

MEGAN BARRY
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION

737 Benton Avenue

June 15, 2016

Application: New construction – addition and outbuilding (DADU); Setback determination

District: Woodland in Waverly Historic Preservation Zoning Overlay

Council District: 17

Map and Parcel Number: 10510031700

Applicant: Blaine Bonadies, Architect

Project Lead: Sean Alexander, sean.alexander@nashville.gov

Description of Project: The applicant proposes to enlarge a two-story historic house with a rear addition and a side porte cochere addition, and to construct a two-story outbuilding containing a detached accessory dwelling unit.

Recommendation Summary: Staff recommends approval of the proposed rear addition to the house, with the conditions that the roof color, stone, window and door selections, and paving and appurtenances are approved by MHZC Staff prior to purchase and installation.

Staff recommends disapproval of the porte cochere addition finding that it does not meet sections III.B.1.a, III.1.B.b, and III.B.1.d of the design guidelines for additions.

Staff recommends disapproval of the proposed outbuilding finding that it does not meet section III.2.h of the design guidelines and the standards for detached accessory dwelling units outlined in 17.16.030.G of the Metro Code.

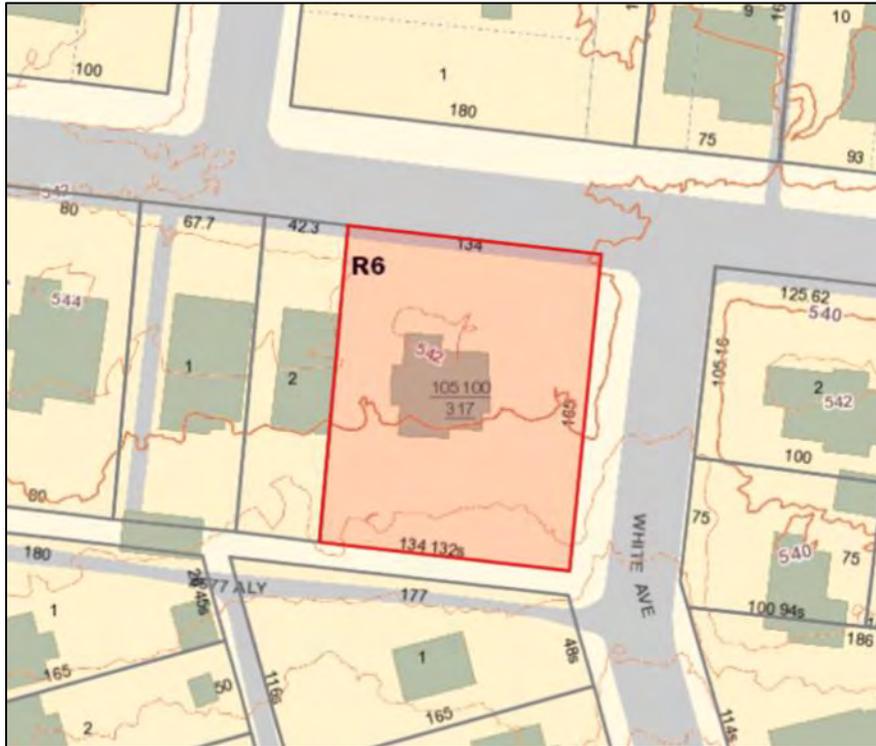
Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III. B. NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS

1. ADDITIONS

- a. Generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.

Placement

Additions should be located at the rear of an existing structure.

Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

Generally, one-story rear additions should inset one foot, for each story, from the side wall.

Additions should be physically distinguished from the historic building and generally fit within the shadow line of the existing building.

Additions should tie-in at least 6" below the existing ridge.

In order to assure that an addition has achieved proper scale, the addition should:

- *No matter its use, an addition should not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale. This will allow for the retention of small and medium size homes in the neighborhood. The diversity of housing type and size is a character defining feature of the historic districts.*
- *Additions which are essentially a house-behind-a-house with a long narrow connector are not appropriate, as the form does not exist historically. Short or minimal connections that do not require the removal of the entire back wall of a historic building are preferred.*
- *Additions should generally be shorter and thinner than the existing building. Exceptions may be made when unusual constraints make these parameters unreasonable, such as:*

- *An extreme grade change*

- *Atypical lot parcel shape or size*

In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

When an addition needs to be taller:

Whenever possible, additions should not be taller than the historic building; however, when a taller addition is the only option, additions to single story structures may rise as high as 4' above the shadow line of the existing building at a distance of 40' from the front edge of the existing building. In this instance, the side walls and roof of the addition must set in as is typical for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

When an addition needs to be wider:

Rear additions that are wider than an existing historic building may be appropriate when the building is narrower than 30' or shifted to one side of the lot. In these instances, a structural alcove or channel must separate the existing building from the new addition. The structural alcove should sit in a minimum of 1' and be at least twice as long as it is deep.

