

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: December 13, 1993
 Time: 5:00 PM
 Place: City Hall

Cases Heard:

93-12-246
 93-12-247
 93-02-233

Members Present:

Owen Sanders
 Tommy Jackson
 Eddie Niebruegge
 Tom Mosier

Others Present:

Roger Loyd
 Tommy Brown
 Gary Webster
 Ron Filson

Staff Present:

Bill Terry

The meeting was called to order by Chairman Niebruegge. 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. 93-12-246 - Consideration of a request for a variance in the minimum lot size requirements for a use in the CSL District. The applicant is Tommy Brown, property owner.

Analysis - Brown wants to build a new building for a TV repair shop on property located on Gleaves Street. All lots in this area were originally platted before the City of Goodlettsville was created and were divided into 25-foot wide lots. Some lots have been combined into 50-foot parcels. Brown has a contract on two 50-foot parcels on which to build, however, the resulting zone lot is still 3,000 square feet too small to meet the minimum size of 20,000 square feet. Since these are existing non-conforming lots of record, the ordinance permits the board to grant a variance for reasonable use.

Action of the Board - After discussion, Mosier moved that the variance be granted. Sanders seconded. Motion carried unanimously.

The following order was issued:

OFFICIAL ORDER OF THE BOARD

WHEREAS; the public has 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 variance be granted to permit the use of lots 11, 12, 13 & 14 of Dupont City Subdivision being the same as Map 34-1, Parcels 77 & 78 Davidson County Tax Maps as one parcel.

CASE NO. 93-12-246 Consideration of a request for a temporary use permit to operate a fireworks sales tent on property at the intersection of Caldwell Drive and Long Hollow Pike during the Christmas and 4th of July holiday periods. The applicant is Roger Loyd, owner.

Analysis The applicant has operated a temporary sales tent at this location for several years. Parking is ample, and no problems have occurred in the past other than sign violations by the different operators.

Loyd agreed to advise the operator to check with Codes before erecting any signs.

Action of the Board On motion by Tom Mosier and second by Tommy Jackson, the temporary use permit was approved.

OFFICIAL ORDER OF THE BOARD

WHEREAS; the public has been adequately notified, and

WHEREAS; the Board has determined that the requirements of Section 11-901 (n) have been met, and

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

NOW, THEREFORE, BE IT ORDERED, that a temporary use permit be granted for fireworks sales from a tent during the Christmas '93 and 4th of July '94 holiday periods.

CASE NO. 93-2-233 ²²⁸Reconsideration of the request for a variance in the setback requirement for a driveway from a property line made by the First Baptist Church. The case was heard several months ago and deferred.

Gary Webster and Ron Filson representing the church asked that the matter be reconsidered and a decision be made. The issues were discussed again.

Action of the Board Tommy Jackson moved and Owen Sanders seconded that the variance be granted. Motion carried unanimously.

The following order was issued:

OFFICIAL ORDER OF THE BOARD

WHEREAS; the public has been adequately notified, and

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

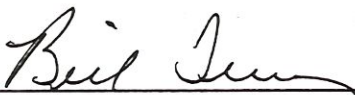
WHEREAS; the Board has determined that no adverse impact will occur;

NOW, THEREFORE, BE IT ORDERED, that a five-foot variance be granted to permit the use of the driveway onto Dickerson Road of the new church parking lot.

BE IT FURTHER ORDERED that said driveway shall be used for a right turn only and be appropriately marked.

Eddie Niebruegge, Chairman

Submitted By:



Bill Terry, Planning Director