector John Stills)

Article V. Board Staff (Zoning Resolution):

- 5.1 The **Building Commissioner** shall make provisions for staff support for the Board including, but not limited to, the following:
 - 5.1.1 Providing a contact for those seeking action by the Board.
 - 5.1.2 Providing a contact for members of the public who are interested in potential action by the Board.
 - 5.1.3 Researching and compiling information that is necessary for the Board to make an informed decision.
 - 5.1.4 Presenting all relevant information, both supporting and contrary to the issue, to the Board, the applicant, and interested citizens.
 - 5.1.5 Preparing and publishing a public notice or agenda for Board meetings and work sessions.
 - 5.1.6 Handling correspondence for the Board, taking notes at meetings, and preparing the minutes for review by the Board.
 - 5.1.7 Creating and maintaining a file of all information relevant to any action requested of the Board, including the application, data generated or collected by staff, data presented at the meeting, and resolution of the issue.

Notices:

- A notice of public hearing ran in the Greeneville Sun on 02-07-2026
- Emailed BZA Packet 02-23-2026
- Letters were sent out to adjoining owners on 02-05-2026

Options:

The Board may either approve, deny, or postpone action pending the receipt of additional information. The conditions required for approval (as taken from Article X of the Greene County Zoning Resolution) are:

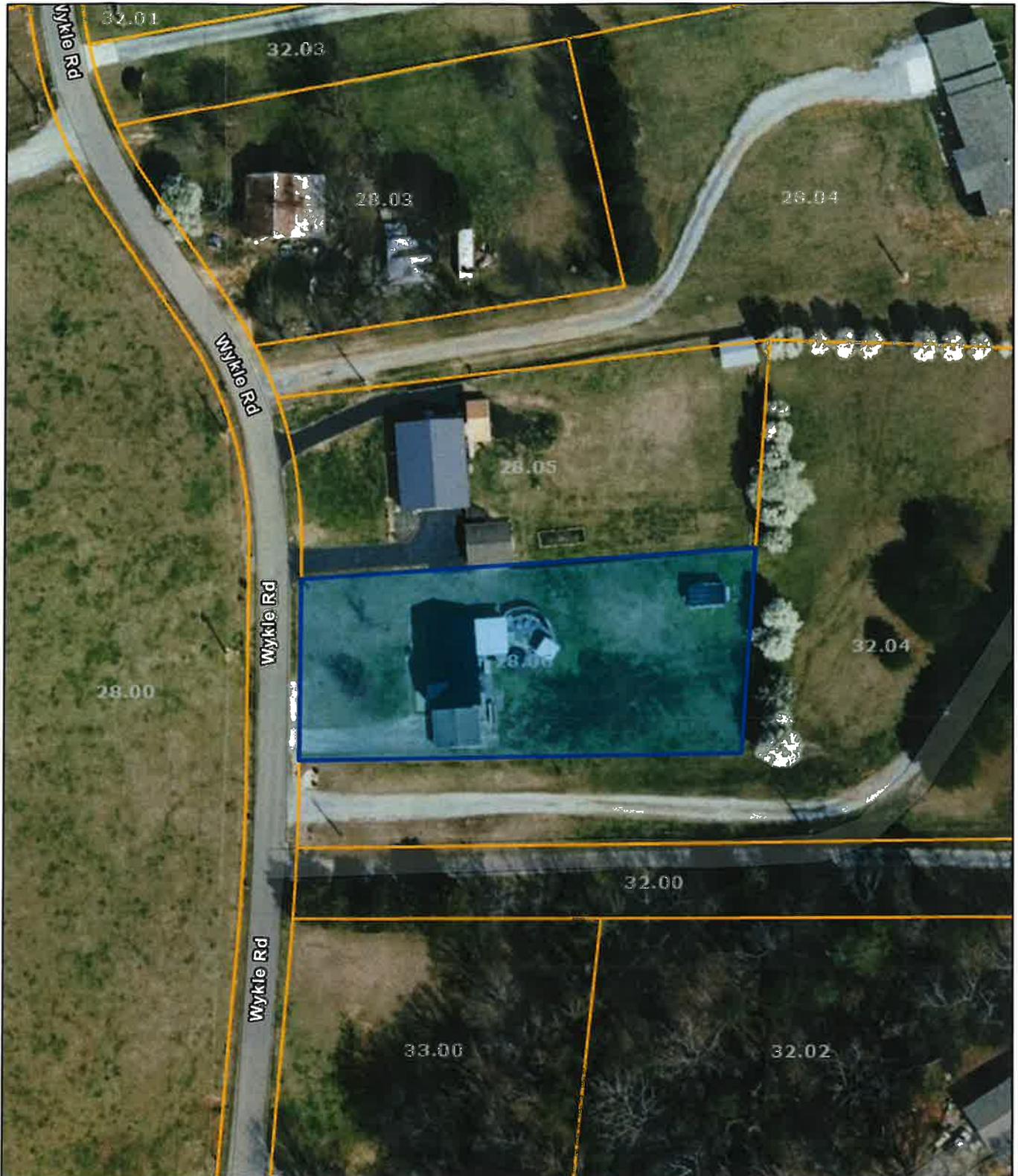
1004.3.2 For any lot or tract which has exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and

