

OFFICIAL MINUTES OF THE MEETING

GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS

August 2, 2022

Goodlettsville City Hall

5:00 p.m.

Massie Chambers-Auditorium

Present: Chairman Cisco Gilmore, Stuart Huffman, Mike Broadwell, Brian Rager, Mark Writesman

Absent: N/A

Also Present: Addam McCormick (Staff), Tim Ellis-City Manager, Russell Freeman-City Attorney, Sharon Reed (Staff), Alex West (Staff),

Chairman Gilmore called the meeting to order at 5:00 pm and declared a quorum.

Approval of July 5, 2022 Meeting Minutes: Rager made a motion to approve the minutes of the July 5, 2022 meeting, Huffman seconded the motion. Motion was approved.

AGENDA

Item #1 Mike Galbreath, Property Owner: Requests an administrative appeal of the Planning Director's decision regarding a violation notice about an accessory building and a variance from the maximum size of accessory buildings at 207 West Cedar Street. Property referenced as Davidson County Tax Map/Parcel# 02504001600 Zoning Ordinance Section 14-208 (1)(e)(vii)

Staff Discussion:

- The requested appeal and accessory building square footage variance is based on a May 16, 2022 Zoning Ordinance violation notice.
- The 720 square feet detached carport type building recently constructed at the property in addition to the existing 720 square feet detached garage exceeds the Zoning Ordinance Section 14-208 (1)(e)(vii) regarding the maximum permitted detached accessory building(s) that is limited to seventy (70%) percent of the primary building (house) square footage.
- The house on the property is 1,390 square feet.
- Seventy (70%) percent of 1,390 square feet is 973 square feet.
- The total accessory building square footage including the existing garage and the recently constructed carport type building is 1,440 square feet which exceeds the accessory building seventy (70%) maximum area calculation by 467 square feet.
- The property is zoned R-10, Medium Density Residential.
- The Zoning Ordinance permits a total building square footage of 5,576 on the 0.32-acre property based on the maximum permitted forty (40%) percent lot coverage for all buildings including primary and accessory buildings.
- Staff discussed options with the property owner to add an addition onto the existing house to get the primary building (house) in the 2,000 square feet range under roof so that the 1,440 square feet accessory buildings would be within the permitted seventy (70%) percent total.
- Staff also discussed an option presented by owner to provide a connected roof line from the house to the carport accessory building for the carport to be considered an attached structure and that a ten (10') feet setback variance would be required since the carport is ten (10') feet from the property line and the minimum rear building setback in the R-10 zoning district is twenty (20') feet.

- The property does include limitations with slopes and the property is accessed by a shared driveway that could be reviewed with the variance proposal.
- Staff would recommend denial of appeal and compliance with the defined requirements of the May 16, 2022 Zoning Ordinance violation notice.
- The denial recommendation is based on Zoning Ordinance Section 14-213 (8)(c)(vi) since the variance would permit a larger accessory building that permitted for other property owners in the same zoning district.
- If the Board determines an option to install an addition to the house (primary building) as referenced above and in the May 16th notice, then staff would recommend a timeline of six (6) months for the addition work to start and one year to complete the addition work.
- Staff presented the Zoning Ordinance Sections: 14-201 (3) (hh) "Floor area.", (j) "Building.", (yyy) "Structure.", 14-208 (1)(d) Residential limited connection addition., 14-208 (1)(e)(vii) Accessory buildings., 14-213. (8) (c) Standards for Variances.

Applicant: Mike Galbreath, 207 West Cedar Street

- Galbreath states his request is to keep the carport without further additions to the house.

Public Hearing Opened: No one requested to speak.

Public Hearing Closed

Board Discussion:

- Freeman asked McCormick for an interpretation of the seventy (70%) of the primary building does that include anything under roof, for example an open porch as primary structure.
- McCormick responded anything under roof is his interpretation for the seventy (70%) accessory calculation
- Broadwell discussed options available for Galbreath to keep the carport without building an addition to the house
- McCormick responded staff discussed the option with applicant connecting roof line from the house to the carport accessory building for the carport to be considered an attached structure
- Writesman discussed the rear setback requirements
- McCormick responded the rear setback requirement is twenty (20') feet and the carport is ten (10') feet off rear property line
- Broadwell discussed expanding and covering the porch as an option
- McCormick responded and discussed the property and the location of the accessory building
- Huffman discussed the square footage of the house, the maximum square footage per the Zoning Ordinance and hardship option
- Galbreath responded he could add an awning but was told it was too close to the property line
- McCormick responded and discussed a setback variance
- Gilmore stated the board is limited but are trying to offer options so Galbreath would not have to tear down the structure
- Freeman discussed the option of a breezeway attached to the house and the setback variance
- Rager asked Galbreath if the board set a timeline based on attaching the awning to the house and grant the ten (10') ft. variance would that create a hardship
- Galbreath responded not a problem
- Huffman discussed issues with the Ordinance and the variance request and would like to see a connection from the house to the carport
- Rager discussed an option of thirty (30) days for Galbreath to get an assessment of cost
- Freeman responded Galbreath would need to submit for a permit for the connection

- Huffman discussed the appeal request and additional information needed to review variance
- McCormick responded permits are valid for six (6) months
- Freeman discussed the agenda and a public hearing
- McCormick responded the request of Galbreath is to keep the carport
- Ellis discussed the setback variance request and neighbors that might be affected by the setback
- Huffman discussed a motion
- McCormick responded and recommended a deferral for the September meeting and would alter the agenda to reference setback variance request

Motion: Huffman made a motion to defer the request, seconded by Broadwell. The motion passed unanimously.

- Broadwell informed the Board he has bought a house and is moving outside the City limits and not sure how it will affect his status. Broadwell wanted to give notice because he will not be available for the next meeting.
- Ellis responded he will confirm but he thinks he has to live within the corporate limits of Goodlettsville to remain on the board.

The meeting adjourned at 5:41 pm.

Cisco Gilmore, Chairman

Sharon Reed, Planning Assistant