

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

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

Cases Heard:

94-2-249

Members Present:

Tommy Jackson
Tom Mosier
Edgar Lowe

Others Present:

Tommy Brown

Staff Present:

Bill Terry

The meeting was called to order by Acting-Chairman Jackson. 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. 94-2-249 - Consideration of a request for a variance in the number of required parking spaces as applied to a TV repair shop for property located on Gleaves Street (tax map 34-1, parcels 77 & 78).

Analysis - Staff explained the parking requirements and noted that there was no way to get that number of spaces, 19, on the lot with the size building proposed.

Brown explained his business and noted that it was strictly a "drop off" type arrangement with customers coming and going in a short period of time. A large percentage of the building square footage is devoted to storage with another large amount devoted to work stations for the employee repairmen. He would have five employees, therefore, the twelve parking spaces shown on the plan will be more than adequate.

Staff noted that if the variance is granted, the number of available parking places will limit any future change in use on the property.

Action of the Board - After discussion, Mosier moved that the variance be granted permitting Brown's TV Shop to have twelve parking spaces based on the operational characteristics of the business whereby a large amount of square footage is devoted to storage and work stations versus the small amount of customer space thus creating a hardship to apply the parking formula. Second by Lowe, and motion carried unanimously.

ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists in the application of parking requirements to Brown's TV Shop; 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 permitting the business to utilize twelve parking spaces be granted.

Tommy Jackson
Tommy Jackson, Acting-Chairman

Submitted By:

Bill Terry
Bill Terry, Planning Director