

## OFFICIAL MINUTES

## GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: June 21, 1999

Time: 5:00 PM

Place: City Hall

Cases Heard:

99-5-332

99-5-333

Members Present:

Tom Mosier

Owen Sanders

Tommy Jackson

Others Present:

Harold Willis

Donnie Willis

Kathy Willis

Agnes Rice

Sam Patel

Pinal Patel

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. Minutes of the previous meeting were deferred.

**CASE NO. 99-6-332** Consideration of a request for a variance in the minimum lot width requirements for a building lot for the purpose of subdividing the existing lot into two lots for property located at 1074 Madison Creek Road. The applicant is Harold Willis.

Analysis - The Willis family lives on two lots on Madison Creek Road. They would like to create another lot to build an additional home. One lot is considerably larger than the other. There is sufficient acreage to create an additional lot, however, the existing houses may make it difficult to create another lot which can meet the lot width requirement since the required side yard in R40 is 20 feet. Therefore, they are asking for the variance to have a 100-foot wide lot which is a 25-foot variance.

Willis noted that his mother lived in one existing house and, due to her age and health, needed someone to help care for her. The new lot and house would enable other family members to move and help out.

Action of the Board - Tommy Jackson moved that the request be granted due to the hardship in the family and the position of the existing houses on the lot. Second by Owen Sanders, and motion carried unanimously.

**ORDER OF THE BOARD**

**WHEREAS**, the board has determined that a hardship exists on the property at 1074 Madison Creek

allow the construction of the 25 by 28 foot carport with the condition that the carport must be open and not enclosed on the sides. Edgar Lowe seconded, and the motion carried unanimously.

**CASE NO. 99-9-337 -** Consideration of a request for a temporary use permit to establish a Christmas tree sales lot on a portion of the Goodlettsville Plaza Shopping Center. The applicant is Vernon Hunt of Hunt Tree Co.

Analysis - The request is to use the same location on the Goodlettsville Plaza lot for the tree sales operation. Such sales have been on the location for over ten years. Space and parking is ample.

Discussion - C. V. Hunt appeared to make the request. Diane and Steve Sloan and Lana Randolph, residents on Shevel Drive, appeared to express opposition to some aspects of the operation. Their objection was not to the sales but where the big tent is erected as well as the snowman. C. V. Hunt stated that he thought last year's location was acceptable. Several options were discussed.

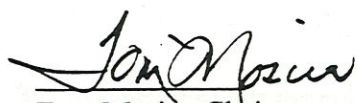
Action of the Board - Tommy Jackson moved the matter be deferred to give the parties a chance to get together and work out a plan upon which they all could agree. Owen Sanders seconded, and motion carried unanimously. If an agreeable plan can be developed, the board agreed to approve the permit based on that plan.

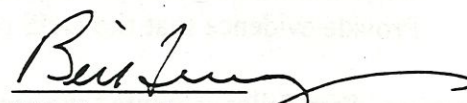
**CASE NO. 99-9-338 -** Consideration of a request for a variance to use a portion of a lot as a new building site and to subdivide same on property at 128 East Avenue. The applicant is Lloyd Wilson, owner.

Analysis - There are three lots, lots 50, 51 & 52 of Roscoe Place, which were platted during the 30s each being 50 feet wide and approximately 8,000 square feet in size. The lots individually do not meet current zoning requirements. The three lots have been in one ownership with one house somewhat in the middle of the property which as a zone lot were in compliance. Upon request, staff denied the use of lot 50 by itself as a separate building site since they were all in one ownership and therefore, met the minimum size requirements.

Discussion - Lloyd Wilson, the new owner, stated that he bought all the lots with the intent to rehab the old house and sell off the extra lot for another house. He noted that a sewer tap was available and that he had a separate deed to the lot. Lina Hicks, Ruth Hooper, Evelyn Bowling and Ken Lawrence appeared in support of the request.

Action of the Board - Edgar Lowe moved that the lot be approved as a building site based on the fact that it was originally platted as a lot, that it has a deed and that it has a sewer tap. Tommy Jackson seconded, and motion carried unanimously.

  
Tom Mosier, Chairman

  
Bill Terry, Secretary