

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

183

Date: October 17, 2011

Time: 5:00 PM

Place: Massie Chambers – Goodlettsville City Hall

Members Present: Tom Mosier, Edgar Lowe, Owen Sanders, Al Jernigan, William Carter

Also Present: Rick Gregory, Tim Ellis, Mike Bauer, Tom Anderson, Jessie Patton Jr., and Vicky Ignatz

Tom Mosier, Chairman called the meeting to order.

Al Jernigan made a motion to approve the minutes of the September 19, 2011 Board of Zoning and Sign Appeals meeting as written. Carter seconded the motion. The motion passed unanimously 4-0.

CASE NO. 11-581 Consider the request for a Zoning Ordinance Variance Application for property owners Jessie Patton Jr., Annie M. Love and Beulah Cartwright for 1) variances to front & side yard setbacks in R-7 zoning district and 2) a variance to the requirement for a one-car attached garage in R-7 zoning district at 215 Old Brick Church Pike, Davidson County Tax Map 18-16, Parcel 61. The applicant is Thomas L. Anderson, 303 South Main Street, Goodlettsville, TN.

Staff reviewed. Gregory reported this request is associated with a proposal to reconstruct a residence destroyed in the April, 2006 tornado. In order to accommodate this reconstruction, it is necessary to consider front and side yard setback variances based on the lot fronting three (3) streets. A variance of approximately a twelve (12) feet side yard setback variance is required on Bell Street and approximately a twelve (12) foot front yard setback variance on Old Brick Church Pike is requested. The front setback lines from these two streets leave approximately eighteen (18) foot of building envelope for much of the lot. Additionally, a variance from the requirement for a one-car garage is requested. Similar requests have been honored in this residential area. While such action cannot, in itself, establish a precedent, it does speak to the size and utilization of lots in the immediate area. The setback variances are necessary and reasonable to accommodate a thirty-four (34) foot wide structure; whereas, relief from the one-car attached garage requirement in the R-7 district would be in keeping with the character of the area. Staff recommends approval of all three (3) variance requests.

Thomas Anderson, project architect/contractor, distributed a drawing depicting residences in the immediate vicinity of the proposed construction site which currently do not have attached/detached one-car garages. He noted that the storage shed currently on-site will remain.

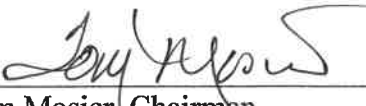
Motion by Sanders to grant approval of the requests for a Zoning Ordinance Variance Application for property owners Jessie Patton Jr., Annie M. Love and Beulah Cartwright for 1) variances to front & side yard setbacks in R-7 zoning district and 2) a variance to the requirement for a one-car attached garage in R-7 zoning district at 215 Old Brick Church Pike, Davidson County Tax Map 18-16, Parcel 61 for 1) a variance of approximately a twelve (12) feet side yard setback on Bell Street and a variance of approximately a twelve (12) foot front yard setback on Old Brick Church Pike. Additionally, a variance from the requirement for a one-car garage in the R-7 zoning district is granted based on staff comments and recommendations, submitted drawings by applicant, applicant comments, and discussion by the board members.

ORDER OF THE BOARD

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

NOW, THEREFORE, BE IT ORDERED, the application for a Zoning Ordinance Variance for Mapco Express, 301 Long Hollow Pike, Davidson County Tax Map 18-14, Parcel 4 will not encroach into the established side or rear setbacks more than the current building so that the requirement for "no increase in the degree of non-compliance of a building" is in compliance. The Board of Zoning and Sign Appeals granted the variance to the side and rear setbacks to allow for the 10 ft. x 20 ft. addition to the existing building based on staff comments and recommendations, submitted drawings, applicant comments, discussion by the board members, and the applicant's submittal of the revised dimension drawings to staff.

The meeting adjourned at 5:11 PM.



Tom Mosier, Chairman



Vicky Ignatz, Planning Assistant