1004.3.3 When relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and

1004.3.4 And may attach conditions regarding the location, character and other features of the proposed building structure or use as it may deem advisable in furtherance of the purpose of this resolution; and

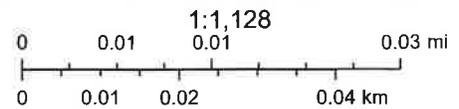
1004.3.5 Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

Greene County - Parcel: 133 028.06



Date: January 30, 2026

County: GREENE
Owner: SNAPPER VARADY ASHLEY S HUSS
Address: WYKLE RD 365
Parcel ID: 133 028.06
Deeded Acreage: 0.61
Calculated Acreage: 0
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

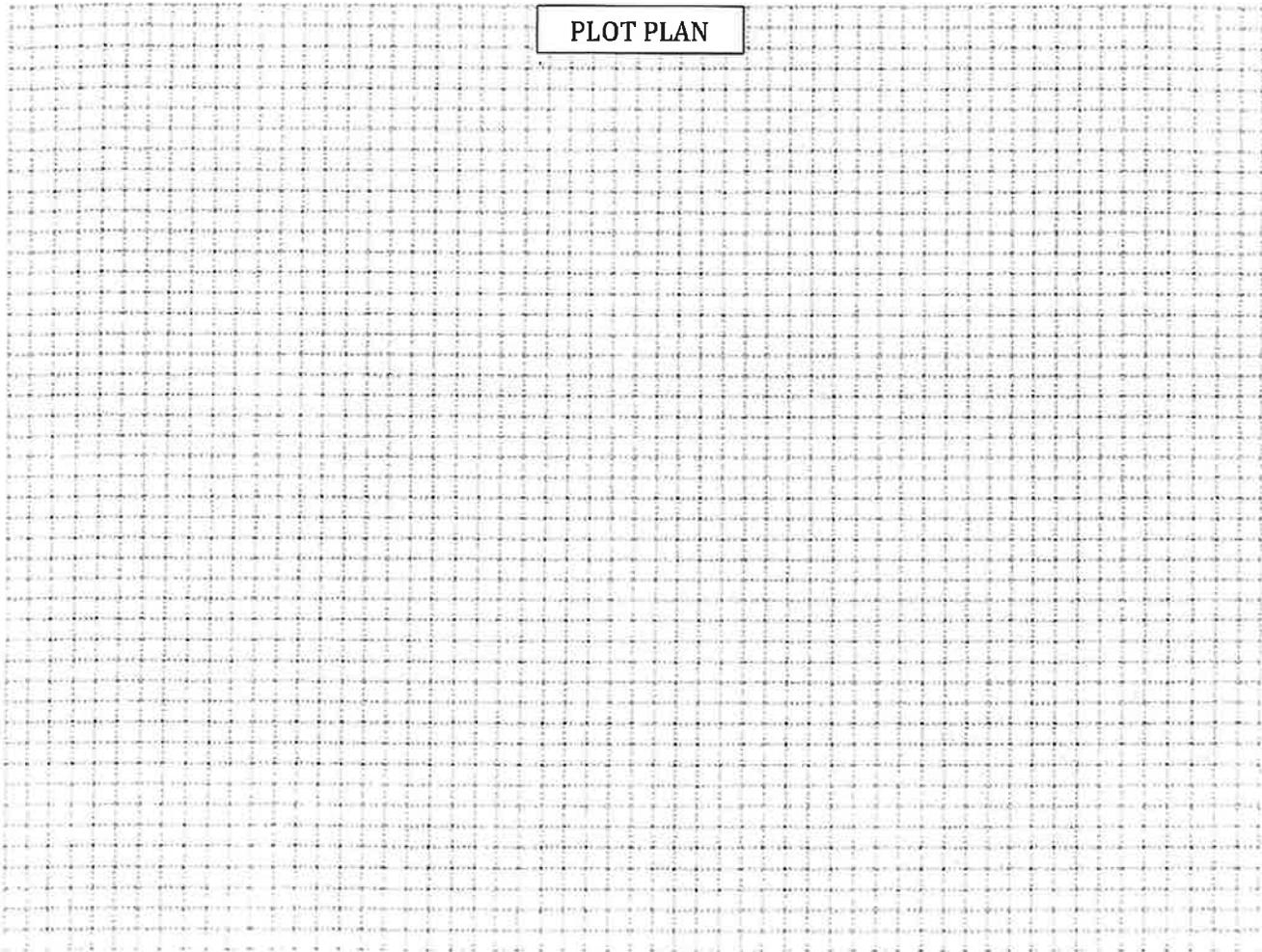
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

