

MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: January 12, 2004

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Glen Garrett, Owen Sanders, Mike Cunningham

Absent: Ed Lowe

Staff Present: Rick Gregory, Bill Terry, Bennie Lane, Vicky Ignatz

Others Present: Linda Marksberry

The meeting was called to order by Owen Sanders, Vice-Chairman. Minutes of the December 8, 2003 Goodlettsville Zoning and Sign Appeals Board were approved as written.

Case No. 2003-1-456 Consider the request of Linda Marksberry, Goodlettsville Antique Mall, 211 North Main street, Davidson County Tax Map 18C, Parcel 184 for a variance in the Goodlettsville Zoning Ordinance regarding architectural design.

Analysis – Staff reviewed. Terry reported the applicant is requesting to use vinyl siding, a prohibited building material in commercial districts according to the current zoning regulations. The architectural standards prohibit vinyl, metal and concrete block. This standard has been applied to all new construction in commercial districts.

The building currently shares a common wall with the Goodlettsville Antique Mall. The owner of both properties, Linda Marksberry, wants to cover the outside of this building with vinyl siding to improve its appearance while coordinating the exteriors of both buildings. The building measures approximately twenty-five (25) feet in width and fifteen (15) feet in depth. The building's original facade is concrete block currently covered with plaster.

Discussion - Linda Marksberry, owner of the Goodlettsville Antique Mall, stated that she has researched the viability of the permitted building materials. Brick is cost prohibitive, wood is high maintenance nor as esthetically pleasing as vinyl and the application of drivit would require extensive preparation. There are buildings directly across from the applicant's building on Main Street which currently utilize vinyl siding. The material will not deter from the existing architectural design of the area.

Cunningham acknowledged that vinyl material would be more attractive and cost effective than wood. His only concern is that approval of this application would set a precedent. Terry explained that each variance request has to stand on its own. A precedent is established only when a future application is similar in nature to this particular request.

Cunningham recognized that only two sides of the building are visible due to one elevation sharing a common wall with the antique mall and the rear elevation abutting an earth embankment. Garrett agreed that the physical characteristics of the building would limit the amount of vinyl siding required.

The Board asked that should the request be granted, that the colors of the materials be compatible with the current materials of the adjacent building. Bennie Lane, Codes Director, suggested the current awning on the building be extended the entire length of the exterior of the building to further enhance the building. Cunningham agreed that the awning would further limit the visibility of the vinyl siding. Marksberry agreed that the colors would be compatible and that she would extend the awning down the entire length of the side of building.

Action of the Board – Motion by Cunningham to permit the use of vinyl siding on the southern and western elevations of the building located at 209 North Main Street, Davidson County Tax Map 18C, Parcel 184 based on the current physical condition of the building, sharing a common wall with the adjacent building and due to the minimal amount of exterior square footage requiring vinyl siding. Motion seconded by Garrett. Mosier abstained. Motion passed 3-0

ORDER OF THE BOARD

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

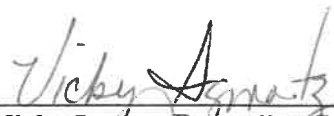
WHEREAS; the Board has determined that the requirements of Section 14-1408 (c) have been met, and

WHEREAS, the Board has determined that adverse impact will not occur,

NOW, THEREFORE, BE IT ORDERED, a variance request in the architectural design standards of the Goodlettsville Zoning Ordinance to permit vinyl siding on the southern and western elevations of the building located at 209 North Main Street, Davidson County Tax Map 18C, Parcel 184 is granted based on the current physical condition of the building, sharing a common wall with the adjacent building and due to the minimal amount of exterior square footage requiring vinyl siding.

Bill Terry introduced Rick Gregory, Goodlettsville Planning Director, to the Board members.


Owen Sanders, Vice-Chairman


Vicky Ignatz, Recording Secretary