

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: May 14, 2007

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Tom Mosier, Owen Sanders, Al Jernigan, Ed Lowe

Members Absent: Glen Garrett

Also Present: Rick Gregory, Bennie Lane, Tara Bradshaw

The meeting was called to order by Tom Mosier, Chairman.

CASE NO. 07-05-520 Consider the request for a variance to the Goodlettsville Zoning Ordinance regarding maximum height for accessory buildings in residential zoning districts for Davidson County Tax Map 18-15, Parcel 18. The applicants are Mark & Tara Bradshaw, 524 Moncrief Avenue, Goodlettsville, TN.

Analysis – Staff reviewed. Gregory reported the applicants' wish is to construct a twenty-two (22) feet high accessory building in an R-25 Low Density Residential district. Accessory building height is controlled by the zoning ordinance with a maximum permitted height of eighteen (18) feet. No guidance is provided in the application to indicate or establish an excepted hardship.

Discussion – Kara Bradshaw stated the additional height is required to allow for a usable space above the proposed garage to accommodate a large amount of storage material. Gregory asked if the garage can be attached to the existing house, whereby, the height limitation does not apply. Bradshaw stipulated that the building needs to be built higher than wider to coordinate the current configuration of the back yard which includes a play area, attached patio area and the proposed nine hundred (900) sq. feet addition to the rear of the home. The plans were designed to increase the height of the structure to allow an adult to stand up in the storage area. The board recommended the building's roof pitch be reduced which would permit additional height in the upper storage area. Gregory reminded the applicant of the requirement that all accessory buildings have a seven hundred fifty (750) square feet maximum.

Action of the Board – Motion by Lowe to deny the request for a variance to the Goodlettsville Zoning Ordinance regarding maximum height for accessory buildings for 525 Moncrief Avenue, Davidson County Tax Map 18-15, Parcel 18 based on the determination there is no acceptable hardship to permit the addition four (4) feet in height requested. Motion seconded Jernigan. Motion passed unanimously, 3-0.

ORDER OF THE BOARD

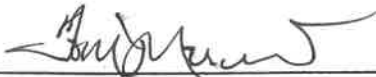
WHEREAS; the public and adjoining property owners have been adequately notified, and

WHEREAS; the Board has determined that the requirements of Chapter 9, Section 14-901(c) of the Goodlettsville Zoning Ordinance have not been met, and

WHEREAS, the Board has determined that adverse impact will occur,

NOW, THEREFORE, BE IT ORDERED, the request for a variance to the Goodlettsville Zoning Ordinance regarding maximum height for accessory buildings for 525 Moncrief Avenue, Davidson County Tax Map 18-15, Parcel 18 be denied based on the determination there is no acceptable hardship to permit the addition four (4) feet in height requested.

Meeting adjourned.


Tom Mosier, Chairman


Rick Gregory, Planning Director