SECTION A. SITE VISIT & SKETCH REQUEST FORM

- 16. Request front yard setback to be _____ feet from the centerline of the county/state road.
- 17. Request left side yard setback to be _____ feet to the left side yard property line.
- 18. Request rear yard setback to be _____ feet to the rear yard property line.
- 19. Request right yard setback to be _____ feet to the right side yard property line.

Make a rough sketch below showing the nature of request, property lines, structures, septic location, road, driveway, drainage areas, and any further information that is relevant to the request.

PLOT PLAN



I certify that the above information is true and correct to the best of my knowledge, and that I have been authorized by the above-named property owner to submit this application for a variance request.

1-29-26
Date

Sueppa Varady
Print Name

423-620-3470
Telephone #

Sueppa Varady
Signature



GREENE COUNTY BOARD OF ZONING APPEALS APPLICATION

Greene County Building & Zoning Department
401 Takoma Ave., Suite 102
Greeneville, TN 37743
423-798-1724

Total amount due: \$300.00
Cash: [] Check: [] CC: []
Ck #: [] Inv# 2026-95

Submission deadline date is the last business day of the month Date completed application submitted: _____

1. Name(s) of Property Owner: Snapper Varady
Mailing Address: 365 Wykle Rd City, State, Zip Greeneville TN 37743
Property Owner Phone #: 423-620-3470 Property Owner Email: Snapper v -tn@yahoo.com

2. Name(s) of Applicant: Same as above
Mailing Address: _____ City, State, Zip _____
Applicant Phone #: _____ Applicant Email: _____

3. Property information:
Street Address: 365 Wykle Rd. City, State, Zip Greeneville TN 37743
Current Use: Primary Proposed Use: Primary Residence

4. Nature of Request:
Variance Request: [X] (If yes, complete Section A)
Special Exception/Conditional Use [] (If yes, complete Section B)
Appeal of Building Commissioner decision: [] (If yes, complete Section C)

Meeting Location: Greene County Government Administration Center, Takoma Conference Room, 401 Takoma Ave., Greeneville, TN 37743

Meeting Date: _____ (Last Tuesday of the month) Meeting Time: 8:30 a.m.

SIGNATURES REQUIRED: I, the undersigned, hereby agree to be present at any meeting(s) held to discuss this request, or to send a knowledgeable representative in my place. I understand that if I am not represented my request will either be postponed or denied. I further understand that I must complete this application and return the completed form to the Greene County Building & Zoning Department by 4:00 p.m. on the last day of the month in order for the request to be placed on next month's agenda for the Greene County Board of Zoning Appeals.

Applicant(s) Snapper Varady Date 1-29-26
Property Owner(s) Snapper Varady & Ashley Varady Date 1-29-26

OFFICE USE ONLY

Action Taken: Approved [] Denied [] Approved with Conditions []

List Conditions: _____

Variance Recorded at: Plat book: _____ Page #: _____ Date: _____ Copy Provided []

Entered this _____ of _____, 20 _____ Tim Tweed

Tim Tweed, Greene County Building Commissioner Date

SECTION A. SITE VISIT & SKETCH REQUEST FORM

Applicant Supper Varady Property Owner(s) Snapper & Ashley Varady
Property Address 365 Wylke Rd. City, State, Zip Greeneville TN 37743
Tax map: 133 Group: _____ Parcel #: 028.06 Size of property: 0.61ac Zone of Property _____
Subdivision Name/Lot Number (if any): Babb Smith Lot 6 Deed book & page #: 630A-1494

Please complete the following questions to the best of your ability and circle all answers that apply.

