

## OFFICIAL MINUTES

## GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: September 20, 1993  
 Time: 5:00 PM  
 Place: City Hall

Cases Heard:

93-9-242  
 93-9-243  
 93-9-244

Members Present:

Owen Sanders  
 Tommy Jackson  
 Edgar Lowe

Others Present:

Mr. & Mrs. Wm. Girard  
 John Lowe  
 Charles Lowe  
 Josef Neumair

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 on all issues was announced. Minutes of the last meeting were approved.

Case No. 93-9-242 - Consideration of a request for a variance in the setback requirements for the side yard as applied to Lot 57 Long Hollow Place, Section II ~~Woods~~ <sup>Place</sup> Subdivision. The applicant is William T. Girard, owner.

Analysis - Girard would like to build a certain size and shape of house on the subject lot which requires a 10 foot side setback. The street in front has a curve which affects the configuration of the lot and the angle of the lot lines from the street. Since the house has to sit on the lot parallel to the street and the side lines go back from the street at an angle, the rear of the lot is more narrow than the front thereby creating a one foot encroachment on one side near the rear of the house.

Action of the Board - After discussion of the lot configuration and the angle of the lot lines, Lowe moved that a one foot variance in the side setback 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; and

NOW, THEREFORE, BE IT ORDERED, that a one foot side setback variance be granted.

Case No. 93-9-243 - Consideration of a request for a variance in the rear setback line for a lot at 2015 Crencor Drive. The applicant is Josef Neumair, owner.

Analysis - The house proposed on this lot will have to be setback from the street 130 feet because of the required location of the septic tank and field lines. The County Health Department has approved the system, but the required front setback moved the house so far back that the rear setback is violated. The field lines and the soil types create the hardship. The house will encroach about 10 feet into the required 50 foot rear setback.

Action of the Board - Lowe moved that the request be granted since a hardship had been created by required location of the field lines. Sanders seconded and the motion carried unanimously.

The following order was issued:

#### OFFICIAL ORDER OF THE BOARD

WHEREAS; the public and adjoining property owners have 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 the variance be approved.

CASE NO. 93-9-244 - Consideration of a request for a variance in the requirements for the use of an off-site parking lot for the use of employees at 405 Two Mile Pike.

Analysis - John Lowe is one of the owners of Colonial Square Office Building which is an existing building. They have acquired the adjoining lot and wish to expand the building to encompass part of that lot. There is not enough off-street parking available on their site for the square footage that can be built. The ordinance provides for off-site parking. All of the standards for same can be met except the requirement that the property be in the same ownership as the principal use. This is the standard for which a variance is requested.

A parking lot is available at 406 Two Mile Pike, the Taylor Hayden Karate Center. The two locations have been sharing parking facilities for eight years and will continue to do so. A written agreement has been presented memorializing such agreement.

Action of the Board - After discussion of the issues and standards of the ordinance, Lowe moved that a variance be granted in the requirement that an off-site parking lot be owned by the same party since a written agreement between the two parties has been achieved. Sanders seconded and the motion carried unanimously. The following order was issued:

#### ORDER OF THE BOARD

WHEREAS, the board has determined that a hardship exists in the enforcement of off-site parking requirements for Colonial Square,

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 the variance be granted.

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Eddie Niebruegge, Chairman

Submitted By:

  
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Bill Terry, Planning Director