

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: March 14, 1994
 Time: 5:00 PM
 Place: City Hall

Cases Heard:

94-3-250

Members Present:

Owen Sanders
 Tom Mosier
 Edgar Lowe

Others Present:

Fred Sadler
 Lila Sadler
 Mrs. Robert Newman

Staff Present:

Bill Terry

The meeting was called to order by Acting-Chairman Lowe. It was duly noted that the meeting had been properly advertised and adjoining property owners notified. A public hearing was announced. Minutes of the last meeting were approved.

Case No. 94-3-250 - Consideration of a request for a variance in the zoning regulations in order to permit the construction of living quarters in a single family home for an elderly member of the family. The property is located in Long Hollow Place, Section II, Lot no. 43 on Kimberly Drive. The applicants are Fred and Lila Sadler.

Analysis - Staff explained that the zoning ordinance permitted duplexes only in certain districts and subject to increases in the minimum lot size and further, that any "in home" apartment that constituted a complete living unit (which includes living space, bathroom and kitchen) makes the home a duplex. In this case the Sadlers are building a new home and will be caring for elderly partents. They would like to build a kitchen as a part of the unit in order for the parent to have independence. The permit was denied for this type use, and an appeal was filed.

Discussion - Fred Sadler explained that they proposed to convert a large rec room in the house plan into a living area with a bedroom, sitting area, bathroom and small kitchen. They further plan to construct another unit in the basement of about 700 square feet for possible use of another parent. The hardship specified to justify the variance was the need for the family to care for the elderly parents.

In the public hearing Mrs. Newman, property owner across the street, spoke against the variance.

Action of the Board - After discussion, Mosier moved that action on the request be deferred pending information from the city attorney and planning board. Sanders seconded, and the motion carried.

Tommy Jackson

Tommy Jackson, Acting-Chairman

Submitted By:

Bill Terry

Bill Terry, Planning Director