5. What is the existing use of property: Primary Residence

6. Name of business or industry on the property (if applicable): _____

7. What about your property makes it necessary to obtain a variance? (For example, field line location)

Neighboring property line is 8ft, 12ft is needed for planned attached garage

8. Was a building permit obtained for the structure that needs a variance? Y N Don't know (If no please explain)

Awaiting decision before paying for permit

9. Was the building permit issued for the proper use? Y N Don't know (If no, please explain)

10. Are there areas of rock or low-lying /flood prone areas that limit where you can build? Y N (If yes please explain)

11. Does your property have topographical issues, or are there other reasons why you need a variance? Y N (If yes explain) _____

12. Does the septic system or field lines limit where you can build? Y N (If yes, please explain)

If you need information about the location of an existing septic system, you can call the Tennessee Department of Environment and Conservation (TDEC) at 423-854-5400, or check online at <https://tdec.tn.gov/septic-service-request/>.

13. Is the lot staked? yes [] No If not, date it will be staked? _____

14. Is the request staked? [] yes [] No If not, date it will be staked? _____

15. Explain your request to build the following: There was an existing carport, detached. We are wanting to build an attached garage which requires a 12ft setback. I only have 8ft.



GREENE COUNTY BOARD OF ZONING APPEALS APPLICATION

GREENE COUNTY BUILDING & ZONING DEPARTMENT
401 TAKOMA AVE., SUITE 101
GREENEVILLE, TN 37743
423-798-1724

SECTION A. VARIANCE REQUEST PROCEDURE PROCESS

The Variance Request Process is as follows:

- 1. Contact the Greene County Building and Zoning Department to discuss your proposal with a Building Inspector.
2. The Building Inspector will review the information you provide to determine if a site visit is needed.
3. If the variance request involves a setback from a property line, and the accurate location of the line cannot be determined during the site visit, you will need to have a surveyor mark the location of the lot line in question.
4. If the Building Inspector determines that a variance is needed, you will need to submit a Variance Application and application fee.
5. Steps 1 - 4 must take place before the application is submitted.
6. The deadline to submit the application, survey (if needed) and fee for the Greene County Board of Zoning Appeals (for a setback variance), is the last business day of the month.
7. A Notice of Public Hearing, as required by state law, will be published at least fifteen (15) days before the meeting, and notices with information on the request will be mailed to adjacent property owners.
8. At the meeting, you, and any interested visitors, will be able to speak about your request.
9. If the variance is approved, a Notice of Variance Approval will be provided to you by the office of the Greene County Attorney, located at 204 N. Cutler Street, Greeneville, TN 37745. It is your responsibility to record the Notice in the Greene County Register of Deeds office, located at the same address before moving forward with project.

State Law requires all three following conditions to be met before a variance can be approved:

- 1. The property must have an "extraordinary and exceptional situation or condition", such as topography or lot shape, that generally does not apply to other properties in the area; and
2. Approval "will not impair the intent of the zoning regulations and will not result in substantial detriment to the public good"; and
3. "Denial of the request must result in exceptional practical difficulties to or undue hardship upon the property owner".

Note: The Board of Zoning Appeals does not grant variances to lot size or road frontage.

Snapper Varady
Applicant(s)

1-29-24
Date

Snapper & Ashley Varady
Property Owner(s)

1-29-24
Date

AFFIDAVIT OF PUBLICATION

**STATE OF TENNESSEE
COUNTY OF GREENE**

ACCOUNT NAME:
G CO PLANNING OFFICE

G CO PLANNING OFFICE
129 Charles St Ste 2
Greenville, TN 37743-0830

ACCT. NUMBER:
SUN117573

COST OF PUBLICATION:
\$163.80

NOTICE OF PUBLIC HEARING

The Greene County Board of Zoning Appeals will conduct a public hearing on February 24, 2026, to consider a granting variance to Section 601.4 E. of the Greene County Zoning Resolution, to decrease the right side yard setback requirement for property owned by Varady Snapper and Ashley Huss, located at 365 Wykle Road, Greenville, TN 37743 (tax parcel 133-028.06). The request is to decrease the setback from the required twelve feet to eight feet, to permit construction of a garage. The meeting will be held at 8:30 a.m. in the 1st floor Takoma Conference Room located in the Greene County Government Administration Center, 401 Takoma Avenue, Greenville, TN 37743 on January 27, 2026.

