

MINUTES OF THE GOODLETSVILLE
BOARD OF ZONING APPEALS

Date: November 11, 2002

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tom Mosier, Ed Lowe, Glen Garrett

Staff Present: Bennie Lane, Vicky Ignatz

Others Present: Jim Bale, Bobby Froedge, Clayborn Roberts, Steve Brown, John Montgomery

The meeting was called to order by Tom Mosier. Minutes of the October 14, 2002 Zoning and Sign Appeals Board meeting were approved as written.

Case Heard: 2002-11-432 2002-11-433

CASE NO. 2002-11-432 Consider the request of Bobby and Mellie Froedge, 1026 Madison Creek Road for a zoning variance in the maximum height requirement of an accessory building. The applicant is Jim Bale. (9.51 #02-22-432)

Analysis – Staff reviewed. Lane reported the owners of the home want to build a detached garage with a steeply pitched roof to match the roofline of the existing house. A similar request was granted by the board on two other homes on Madison Creek Road. The current regulation limits the maximum height of an accessory building to eighteen (18) feet. The owners are requesting a four (4) feet variance to permit the roofline to measure twenty-two (22) feet in height.

Discussion – The applicant, Jim Bale, indicated a truss system will be utilized for the roof of the garage. No living quarters are planned for the interior of the garage. Mosier stated this type request has been considered and granted by this board previously. The stipulation that no living quarters can be utilized for this structure will need to be included in any motion.

Action of the Board - Motion by Glen Garrett to grant a four (4) variance in the maximum height requirement for an accessory building at 1026 Madison Creek Road based on the directive that no living space will ever be utilized in the structure. Motion seconded by Lowe. Motion passed unanimously.

OFFICIAL 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 no adverse impact will occur;

NOW, THEREFORE, BE IT ORDERED, that a four (4) feet variance in the maximum height requirement for an accessory building be granted at 1026 Madison Creek to permit a garage measuring twenty-two (22) feet in height be constructed to match the pitch and height of the existing home. The accessory building is not permitted to serve as living quarters for any purpose.

CASE NO. 2002-11-433 Consider the request of Pacific United, L.P., 318 Seaboard Lane, Franklin, TN, to grant a zoning variance for a reduction of the required front yard setback for Lots 15 and 16, Bella Vista Drive, The Estates at Twelve Stones. The applicant is Steve Brown, Barge, Waggoner, Sumner and Cannon. (9.51 #02-1-433)

Analysis - Staff reviewed. Lane reported this property is located on Bella Vista Drive in the development known as The Estates at Twelve Stones. The development is accessed from Willis Branch Road and most of the lots back up to the golf course. The subject lot has been created by combining two lots into one lot in order to lessen the impact of the flood plain of Madison Creek. The houses built in this development are very large; therefore, the owners need a large building envelope for the property.

The required setback for R-40 is fifty (50) feet. The applicant is requesting a ten (10) foot variance to establish a forty (40) foot setback

Discussion - Steve Brown, Barge Waggoner Sumner Cannon, stated that the Goodlettsville Planning Board has previously approved a revision to the final plat for The Estates at Twelve Stones combining Lots 15 and 16 into one lot, located on the north side of Bella Vista Drive. A reduction of ten (10) feet is requested to increase the depth of the lot for a building envelope of approximately seventy-five (75) feet. The average lot in the development averages a building envelope depth of one hundred fifty (150) to one hundred eighty (180) feet.

John Montgomery, Newmark Homes, confirmed that the Homeowners Association has agreed to the reduction of the front yard setback with the understanding that a minimum of forty (40) feet is maintained. This is the only lot on the north side of Bella Vista Drive; therefore, the ten (10) foot variance in the front yard setback will not be detrimental to the other lots in the development.

Action of the Board – Motion by Lowe to grant a ten (10) foot variance in the front yard setback of Lots 15 and 16, Bella Vista Drive, The Estates at Twelve Stones based on the hardship due to the flood plain encroachment. Motion seconded by Garrett. Motion passed unanimously.

OFFICIAL ORDER OF THE BOARD

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

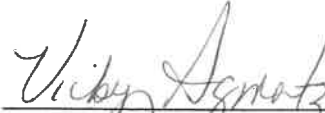
WHEREAS; the Board has determined that the requirements of Section 14-1408(c) have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that a ten (10) foot variance in the front yard setback be granted for Lots 15 and 16, Bella Vista Drive, The Estates at Twelve Stones based on the hardship of the floodplain encroachment of Madison Creek to permit a reasonable building envelope depth.



Tom Mosier, Chairperson



Vicky Ignatz, Recording Secretary