

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: October 12, 1998

Time: 5:00 PM

Place: City Hall

Cases Heard:

98-10-322

Members Present:

Tom Mosier

Tommy Jackson

Owen Sanders

Others Present:

Jamila Maloney

Tammy Lunn

Gary Henderson

Staff Present

Bill Terry

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

CASE NO. 98-10-322

Consideration of a request for a variance in the front setback requirement along Northgate Blvd. from 40 feet to 28.5 feet for the Exxon facility at Long Hollow Pike and Conference Drive, a variance of 11.5 feet. The applicant is Jamila C. Maloney, Brewer & Escalante, representing Exxon Corp.

Analysis - Exxon wants to demolish the existing station and rebuild a larger convenience store and gas islands. The required building setback is 40 feet. The problem here is that the lot has three street frontages thus requiring a 40-foot setback from each street. They are requesting 11.5-foot variance from Northgate Blvd. in order to build the larger store.

Discussion - Ms. Maloney presented the request on behalf of Exxon Corp. explaining the type of facility they want to build at the site and how the setback requirements impacts the site. She also pointed out the fact that the site is encumbered by two public easements upon which nothing can be built. The board discussed the site and the three street frontages and concluded that such frontages impacted the site in such a way that a hardship existed.

Action of the Board - Owen Sanders moved that an 11.5 foot setback variance be granted along the side of the site bordering Northgate Blvd. thereby establishing a 28.5 foot setback due to the hardship caused by having to comply with a front setback from each street. Tommy Jackson seconded, and the motion carried unanimously.

ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists in the placement of a building on property bounded by Northgate Blvd., Longhollow Pike and Conference Drive, 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 an 11.5 foot variance in the front setback bordering Northgate Blvd. be granted on the subject lot creating a 28.5 foot setback line.

Tom Mosier, Chairman

Over Landon
Vice-Chairman

Bill Terry

Bill Terry, Secretary