A copy of the proposed variance is on file at the Greene County Government Administration Center, located at 401 Tacoma Avenue, Suite 102, 1st Floor, Greenville, TN 37743 for public viewing.
2.7.26

Before the undersigned, a Notary Public of said County and State, duly commissioned, qualified, and authorized by law to administer oaths, personally appeared Laura Huss who being first duly sworn, deposes and says: that he (she) is owner (Publisher or other officer or employee authorized to make affidavit) of ADAMS PUBLISHING GROUP, LLC, engaged in the publication of a newspaper known as **The Greenville Sun**, published, issued, and entered as periodicals class mail in the city of **GREENEVILLE** in said County and State of Tennessee, that he (she) is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is attached hereto, was published in **The Greenville Sun** on the following dates:

02/07/26

The Greenville Sun

P.O. BOX 1630, GREENEVILLE, TN 37744
423-638-4181

Subscribed and sworn to before me on this 7th day of February, 2026

Newspaper Representative: Laura Huss

Notary Public: Kelly Pickering

My Commission Expires: 5/28/29



The referenced publication of notice has been posted (1) On the newspaper's website, where it shall be published contemporaneously with the notice's first print publication and will remain on the website for at least as long as the notice appears in the newspaper; and (2) On a statewide website established and maintained as an initiative and service of the Tennessee Press Association as a repository for such notices .



Inspection Information

Inspection Date: 02/04/2026

Type: Inspection

Requested By: Snapper Varady

Contact Info: 423 620-3470

Scheduled Date: 01/30/2026

Schedule Time: 00:00

02-05-2026 staff checked status of inspection scheduled for 02-04-2026 & no report or inspection was completed.

Completion Date:

Description: Inspector to go measure and take photos

Status: *Pending

Assigned To: Inspector

Hours: 0.0

As of 2-23-2026 the inspection date of 2-4-2026 was deleted.

Property Information

Parcel#: 030 133 02806 000 2024

SNAPPER VARADY AND ASHLEY S HUSS

365 WYKLE RD

Zoning: A-1Lot: 6Block:

SNAPPER VARADY AND ASHLEY S HUSS
365 WYKLE RD
GREENEVILLE, TN 37743

Permit Details:

Permit #: 202600095

Permit Date: 01/30/26

Permit Type: Variance

Zoning Type: Variance

Class: Residential

Applicant Phone: 423 620-3470

Applicant Name: Snapper Varady and Ashley S.Huss

Applicant Address: 365 Wykle Rd.

Re-Zoning:

Applicant Email: snapperv_tn@yahoo.com

Square Feet: 0

Issued Date: 01/30/2026

Description: Variance

Project Cost: 300

City, State, Zip: Greeneville, TN 37743

Expiration Date: 01/30/2027

Setbacks:

Flood Zone: X

Project Type: Variance

Percentage of Damage:

Status: Pending

Assigned To: Tim Tweed



Inspection Information

Permit #: 202600095

Permit Date: 01/30/2026

Inspection Date: 02/06/2026

Permit Type: Variance

Inspection Type: Inspection

Requested By: Snapper Varady

Contact Info: 423 620-3470

Scheduled Date: 02/06/2026

Scheduled Time: 00:00

Completed Date: 02/06/2026

Description: Inspector to go measure and take photos

Inspection Status: Completed

Assigned To: John Stills

Inspector Title: Building Inspector

Time In: 00:00

Time Out: 00:00

Hours: 0.0

Notes

02/06/2026 measured 5 ft from edge of concrete pad to property line plus 16 inch overhang, needs to be 12. building will be 3ft 8 inches from overhang to property line resulting in 8ft 4 inch variance needed on right side property line.

Property Information

Parcel#: 030 133 02806 000 2024

SNAPPER VARADY AND ASHLEY S HUSS

365 WYKLE RD

GREENEVILLE

Zoning: A-1Lot: 6Block:

SNAPPER VARADY AND ASHLEY S HUSS

365 WYKLE RD

GREENEVILLE, TN 37743





