

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: January 22, 2007

Time: 5:00 PM

Place: Massie Chambers - Goodlettsville City Hall

Members Present: Owen Sanders, Al Jernigan, Ed Lowe

Members Absent: Tom Mosier, Glen Garrett

Also Present: Rick Gregory, Bennie Lane, Vicky Ignatz, William Ewers

The meeting was called to order by Owen Sanders, Vice-Chairman. Motion by Jernigan for approval of the November 13, 2006 minutes of the Goodlettsville Board of Zoning Appeals as written. Motion seconded by Lowe. Motion approved unanimously, 3-0.

CASE NO. 06-11-516 Consider the request for clarification of the stated condition to the number of children allowed on-premises for the approved group childcare facility at 515 Monica Avenue. The applicant is Beverly Cobb, 515 Monica Avenue, Davidson County Tax Map 33-8, Parcel 58.

Staff reviewed. Gregory reported the applicant, Beverly Cobb, is requesting indefinite deferral of her request. The applicant may want to provide day care services in the future at this residence.

Motion by Jernigan for indefinite deferral of the request for clarification of the stated Conditional Use Permit for residential child care services at 515 Monica Avenue, Davidson County Tax Map 33-8, Parcel 58. Motion seconded by Lowe. Motion passed unanimously, 3-0.

CASE NO. 07-01-517 Consider the request for a variance to the Goodlettsville Zoning Ordinance requiring an attached garage in the R-10 Residential Zoning District at 208 East Avenue, Davidson County Tax Map 26-05, Parcel 17. The applicant is William Ewers, 140 Jefferson Square, Nashville, TN.

Staff reviewed. Gregory reported the unimproved property is located in a long established neighborhood. The building lot measures seven thousand five hundred (7,500) square feet. The minimum lot size for R-10 zoning is ten thousand (10,000) square feet; therefore, the board should consider a variance to the minimum lot requirement established by the Goodlettsville Zoning Map established in 1989. The majority of the lots in the area measure one hundred (100) feet in width and very few properties have garages.

William Ewers, applicant, stated the proposed plan is for a one thousand, one hundred (1,100) square foot, three (3) bedroom, two (2) bath residence. The width of the lot and required side yard setbacks would limit the construction of an accessible driveway at the rear of the property.

Motion by Lowe to grant a variance to the property at 208 East Avenue, Davidson County Tax Map 25-05, Parcel 17 waiving the R10 Zoning District Regulations requiring a one (1) car attached garage and a variance of two thousand five hundred (2,500) square feet to the R-10 Zoning District Regulations requiring a minimum lot size of ten thousand (10,000) square feet in order to establish a buildable lot based on the long established subdivision and the topography of the lot. Motion seconded by Jernigan. Motion pass 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 14, Section 14-1408(c)(1) of the Goodlettsville Zoning Ordinance have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that a variance to the Goodlettsville Zoning Ordinance, R-10 Residential Zoning District requiring a one (1) car attached garage be granted and a variance of two thousand five hundred (2,500) feet variance of 2,500 square feet to the R-10 Zoning District Regulations requiring a minimum lot size of ten thousand (10,000) square feet in order to establish a buildable lot be granted based on the long established subdivision and the topography of the site. Motion seconded by Jernigan. Motion passed unanimously, 3-0.

Meeting adjourned.


Owen Sanders, Vice-Chairman


Vicky Ignatz, Recording Secretary