

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: January 11, 1999

Time: 5:00 PM

Place: City Hall

Cases Heard:

99-1-323

99-1-324

Members Present:

Tommy Jackson

Owen Sanders

Glenn Garrett

Edgar Lowe

Others Present:

Tony Colston

Ray & Janice Stewart

Frances Young

Robert & Nonie Duncan

Linda Lowery

Sarah Mitchell

Staff Present

Bill Terry

The meeting was called to order by Vice-Chairman Sanders. It was noted that the meeting had been advertised and adjoining property owners notified. Minutes of the previous meeting were approved as written.

CASE NO. 99-1-323 Consideration of a request for a variance in the side setback requirement along Natalie Court from 40 feet to 34 feet, a variance of 6 feet, for the property at the intersection of Natalie Court and Yvonne Drive. The purpose of the variance is to build a detached garage behind the house. The height of the structure may also need to be discussed. The applicant is Tony Colston, owner of the property.

Analysis - The applicant wants to build a large garage, 48 x 24 feet, with a storage area over head. He is also requesting a height variance up to 20 feet in height. The basis for the hardship is the lay of the land and the current construction on the property. There is a swimming pool behind the house that would prohibit construction any closer to the pool. The minimum setback is 40 feet from each street.

Discussion - The applicant presented his case stating that he wanted to build a large garage to put his large truck in, to have easy access from the street for his cars, and to have storage space overhead. The board expressed concern over such a large accessory structure and the appearance. Staff questioned where the street right-of-way line was in relation to the proposed structure and the existing house. Applicant had measured dimensions from the curb which is not the right-of-way line.

The chair opened the meeting for public comments. There were some expressions of concern due to the size and construction of the garage. It was questioned if brick to match the other houses would be used. The answer was negative.

After much discussion, Tommy Jackson moved that any action be deferred until an accurate survey had been obtained and submitted with a building plan for the garage showing height and layout. Edgar Lowe seconded, motion carried unanimously.

CASE NO. 99-1-324 Consideration of a request for a variance in the height of an accessory garage structure to be built adjacent to the house at 107 Roanoke Drive. The maximum permitted is 18 feet, and a two to three foot variance is requested. The applicant is Glenn Garrett, owner of the property.

Analysis - The applicant wants to build a garage on the property beside his house. To maintain a comparable roof line, the height will exceed the maximum of 18 feet for a detached garage. The garage is actually attached to the house by a decorative wall and gate, and if the garage is considered to be attached, a variance would not be required. However, since the wall of the garage is not joined to the house, an interpretation has to be made as to whether this constitutes an attachment.

Discussion - The applicant presented his case and discussed the roof pitch, architecture and similar features. The board noted that architectural compatibility was a factor that had been considered in similar cases.

No one appeared to speak for or against.

Action of the Board - Edgar Lowe moved that the request be granted to match the esthetics of the house and due to the fact that the wall makes it an attached structure. Second by Tommy Jackson, and motion carried by majority vote 3-0-1. Glenn Garrett abstained.

ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists due to the architectural style of the house and the proposed garage, and

WHEREAS, the garage is attached to the house by a compatible wall, 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 height for an accessory building be granted to permit the construction of the garage as shown.


Tom Mosier, Chairman


Bill Terry, Secretary