

**City of White House
Municipal Board of Zoning Appeals
MINUTES**

Tuesday, May 19, 2020

Call to order 7:00 p.m.
Roll Call
Members Present John Decker-Chairman, Bob Dorris, Matthew West,
Dolly Peay, and John Wilkinson

Members Absent

Others Present Valerie Webb-Webb Sanders Law, City Administrator-
Gerald Herman, Ceagus Clark-Planning & Codes
Director

Approval of prior minutes Minutes from the March 17, 2020 Meeting. Motion was
made to approve by Matthew West seconded by Bob
Dorris. Motion passed unanimously.

AGENDA

PUBLIC HEARING:

Item # 1 **Lisa Baker:** Requests a side setback variance for a new construction
single family house. Property is referenced as Sumner County Tax Map
096F, Group B, Parcel 001.01. Property is zoned R-20, Low-Density
Residential and is located at 216 South Palmers Chapel Road.

Chairman Decker stated that the public hearings are for anyone
present other than the applicants to speak to the items.

Chairman Decker opened the public hearing for Item #1. There being
no one to speak to this item Chairman Decker closed the public
hearing.

Chairman Decker opened the public hearing from Item#2. There being
no one to speak to this item Chairman Decker closed the public
hearing.

Staff stated that the owner has bought house plans for this property,
and will not be able to meet the zoning district property side setbacks.
Staff stated the owner is asking for a ten-foot (10') side setback on
one side of the property. Staff stated the side setback requirement is
fifteen (15') in the R-20 zoning. Staff stated the sketch plan shows the

northern side setback would be twenty-eight (28') from the property line and five ft. (5') on the southern side of the property. Staff stated he had spoken with the property owner, and recommended the applicant discuss with her builder to provide a different configuration of the house plan to stay within the zoning setback requirement. Staff stated that he would recommend denial of the request based on the fact that the variance request does not show as outlined in Article Nine (9) of the city's zoning ordinance—a finding of hardship as a reason to grant this variance. Chairman Decker discussed some of the hardships for granting a variance such as topographical. Lisa Baker, property owner was present. Ms. Baker stated that she understands that the city's has regulations, but there are other homes in the area that are right on lot lines or very close to lot lines. Ms. Baker discussed that if she moved the house further back on the property—it would be in line with the neighbor's pool area which is not attractive. Ms. Peay stated that the property plat shows the side setbacks to be 20' instead of 15'. Chairman Decker stated that he did not see a basis per the city's standards for variances that this request could be approved.

Motion was made to approve by Bob Dorris, seconded by Matthew West.

Motion passed unanimously.

denied

Item # 2 **Richard James:** Requests a setback variance for an accessory use Building. Property is referenced as Sumner County Tax Map 097E, Group H, Parcel 021.00. Property is zoned R-15, Medium Density Residential and is located at 500 Highland Drive.

Staff stated that the property is located in a cul de sac. Staff stated that the property owner was in the process of constructing a lien-to-type structure and attaching it to the house and contacted the city regarding a setback issue. Staff stated due to topographical issues due to property shape and cul de sac located on the side yard the variance request would allow a reasonable use of the property since the proposed total building lot coverage and accessory building/primary building percentage ratio are both below the minimum requirements for the zoning ordinance. Staff recommends approval.

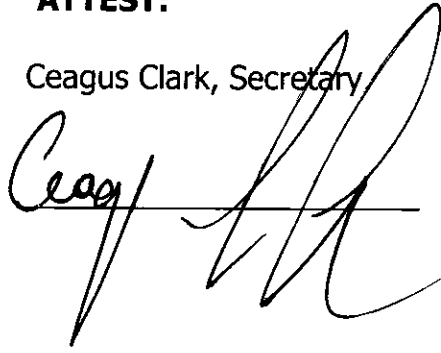
Motion was made to approve by Dolly Peay, seconded by Matthew West.

Motion passed unanimously.

Meeting adjourned at 7:15 p.m.

ATTEST:

Ceagus Clark, Secretary



A handwritten signature in cursive script, appearing to read 'Ceagus', is written over a horizontal line. To the right of this signature is another large, stylized handwritten signature.

Chairman, John Decker
