

OFFICIAL MINUTES OF THE GOODLETTSVILLE
BOARD OF ZONING AND SIGN APPEALS

Date: September 15, 2014

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Tom Mosier, William Carter, Edgar Lowe

Absent: All present

Also Present: Rick Gregory, Jeff McCormick, Mike Bauer, Rhonda Carson,

Chairman, Tom Mosier called the meeting to order.

Minutes of the July 7, 2014 Board of Zoning and Appeals meeting stand approved as written.

Case No. 14-09-603 Consider request by William L. Bryant, 305 Highland Heights Dr., Goodlettsville, TN 37072 for a lot width variance for 141 and 143 Two Mile Pike as shown on parcels 69 and 153 as found on Davidson County property map 26-01. This request is for relief from lot width requirements in the R-10 Medium Density Residential district.

Staff reviewed. Mr. Gregory stated this is a request for a lot width variance for two lots on Two Mile Pike. The property was created many years ago as part of The Roscoe Place Subdivision. The property is currently zoned R-10. The R-10 district requires a 60' lot width for residential construction. The lots were created as 50' wide lots. They are considered legal non-conforming. Mr. Gregory explained that they pre date the ordinance by a number of years and will need to be approved by the Board for a lot width variance. Staff recommended approval.

Owner of the property, William Larry Bryant represented the case. He explained that he wants to build 1,200 sq. ft. houses on each lot. Staff and Mr. Bryant discussed requirements for side line setbacks. Mr. Bryant was also informed that an attached one car garage is a requirement on residential housing in the R-7 and R-10 districts. The builder stated he will consult with the architect and have the one car garage added to the drawing. Mr. Gregory stated if side yard setback relief is needed, they may present the case to the Board at a later date.

Based upon evidence submitted at this meeting and Staff recommendations, Edgar Lowe made a motion for approval of the lot width variance. William Carter seconded the motion. Motion passed 3-0.

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 Table II of Appendix A of The Goodlettsville Zoning Ordinance have been addressed, and

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

NOW, THEREFORE, BE IT ORDERED, a variance from a 60' lot width to 50' lot width in the R-10 district to be granted at 141 and 143 Two Mile Pike as shown on parcels 69 and 153 as found on Davidson County property 26.01.

The meeting adjourned at 5:10 P.M.

Tom Mosier, Chairman

Rhonda Carson, ECD Assistant