

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: September 20, 1999

Time: 5:00 PM

Place: City Hall

Cases Heard:

99-8-334

99-8-335

99-8-336

Members Present:

Tom Mosier

Owen Sanders

Tommy Jackson

Edgar Lowe

Others Present:

Mr. & Mrs. Jerry Filson

Diane Sloan

Steve Sloan

Lana Randolph

C. V. Hunt

Lloyd Wilson

Lina Hicks

Ruth Hooper

Evelyn Bowling

Kenneth Lawrence

Staff Present

Bill Terry

The meeting was called to order by Chairman Mosier. It was noted that the meeting had been advertised and adjoining property owners notified. The minutes of the August meeting were approved.

CASE NO. 99-9-336 -

Consideration of a request for a variance in the side yard setback requirement to construct a carport behind the house at 607 Carol Ann Drive. The applicant is Jerry Filson, owner.

Analysis - The zoning ordinance requires a two foot setback for an accessory building in the back of the house. The applicant already has a concrete slab in the position on which he would like to place the 25 by 28 foot carport and which is on the property line. Applicant is requesting a two foot variance.

Discussion - The request was presented by the owner, Jerry Filson. He stated that he needed a three car carport in order to get his boat and trucks out of the weather and that this area would require the entire width of the slab. He noted that the neighbor on that side of his lot was in agreement with the request.

The issue of open versus enclosed sides was raised. The applicant stated he had no intention to enclose any side of the structure.

Action of the Board - After further discussion, Owen Sanders moved that the variance be granted to

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Road, and

WHEREAS, the board has determined that the requirements for a variance contained in Section 11-1408 of the Goodlettsville Zoning Ordinance have been met, and

WHEREAS, no adverse impact on other properties will occur,

NOW, THEREFORE, BE IT ORDERED, that a variance in the minimum lot width at the building line of 25 feet be granted so that a new lot with a minimum lot width of 100 feet at the building setback line can be created.

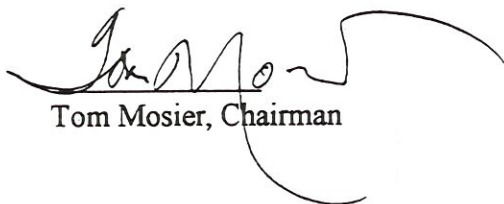
CASE NO. 99-6-333 Consideration of a request for a variance in the side setback requirement in order to expand the existing building at the Rest Haven Motel, 315 South Main Street. The applicant is Sam Patel, owner.

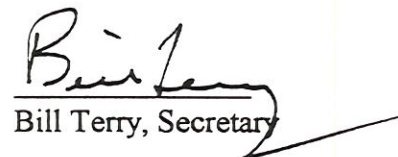
Analysis - The motel is constructed so that several offsets extend out from the wall of the building. They are within about 6 feet of the line. The wall of the motel may also violate the required setback of 15 feet. The owner would like to extend one offset part to create a larger area inside the living quarters.

Sam Patel presented the request and noted that he would like to expand the area of the kitchen inside the motel.

Staff noted that the expansion would increase the degree of noncompliance for the existing noncomplying building. Staff also noted that the adjoining property owner, the Goodlettsville Church of Christ, had called to register an objection to the increased encroachment toward the property line.

Action of the Board - Owen Sanders moved that the request be denied since the proposed expansion creates the hardship for which relief has been asked and to prevent further encroachment. Tommy Jackson seconded, and motion carried unanimously.


Tom Mosier, Chairman


Bill Terry, Secretary