

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: February 13, 1995
Time: 5:00 PM
Place: City Hall

Cases Heard:

95-2-261

Members Present:

Tom Mosier
Tommy Jackson
Owen Sanders
Edgar Lowe
Ellie Mead

Others Present:

C. Robb Swaney
Debbie Elliot

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. No one was present to speak against the request.

Case No. 95-2-261

Consideration of a request for a variance in the setback requirements to reconstruct and extend a canopy over the drive-thru lanes. The applicant is C. Robb Swaney, architect and agent for Union Planters Bank.

Analysis - The Union Planters Bank on Two Mile Parkway was formerly Fidelity Federal Savings and Loan. It is now a full service bank, and they want to add a second drive-thru lane with a full canopy cover. When the building was built, it met the setback requirements. However, current zoning requirements make this a non-complying building due to a larger setback line, therefore, the extension of the canopy would intrude into the required setback.

The lot is small and somewhat triangular shaped. There is no other way to accommodate the lanes than the manner in which it is currently done. The existing canopy is located 20 feet from the street right-of-way while a 40 foot setback is now required. In order to build a canopy to serve both lanes an additional variance of eight feet four inches is needed.

Discussion - Robb Swaney presented the case for the bank which was also represented by Debbie Elliot. He stated that the bank now had one aisle for the drive-up window and a by-pass drive. They want to have two aisles and machines for drive-up banking with a canopy to cover the operations.

Action of the Board - After further discussion of the size of the lot and the convenience to the customers, Owen Sanders moved that the variance be granted based upon the hardship caused by the shape of the lot or upon the fact that no other properties were affected. Edgar Lowe seconded, and motion carried unanimously.

ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists in the size and shape of the lot at 890 Two Mile Parkway, 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 a 28' 4" variance in the front setback be granted to permit the construction of a canopy over the drive-thru lanes.



Tom Mosier, Chairman

Submitted by:



Bill Terry, Planning Director