

OFFICIAL MINUTES

GOODLETTSVILLE BOARD OF ZONING APPEALS

Date: March 9, 1992
Time: 5:00 PM
Place: City Hall

Cases Heard:
 Case No. 92-3-221

Members Present:

Tommy Jackson
 Eddie Niebruegge
 Owen Sanders
 Tom Mosier

Others Present:

W. N. Tubbs
 Lynn D. Rollins
 Joyce Hood
 Elaine Steely
 Billy Joe Ervin
 Joe Cummins
 Danny Adams

Staff Present:

Bill Terry

The meeting was called to order by Chairman Niebruegge. The minutes of the previous meeting were approved as written and distributed. It was duly noted that the meeting had been advertised and adjoining property owners notified by mail.

Case No. 92-3-221 - Consideration of a request for a variance in the yard setback lines and the maximum lot coverage percentage to construct an addition to B. F. Myers Furniture Store.

Staff Analysis - The existing store is 23,561 square feet in size which covers about 40 percent of the lot. The zoning district is CSL - Commercial Service Limited which permits the furniture store as a retail use. The bulk and setback requirements are as follows:

maximum lot coverage	40 percent
maximum floor area ratio	1.0
front setback (on both streets)	40 feet
side setback	15 feet
rear setback	30 feet

The owner, Billy Joe Evins, wants to build a 9,750 square foot addition for storage purposes. The addition violates all of the setbacks, and it increases the amount of building coverage of the lot to 54 percent thereby creating another violation. The site plan and building permit were denied, therefore, variances were requested.

Discussion - Joe Cummins, surveyor, presented a proposed site plan showing details of the building footprint. Danny Adams, contractor, described the type of building to be built. Billy Joe Evins, owner, told why he needed the storage space, expanding

business and need to store more furniture.

Chairman Niebruegge asked then for comments from residents of the neighborhood who were in attendance. Three people spoke, all against the request. Basically, the arguments given related to the amount of building bulk cutting off views and light plus encroachment toward the other adjoining properties which were all residential. Concerns were expressed about their investment in their houses and preservation of the property values for residential purposes.

Action of the Board - Tom Mosier moved that the variance be denied due to the fact that no hardship was stated that related to particular physical characteristics of the lot and because the standards for a variance contained in the zoning ordinance had not been met. 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 not been met, and

WHEREAS; the Board has determined that no hardship related to the property has been stated,

NOW, THEREFORE, BE IT ORDERED, that the variance request be denied.

The meeting adjourned at 5:30 PM.

Eddie Niebruegge, Chairman

SUBMITTED BY:



Bill Terry
Planning and Codes Director