

OFFICIAL MINUTES
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: November 10, 1997

Time: 5:00 PM

Place: City Hall

Cases Heard:

97-11-308

97-11-309

Members Present:

Tom Mosier

Tommy Jackson

Owen Sanders

Ellie Mead

Others Present:

James Paul

David Holland

Staff Present

Bill Terry

The meeting was called to order by Chairman Mosier. It was noted that the meeting had been advertised and adjoining and other affected property owners notified by direct mail. The minutes of the September and October meetings were approved.

CASE NO. 97-11-308

Consideration of a request for a variance to construct a front porch encroaching into the required front yard setback at 331 Janette Drive. The applicant is David Holland, owner of the property.

Analysis - Applicant has started to build a porch which would extend into the required setback. All houses on the street in this area are set back the same distance, and each has a small concrete slab porch. The porches all encroach. This porch will be considerably larger, 20' x 7' and will extend about three more feet toward the street.

The homeowner has a handicapped relative and needs a wheelchair ramp and front porch to accommodate her. Also, a roof is desired.

Discussion - The board discussed the matter of allowable encroachments into a required yard such as sidewalks, open trellises, and whether a porch fell into the same category. The ordinance does not define the matter of an open porch. The board also noted the need for a handicapped ramp as a legitimate hardship.

Action - Ellie Mead Knight moved that the variance be granted to allow up to a seven foot encroachment for the porch, ramp and roof with a condition that the sides of the porch cannot be enclosed in any way except for a guard rail. Tommy Jackson seconded, and the motion carried

unanimously.

CASE NO. 97-11-309

Consideration of a request for a variance in the side yard setback requirements to construct a carport on the side of the house at 426 Janette Drive. The applicant is James Paul, owner.

Analysis - Applicant wants to build a carport on the side of his house in front of a garage which is immediately behind the house. The garage can come within two feet of the side line since it is behind the house. However, the carport would extend out from the side, and therefore, is considered to be an extension of the principal building. The required side yard is 10 feet, and the requested variance is three feet.

The carport would be closed to the side of the yard which borders the adjacent lot, and the house on that lot is about 40 feet away. With this much room, there does not appear to be any harm done to the adjoining lot.

Discussion - James Paul presented his case and noted that he wanted to build the carport so that it would attach directly to his house for shelter and to line up with the garage which would be immediately behind the carport. This would allow his vehicles and boats to be either in the garage or in the carport as was needed and convenient. He presented a petition signed by five property owners on the street which stated that they had no objection to the variance.

The board asked if there was any plan to enclose the carport at any time. Paul stated no.

Action - Owen Sanders moved that a variance of three feet be granted with the condition that the carport may never be enclosed on any side. Tommy Jackson seconded, and the motion carried unanimously.


Tom Mosier, Chairman


Bill Terry, Secretary