

OFFICIAL MINUTES
GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: March 10, 1997

Time: 5:00 PM

Place: City Hall

Cases Heard:

97-3-293

Members Present:

Tom Mosier
Tommy Jackson
Owen Sanders
Ellie Mead
Edgar Lowe

Others Present:

James McCaslin
Tim Brown

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 February 10, 1997 meetings were approved as submitted.

CASE NO. 97-3-293

Consideration of a Request for a Variance in Lot Size and Setback Requirements for an Existing Non-Complying Lot on an Uncompleted Portion of Bell Street.

Analysis - The applicant is Tim Brown who has an option to purchase this lot if the variances can be obtained. The lot is an existing non-complying lot which is located on an extension of Bell Street on the north side of Brick Church Pike. The street has never been built.

There are two problems with this proposal. First is the issue of the street. The applicant is asking permission from the city to use this right-of-way as a driveway to the house. There is no dedicated r-o-w; however, at one time Bell Street or a driveway provided access to a house which was located here sometime in the early 50s. When new Brick Church Pike was built, it cut off Bell Street and over time, the old house was torn down. At the time this r-o-w was a gravel drive, and it has since grown over in grass and weeds. It is currently used as a driveway for the adjacent house.

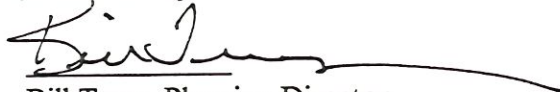
The other problem is with the lots. There is no history of when the lots were created. There are two lots here neither of which meet minimum size requirements (see attached map). The subject lot is parcel 21, and it is about 5,000 square feet in size. Additionally, it is only 50' wide. The zoning district is R10 which requires a 10,000 square foot lot. The best solution would be to combine the two lots to make one building site. However, they are in separate ownerships. Another consideration is that if this one is approved, the other one will have to also be approved.

The question of the driveway is not one which this board can decide. The city commission will have to agree to the request to build a driveway and use it for legal access.

There being no further business, the meeting was adjourned.


Tom Mosier, Chairman

Submitted by:


Bill Terry, Planning Director