

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: August 8, 1994
Time: 5:00 PM
Place: City Hall

Cases Heard:
94-8-254

Members Present:

Owen Sanders
Tom Mosier
Ellie Mead
Tommy Jackson
Edgar Lowe

Others Present:

William Rhodes

Staff Present:

Bill Terry

The meeting was called to order by Chairman Mosier. It was duly noted that the meeting had been properly advertised and adjoining property owners notified. A public hearing was announced. No one was present to support or oppose the request. Minutes of the last meeting were approved.

Case No. 94-7-253 - Consideration of a request for a variance in the building setback line for the reconstruction of a noncomplying barn/shed on property located at 970 Hitt Lane. The applicant is William B. Rhodes, owner.

Analysis - A shed had been in use on the property for many years. During the winter, the shed had been severely damaged by a tree limb, and Mr. Rhodes started to rebuild. He did so without a building permit, and a stop work order was issued. Upon application for the building permit, it was discovered that a violation of the front setback line had occurred. The lot is zoned agricultural which requires a 75 foot setback.

The hardship which inhibits the location of the shed is a steep hill immediately behind the shed. This would require significant excavation in order to get a flat area on which to build. Therefore, Rhodes requested a variance in the setback provision in order to rebuild the shed in its original location.

Discussion - The applicant made his request and answered questions. He noted that the shed was needed to have a sheltered parking area for his equipment and vehicles.

Action of the Board - After discussion, Jackson moved that a variance in the front setback requirement be granted to allow the reconstruction of the shed at its original location and to permit a larger shed. Mead moved to amend the motion to prohibit the use

of the shed for the purpose of conducting any kind of a business. Jackson accepted the amendment. Lowe seconded the amended motion, and the motion carried unanimously.

ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists in the placement of a shed at 970 Hitt Lane, 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 variance in the front setback sufficient to permit the reconstruction of the shed be granted.


Tom Mosier, Chairman

Submitted By:


Bill Terry, Planning Director