

MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING APPEALS

Date: January 15, 2001

Time: 5:00 PM

Place: City Hall Conference Room

Members Present: Tommy Jackson, Glen Garrett, Tom Mosier, Owen Sanders,
Edgar Lowe

Staff Present: Bill Terry, Bennie Lane, Vicky Ignatz

Others Present: Jason Phillips, Jim Stevens

Cases Heard: 2001-1-374

The meeting was called to order by Tom Mosier, Chairperson. Motion by Lowe to approve the minutes of the December 11, 2000 Appeals Board meeting as written. Motion seconded by Jackson. Motion passed unanimously.

CASE NO. 2001-1-374 Consider a request for a front yard setback variance for 126 Glancy Street, Davidson County Tax Map 43-05, Parcel 101. The applicant is Jason Phillips.

Analysis – Staff reviewed. This request results from a business locating in a building and on a lot that was originally designed as a residence. The original structure was converted into a business several years ago and subsequently destroyed by fire approximately two years ago. The owner now wants to build a commercial building.

The lot in question is a corner lot and the zoning ordinance requires a front setback of 40 feet from each street. Since the lot was designed to front on Glancy Street with Wren Road as the side street, it is really too narrow to meet the setback requirements. Therefore, some amount of variance is justified.

The applicant is requesting a 15 foot setback from Wren Road or a 25 foot variance. If the size and shape of the building is not changeable, a 10 foot setback on the other side and a 20 foot setback from the street would be acceptable. Also, an old storage building currently exists on the property. Any variance granted should be conditional upon removal of the building.

Discussion – Jason Phillips, contractor for the proposed building, stated the building would contain two to three thousand square feet of general office space for multiple tenants. The building envelope would need to allow a building width of 45 feet. Lowe asked if the building could front on Wren Road and expand the width of the building. Terry stated a driveway easement onto Wren Road would be considered by the Planning Board upon review of the proposed building's site plan.

Phillips was in agreement with changing the building footprint to front on Wren Road. He questioned the possibility of two driveway easements for multiple tenants. Terry stated a shared driveway easement with separate parking areas would be a viable solution.

Mosier stated the existing building should be removed. Terry confirmed the options for the storage building are removal from the site or renovation to be compatible with the proposed building and to meet current zoning codes. Phillips offered to consult with the owner regarding removal of the storage building. Jim Stevens, adjoining property owner, stated he had no objections to the proposed office building.

Action of the Board - Motion by Lowe, due to the narrowness and shape of the lot at 126 Glancy Street that a hardship has been demonstrated, to grant a 10 foot front yard setback variance, a 10 foot rear yard setback variance, to change the building footprint for a proposed office building to front on Wren Road and to renovate the existing building and comply with current codes regulations or remove the building from the premises. Motion seconded by Sanders. Motion passed unanimously.

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 14-307(f) have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that a front yard setback variance of 10 feet and a rear yard setback variance of 10 feet be granted for a proposed office building at 126 Glancy Street based on the narrowness and shape of the lot. Conditions of the variance approval include changing the building footprint to front on Wren Road and to bring the existing building into codes compliance or removal of said building from the premises.

Tom Mosier, Chairperson


 Vicky Ignatz, Recording Secretary