

## **OFFICIAL MINUTES OF THE GOODLETTSVILLE BOARD OF ZONING AND SIGN APPEALS**

**DATE:** October 6, 2014

**Time:** 4:00 PM

**Place:** Massie Chambers- Goodlettsville City Hall

**Members Present:** Tom Mosier, William Carter, Edgar Lowe, Owen Sanders and Commissioner Zach Young.

**Absent:** All Present

**Also Present:** Tim Ellis, Rick Gregory, Jeff McCormick, Mike Bauer

Chairman Tom Mosier called the meeting to order at 4:00pm.

Minutes of the September 15<sup>th</sup>, 2014 Board of Zoning and Sign Appeals meeting stand approved as written.

**Case No. 14-10-604 Consider a request by William L. Bryant, 305 Highland Heights Dr., Goodlettsville TN 37072 for relief from requirement for a one car attached garage in the R-10 Medium Density Residential district for 141 and 143 Two Mile Pike as shown on parcels 69 and 153 as found on Davidson County property map 26-01.**

Staff reviewed. Mr. Gregory advised both lots are part of a subdivision that was recorded many years ago before Goodlettsville was incorporated as a city. They were legally established at that time under the Davidson County requirements, but now fall under our ordinance for new construction. The requirements now call for a one car attached garage. While no hardship has been established by the applicant, these lots precede the requirement for a 50 foot lot width and are currently legally conforming lots of record. The shape of the property is one of the considerations for a variance, that may be tied to the original use of the property. Mr. Gregory referred to Goodlettsville Zoning Ordinance, Section 14-213 (8), that states one of the powers of the board is to hear and act upon application to alleviate hardships by the inability of the property owner to comply strictly with the Zoning Ordinance by reasons of unique shape, topography or physical features of the zoned lot. Since no relief has been requested of the 10 side setback, Staff has reviewed this request, and is recommending approval.

Mr. Larry Bryant was present to answer any questions the board members may have.

Mr. Mosier stated that he had been in that area and a large majority of the houses in the area do not have garages.

Commissioner Zach Young made a motion to approve the request. Owen Sanders seconded the motion. Motion passed unanimously 5-0.

## **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 Section 14-205 (4) (g) 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 the one car garage requirement 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 map 26.01.

The meeting adjourned at 4:10 P.M.

---

Tom Mosier, Chairman

---

Mike Bauer Assistant