

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: June 1, 2015

Time: 4:30 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, William Carter, Commissioner Zach Young

Absent: Edgar Lowe

Also Present: Rick Gregory, Mike Bauer, Rhonda Carson,

Chairman, Tom Mosier called the meeting to order.

Commissioner Zach Young made a motion to approve the minutes of the January 5, 2015 Board of Zoning and Sign Appeals meeting as written. Mr. Owen Sanders seconded the motion. The motion passed unanimously 4-0.

Case No. 15-06-606: Consider the request for a variance from the 30' front setback requirement in the LDRPUD district for Lot 25 A & B, Vineyards at Twelve Stones, 186 & 188 Tara Lane, Goodlettsville, TN, Sumner County Property map 143F group A parcel 25. The applicant is Robert A. Shaw, 147 Maple Row Blvd., Suite 300, Hendersonville, TN.

Staff reviewed. Mr. Gregory stated this is a request for variance from the 30' front setback requirement in the LDRPUD-Low Density Residential Planned Unit Development district. Mr. Gregory explained that the builder has requested to move the new house a bit closer to the street (Tara Lane) to fit in better with the surrounding homes. This is the last lot and house on this street. That widened area where Tara Lane turns into Willis Branch Road has a stepped set back into the development. He explained that a 30' setback as other houses are on that street would push this house back behind the others on this street. He stated that this 6' front setback variance request, if granted would not be out of keeping with the character of the area. He stated he had not heard from the 3 adjoining property owners as objecting the proposal. Staff recommended approval.

A representative for this request was not present. With no questions or concerns from the Board, Commissioner Zach Young made a motion to approve the request for a variance from the 30' front setback requirement to 24' setback. Mr. Owen Sanders seconded the motion. The motion passed unanimously 4-0.

ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have been adequately notified, and

WHEREAS; the Board has determined that the requirements of The Goodlettsville Zoning Ordinance 14-203 have been addressed, and

WHEREAS; the Board has determined that no adverse impact will occur

NOW, THEREFORE, BE IT ORDERED, the request for a variance from the 30' front setback requirement to 24' setback (Case No. 15-06-606) by the applicant Robert A. Shaw, has been granted by the Board of Zoning and Appeals.

The meeting adjourned at 4:50P.M.



Tom Mosier, Chairman



Rhonda Carson, ECD Assistant