In addition, a rear addition that is wider should not wrap the rear corner.

Sunrooms

Metal framed sunrooms, as a modern interpretation of early green houses, are appropriate if they are mostly glass or use appropriate cladding material for the district, are located at the rear in a

minimally visible location, are minimally attached to the existing structure, and follow all other design guidelines for additions.

Foundation

Foundation walls should set in from the existing foundation at the back edge of the existing structure by one foot for each story or half story. Exception: When an addition is a small one-room deep (12' deep or less) addition that spans the width of the structure, and the existing structure is masonry with the addition to be wood (or appropriate substitute siding). The change in material from masonry to wood allows for a minimum of a four inch (4") inset.

Foundation height should match or be lower than the existing structure.

Foundation lines should be visually distinct from the predominant exterior wall material. This is generally accomplished with a change in materials.

Roof

The height of the addition's roof and eaves must be less than or equal to the existing structure.

Visually evident roof slopes should match the roof slopes of the existing structure, and roof planes should set in accordingly for rear additions.

Skylights should not be located on the front-facing slope of the roof. Skylights should be flat (no bubble lenses) with a low profile (no more than six inches tall) and only be installed behind the midpoint of the building).

Rear Dormers

Dormer additions are appropriate for some historic buildings as they are a traditional way of adding ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate.

Rear dormers should be inset from the side walls of the building by a minimum of two feet. The top of a rear dormer may attach just below the ridge of the main roof or lower.

Side Additions

When a lot width exceeds 60' or the standard lot width on the block, it may be appropriate to add a side addition to a historic structure. The addition should set back from the face of the historic structure (at or beyond the midpoint of the building) and should be subservient in height, width and massing to the historic structure.

Side additions should be narrower than half of the historic building width and exhibit a height of at least 2' shorter than the historic building.

To deemphasize a side addition, the roofing form should generally be a hip or side-gable roof form.

- b. The creation of an addition through enclosure of a front porch is not appropriate. The creation of an addition through the enclosure of a side porch may be appropriate if the addition is constructed in such a way that original form and openings on the porch remain visible and undisturbed.

Side porch additions may be appropriate for corner building lots or lots more than 60' wide.

- c. Contemporary designs for additions to existing properties are not discouraged when such additions do not destroy significant historical, architectural, or cultural material; and when such design is compatible, by not contrasting greatly, with the size, scale, color, material, and character of the property, neighborhood, or environment.

- d. A new addition should be constructed in such a manner that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

Connections should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

- e. Additions should follow the guidelines for new construction.

2. NEW CONSTRUCTION

h. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that are or have a Detached Accessory Dwelling Unit (DADU) required by ordinance 17.16.030 that are reviewed by the MHZC. This information is provided for informational purposes only and does not replace ordinance 17.16.030.)

- 1) A new garage or storage building should reflect the character of the period of the house to which the outbuilding will be related. The outbuilding should be compatible, by not contrasting greatly, with surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, and details.

Outbuildings: Height & Scale

- *On lots less than 10,000 square feet, the footprint of a DADU or outbuilding shall not exceed seven hundred fifty square feet or fifty percent of the first floor area of the principal structure, whichever is less.*
- *On lots 10,000 square feet or greater, the footprint of a DADU or outbuilding shall not exceed one thousand square feet.*
- *The DADU or outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal structure on the lot. The DADU or outbuilding height shall not exceed the height of the principal structure, with a maximum eave height of 10' for one-story DADU's or outbuildings and 17' for two-story DADUs or outbuildings. The roof ridge height of the DADU or outbuilding must be less than the principal building and shall not exceed 25' feet in height.*

Outbuildings: Character, Materials and Details

- *Historically, outbuildings were either very utilitarian in character, or (particularly with more extravagant houses) they repeated the roof forms and architectural details of the houses to which they related. Generally, either approach is appropriate for new outbuildings. DADUs or out buildings located on corner lots should have similar architectural characteristics, including roof form and pitch, to the existing principal structure.*
- *DADUs or outbuildings with a second story shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.*

Outbuildings: Roof

- *Roof slopes on simple, utilitarian buildings do not have to match the roof slopes of the main structure, but generally should maintain at least a 4/12 pitch.*
- *The DADU or outbuilding may have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roof slope by covering no more than fifty percent of the roof plane and should sit back from the exterior wall by 2'.*

