

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

Date: April 4, 2017

Time: 5:00 P.M.

Place: Massie Chambers- Goodlettsville City Hall

Members Present: Chairman Tom Mosier, Commissioner Zach Young, William Carter, Edgar Lowe

Absent: Owen Sanders

Also Present: Addam McCormick, Tim Ellis, Rhonda Carson and others.

Chairman Tom Mosier called the meeting to order. Commissioner Zach Young made a motion to approve the minutes of the February 7, 2017 Board of Zoning and Sign Appeals meeting as written. Mr. William Carter seconded the motion. The motion passed 4-0.

{PUBLIC HEARING}

Item #1 Salvador Zaragoza, Property owner requests a zoning variance from the Goodlettsville Zoning Ordinance Section 14-212 (1)(c) requesting expansion of the non-conforming single family use at 206 Church Street on an adjacent lot owned by the applicant. Property is referenced as Davidson County Tax Map/Parcel # 01913003000 and is zoned CSL, Commercial Services Limited and contains 0.17 acres.

Addam McCormick, Director of Planning and Development Services reviewed the request. He showed the existing house at the corner of Church and Connell to be 206 Church Street. He explained that the property owner Salvador Zaragoza, owns the property adjacent to it and has requested to build an addition on to the existing house using this lot for the expansion. He stated the empty lot is a second/separate lot and approximately (50' x 140') 0.17 acre property. Mr. McCormick shared the history of the lots in the immediate area. He stated they are all used residential, but they are zoned Commercial Services Limited (CSL), making them all legal non-conforming uses, pre-dating the current zoning in place. He stated he researched the history of the vacant lot, dating back to 1975 and it shows nothing has been on the lot, making it a vacant commercial lot.

The Zoning Ordinance only permits uses on the vacant property per the permitted uses of the CSL, Commercial Service Limited Zoning District. The vacant lot does not meet the minimum CSL zoning lot width of one hundred (100') feet and minimum CSL zoning area of 20,000 sq. ft. and therefore is a non-conforming lot of record. The variance request is for Mr. Zaragoza to be able to add onto his existing house (non-conforming) on his adjacent commercial zoned property/lot.

Mr. McCormick explained that with non-conforming use, you cannot take additional property to expand a non-conforming use.

Mr. McCormick stated that due to the size of the vacant lot and the established residential use around it, he felt commercial was not the best use for it.

Salvador Zaragoza, Property Owner represented this request. Mr. McCormick showed an aerial image of the existing house and both properties. He asked Mr. Zaragoza how much of an addition he is proposing and asked why he could not add the addition onto the back portion of the existing property. Mr. Zaragoza stated he would be using roughly twenty-five feet of the side of the property, including five to ten feet of the second lot. He also stated the side location would be better for the addition instead of the back portion of the existing lot due to the topography of the lot and water runoff.

Mr. McCormick stated if this request is approved, the owner would have to plat these two properties into one lot, which would alleviate them of building over a property line. A building permit could not be obtained until the lots are combined.

Chairman Mosier asked if any additional access (driveway) would be added to Connell Street.

Mr. Zaragoza stated no additional access would be added. The existing driveways would remain on Church Street.

Mr. Edgar Lowe asked if the proposed addition would be used for residential living space. Mr. Zaragoza stated it would be used for additional living space.

Commission Members discussed options for the request, and Commissioner Zach Young stated he felt the best interest would be to grant the variance and the Planning Department administratively combine the lots and plat them as one so the addition could be allowed.

Commissioner Zach Young then made a motion to grant the variance based on it currently being the best use for the property. Edgar Lowe seconded the motion. The motion passed unanimously 4-0.

No one was present to speak in favor of or in opposition of the request.

With no other business, the meeting adjourned at 5:16.

Tom Mosier, Chairman

Rhonda Carson, ECD Assistant