

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: July 17, 1995
Time: 5:00 PM
Place: City Hall

Cases Heard:

95-7-264

Members Present:

Tom Mosier
Tommy Jackson
Owen Sanders
Ellie Mead
Edgar Lowe

Others Present:

Carl Willis

Staff Present

Bill Terry

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

Case No. 95-7-264

Consideration of a request for a variance in the maximum permitted height of an accessory structure. The applicant is Carl Willis, owner of the property.

Analysis - The owner of this property, Chuck Willis, is in the process of building a detached garage behind his house. A building permit was issued with the stipulation that the maximum height could not exceed 18 feet as required by the zoning ordinance. He agreed to the permit but after starting construction, asked for relief from this requirement.

There is a hill behind the house. In order to construct the garage the pad for the garage had to be cut into the side of the hill. Consequently, the back wall of the garage is about 9 feet deep in the hillside. This places the level of the final grade at the rear about the same distance higher than the front. If the height of the front of the garage is 18 feet, the height at the back will be about 9 feet. Willis says that this will affect the roof pitch and create other problems.

Discussion - Willis presented his case and described how it would affect the roof of the garage and its appearance with regard to his house. He noted that he would be able to just walk up on the roof from the ground in back if he had to adhere to the 18' height. He

stated that he needed a maximum of 21'6" for the height or a variance of 3.5 feet. He also presented letters from neighbors expressing no objection to the variance. There would be a room over the garage that the Willis' agreed would never be used for anything but storage.

Action of the Board - Tommy Jackson moved that the request be granted because of the hardship caused by the hill behind the garage. Ellie Mead seconded and the motion carried unanimously.

The following order was issued:

OFFICIAL ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have been adequately notified, and

WHEREAS; the Board has determined that the requirements of Section 11-1408© have been met, and

WHEREAS; the Board has determined that no adverse impact will occur;

NOW, THEREFORE, BE IT ORDERED, that a 3,5 foot variance be granted for the garage located at 1045 Willis Branch Road.



Tom Mosier, Chairman

Submitted by:



Bill Terry, Planning Director