

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: April 13, 1992
Time: 5:00 PM
Place: City Hall

Cases Heard:

Case No. 92-4-222
Case No. 92-4-223

Members Present:

Tommy Jackson
Eddie Niebruegge
Owen Sanders
Tom Mosier

Others Present:

Gary & Karen Donohue
Galara O. Kelly
Louise Smith
Jim Bale
Jerry Lanham
Steve Sloan

Staff Present:

Bill Terry

The meeting was called to order by Chairman Niebruegge. The approval of the minutes of the previous meeting was deferred. It was duly noted that the meeting had been advertised and adjoining property owners notified by mail.

Case No. 92-3-222 - Consideration of a request for a variance in the front setback line for a house at 2003 Crencor. Requested by owners Gary & Karen Donohue.

Staff Analysis - The subject house is complete, and the setback was measured from stakes that were at the lot at that time. The stakes were apparently wrong. Also, the health department moved the septic tank and drain fields from the front of the lot to the rear thereby forcing the house farther forward on the lot. The loan survey revealed that the house was now encroaching on the setback line by about two to three feet.

Discussion - The board and the owners discussed the problem, and the owners noted that the health department required them to move the house closer to the street on the lot. Chairman Niebruegge asked for comments from any neighbors, and there were none.

Action of the Board - Tom Mosier moved that the variance be granted based on the fact that the septic system had forced the house toward the street and this created a unique hardship plus the fact that not granting the request would result in the extreme hardship of moving the house. Owen Sanders seconded, and the motion carried unanimously.

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 result on any adjoining property,

NOW, THEREFORE, BE IT ORDERED, that the variance be granted to adjust the front setback line to coincide with closest point of the house to the street.

Case No. 92-4-223 - Consideration of a request for a conditional use permit to locate a miniature golf course on a vacant area of the Goodlettsville Plaza Shopping Center. Jerry Lanham made the request.

Staff Analysis - The golf course is classified as a Recreation and Entertainment Activity by the zoning ordinance and is permitted in the CSL district as a conditional use. It is properly before the board for a hearing. There are two possible areas for such a use, one near Shevel Street and one between the bank and the jewelry store fronting on Dickerson Pike and in front of Smitty's hamburger stand. Parking is ample. A signed agreement from the owner of the property to enable Jerry Lanham to make the request was presented.

Discussion - The chairman asked Lanham to present his proposal. Lanham stated that the site near Shevel Street was no longer under consideration. He presented pictures of the type course he would like to build. Chairman Niebruegge asked if those in attendance had any comment for or against the request. The owner of Smitty's spoke in favor of the idea. The owners of the homes on Shevel Street expressed concern about the site in front of their homes but had no problems with the area being considered. Traffic circulation between the golf course, Smitty's and the bank was discussed. A workable agreement between Smitty's and Lanham had already been worked out. Staff noted that any alteration of parking spaces and traffic flow would have to be approved by the city. Hours of operation were discussed, and it was noted that during the peak season, these would be from 11:00 AM to 11:00 PM.

Action of the Board - Tommy Jackson noted that there appeared to be no adverse impact to result from this project and the standards for a conditional use permit had been met. He moved that the permit be granted. Owen Sanders seconded, and the motion carried unanimously.

OFFICIAL ORDER OF THE BOARD

WHEREAS, the public and adjoining property owners have been properly notified, and

WHEREAS, the Board has determined that no adverse impact will occur, and

WHEREAS, the Board has determined that the requirements of Sections 11-1409(d) and (f)(2) have been met,

NOW, THEREFORE, BE IT ORDERED, that the conditional use permit shall be granted and that this order shall constitute such permit.

Eddie Niebruegge, Chairman

SUBMITTED BY:

Bill Terry

Bill Terry
Planning and Codes Director