Outbuildings: Windows and Doors

- *Publicly visible windows should be appropriate to the style of the house.*
- *Double-hung windows are generally twice as tall as they are wide and of the single-light sash variety.*
- *Publicly visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.*
- *Metal overhead doors are acceptable on garages when they are simple and devoid of overly decorative elements typical on high-style wooden doors. Decorative raised panels on publicly visible garage doors are generally not appropriate.*
- *For street-facing facades, garages with more than one-bay should have multiple single doors rather than one large door to accommodate more than one bay.*

Outbuildings: Siding and Trim

- Brick, weatherboard, and board-and-batten are typical siding materials.
 - Exterior siding may match the existing contributing building's original siding; otherwise, siding should be wood or smooth cement-fiberboard lap siding with a maximum exposure of five inches (5"), wood or smooth cement-fiberboard board-and-batten or masonry.
 - Four inch (4" nominal) corner-boards are required at the face of each exposed corner.
 - Stud wall lumber and embossed wood grain are prohibited.
 - Four inch (4" nominal) casings are required around doors, windows, and vents within clapboard walls. Trim should be thick enough to extend beyond the clapboard. Double or triple windows should have a 4" to 6" mullion in between.
- Brick molding is required around doors, windows, and vents within masonry walls but is not appropriate on non-masonry clad buildings.

2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

Generally new garages should be placed close to the alley, at the rear of the lot, or in the original location of an historic accessory structure.

Lots without rear alleys may have garages located closer to the primary structure. The appropriate location is one that matches the neighborhood or can be documented by historic maps.

Generally, attached garages are not appropriate; however, instances where they may be are:

- *Where they are a typical feature of the neighborhood; or*
- *When the location of the attached garage is in the general location of an historic accessory building, the new garage is located in the basement level, and the vehicular access is on the rear elevation.*

Setbacks & Site Requirements.

- *To reflect the character of historic outbuildings, new outbuildings for duplexes should not exceed the requirements for outbuildings for the entire lot and should not be doubled. The most appropriate configurations would be two 1-bay buildings with or without parking pads for additional spaces or one 2-bay building.*
- *A DADU or outbuilding may only be located behind the principal structure in the established rear yard. The DADU or outbuilding is to be subordinate to the principal structure and therefore should be placed to the rear of the lot.*
- *There should be a minimum separation of 20' between the principal structure and the DADU or outbuilding.*
- *At least one side setback for a DADU or outbuilding on an interior lot, should generally be similar to the principle dwelling but no closer than 3' from each property line. The rear setback may be to 3' from the rear property line. For corner lots, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback should be a minimum of 10'.*

Driveway Access.

- *On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the principal structure as well as the detached accessory dwelling or outbuilding.*
- *On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.*

Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

Additional Requirements for DADUs from Ordinance 17.16.030. See requirements for outbuildings for additional requirements.

- *The lot area on which a DADU is placed shall comply with Table 17.12.020A.*
- *The DADU may not exceed the maximums outlined previously for outbuildings.*
- *No additional accessory structure shall exceed two hundred square feet when there is a DADU on the lot.*

Density.

- *A DADU is not allowed if the maximum number of dwelling units permitted for the lot has been met.*

- *Ownership.*
 - a. *No more than one DADU shall be permitted on a single lot in conjunction with the principal structure.*
 - b. *The DADU cannot be divided from the property ownership of the principal dwelling.*
 - *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
 - *Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the DADU is being established accessory to a principal structure and may only be used under the conditions listed here.*
- Bulk and Massing.*
- *The living space of a DADU shall not exceed seven hundred square feet.*

i. Appurtenances

Appurtenances related to new buildings, including driveways, sidewalks, lighting, fencing, and walls, shall be compatible, by not contrasting greatly, with the characteristics of the surrounding historic buildings.

IV.B.1 Permanent Landscape Features

- a. For historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should be compatible with the style of the house to which they relate in terms of design, materials, and location. For non-historic buildings, walls, curbs, steps, pavement, gravel, and front walkways should not contrasting greatly with such features on surrounding historic buildings.
- b. Existing retaining walls in front and side yards should be retained.
- c. Satellite dishes are not appropriate.
- d. Permanently installed fixtures such as fountains or waterfalls should be based on documentary, physical, or pictorial evidence.

METRO CODE, § 17.16.030. G. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

- 2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.
- 3. Density. A detached accessory dwelling is not allowed if the maximum number of dwelling units permitted for the lot has been met.
- 4. Ownership.
 - No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.
 - The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.
 - The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.
- 5. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for Accessory buildings.
- 6. Site Requirements.

A detached accessory dwelling may only be located in the established rear yard. The detached accessory dwelling is to be subordinate to the principal structure and therefore shall be placed to the rear of the lot.

There shall be a minimum separation of ten (10) feet between the principal structure and the detached accessory dwelling.

7. Driveway Access.

On lots with no alley access, the lot shall have no more than one curb-cut from a public street for driveway access to the principal structure as well as the detached accessory dwelling.

