

OFFICIAL MINUTES
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: August 11, 1997

Time: 5:00 PM

Place: City Hall

Cases Heard:

97-8-302

97-8-303

Members Present:

Tom Mosier

Tommy Jackson

Owen Sanders

Ellie Mead

Edgar Lowe

Staff Present

David Wilson

Others Present:

Ron Childress

John Quintin

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 June 9, 1997 meetings of the Boards of Zoning and Sign Appeals were approved as submitted.

Tommy Jackson arrived after approval of the minutes.

CASE NO. 97-8-302

Consideration of a request for a variance in the minimum ground coverage requirements for a house proposed to be constructed on a lot across from Bell Street on Brick Church Pike. The applicant is Tim Brown, owner.

Due to the fact that no one was in attendance to present the request, Ellie Mead moved that the case not be considered. Second by Edgar Lowe, and motion carried unanimously.

CASE NO. 97-8-303

Consideration of a request for a variance in the minimum rear yard setback for a lot at 605 Alta Loma Road to permit the construction of an attached garage. The applicant is Ron Childress, owner.

Analysis - The applicant wants to build a garage onto the back of his house. The setback for the rear yard is 20 feet. The garage he desires will intrude 4 feet into the required setback. There is currently a concrete pad on which cars are parked, and this is where the garage is proposed.

Several back yards more or less come together at a point behind the proposed garage. No other buildings are nearby. There doesn't appear to be any particular hardship except that the applicant wants to build a garage, and since the house had a large setback from the original street, it is close

to the rear line of the lot. The lot is also a steeply sloping lot. There also does not appear to be any harm that would be caused by the garage. Adjoining property owners were notified by direct mail, and no comments have been received.

Discussion - Mr. Childress advised the board that due to some discrepancy in the location of the property line he may not need the variance.

Action - Tommy Jackson moved to defer action on the request pending a final determination. Second by Ellie Mead, and motion carried unanimously.

There being no further business, the meeting was adjourned.



Tom Mosier, Chairman

Submitted by:



David Wilson