Parking accessed from a public street shall be limited to one driveway for the lot with a maximum width of 12 feet.

If the detached accessory dwelling is part of a garage and an alley exists to the rear of the lot, the garage shall be alley loaded and no curb-cut provided from the front of the lot.

8. Bulk and Massing.

No accessory structure shall exceed 200 square feet when there is a detached accessory dwelling on the lot.

The living space of a detached accessory dwelling shall not exceed 700 square feet.

The footprint single-story detached accessory dwelling shall not exceed 700 square feet or 50% of the first floor area of the principal structure, whichever is less.

The footprint of a two-story detached accessory dwelling shall not exceed 550 square feet or 40% of the first floor area of the principal structure, whichever is less.

One partial-width, open porch, that is six feet deep or less, is not included in the footprint calculation.

The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story detached accessory dwellings.

The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed 25 feet in height.

9. Design Standards.

Detached accessory dwellings with a second story dwelling unit shall enclose the stairs interior to the structure and properly fire rated per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than 50% of the roof.

Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

Background: The house at 737 Benton Avenue is a two-story brick Queen Anne, with a hipped primary roof and pedimented gables over three-sided bays on the front and both side facades. On the front of the house there is a one-story wrap-around porch with a circular pavilion in the outside corner. The house, which is a contributing structure to the character of the district, was constructed circa 1910.



737 Benton Avenue

Analysis and Findings: The applicant proposes to enlarge the house with a rear addition and a side porte cochere, and to construct a two-story outbuilding containing a detached accessory dwelling unit.

Location, Design (Rear Addition): The rear addition will be two stories tall, stepped in sixteen inches (16") from the rear corner of the original structure on the left side. Two-story additions are typically required to be stepped in a full two feet (2'), however, there is an existing non-contributing addition in this location that will be replaced. Also, a 3-sided projecting section of the original wall on the left side of the house will give the addition a deeper inset. After extending back eight feet (8') the addition will step back out to the left: the upperstory sixteen inches (16") to align with the primary wall and the first story an additional ten feet, six inches (10'-6"). Although the one-story component of this addition will extend several feet outside the silhouette of the primary form of the house, it will be no wider than the original front corner porch pavilion.

The upper eave and roof heights of the addition will match the existing eave and the ridge of an existing rear-facing gable. The first story eave height will be sixteen feet (16') tall. This is two feet (2') taller than the eaves of the existing first-story porch, but the difference will not be greatly visible because this eave begins more than forty-five feet (45') back from the front of the house.

Staff finds the location of the proposed rear addition and the general character of the design to be compatible with the historic house, and that it would meet sections III.B.1.a and III.B.1.d of the design guidelines for additions.

Location, Design (Porte Cochere): The porte cochere addition on the right side will start thirty-feet (30') back from the front of the historic house. At this location there had previously been an open porch that has since been enclosed or replaced with a non-contributing addition. The porte cochere will have a flat roof with a twelve foot (12') tall beam height and a roof height of sixteen feet (16'). These heights match the eave and roof heights of the front porch. The total width of the porte cochere structure will be twenty-one feet (21') with columns and wing walls reducing the width of the opening to sixteen feet (16').

Section III.B.1.a of the design guidelines states that “generally, an addition should be situated at the rear of a building in such a way that it will not disturb either front or side facades.” In some instances, the Commission has concluded that side porch additions may be appropriate for corner lots or lots more than 60’ wide. While the lot at 737 Benton Avenue is a corner lot and it is actually one hundred, thirty-four feet (134’) wide, Staff finds that the porte cochere is not appropriate because the house is situated far to the right side of the large lot and the proposed porte cochere would be on the narrower side yard. Staff finds that it would not be appropriate to have additions wider than the primary building on both sides, as would be the case with the proposed rear addition and porte cochere. The Queen Anne style in Nashville typically did not have porte cocheres and the one proposed is wider than those styles that did have historic porte cocheres. If the Commission finds the porte cochere to be appropriate, staff recommends narrowing the overall width by approximately four feet (4’) so that it is less obtrusive and more in keeping with the massing of historic porte cocheres.

Staff finds the location of the proposed porte cochere would not meet sections III.B.1.a, III.1.B.b, and III.B.1.d of the design guidelines for additions.

Materials, Texture, and Details and Material Color: The rear addition will have an asphalt-shingle roof and stone foundation to match the existing building, with a metal roof to match the roof of the front porch. The walls will be clad with stucco-coated cement-fiber panels with wood trim. The windows will be wood or steel. The porte cochere structure will be wood with stone foundation.

Staff finds all of the proposed materials to be appropriate and to meet sections III.1.B.c and III.B.1.e of the design guidelines. Staff asks to approve stone and roof samples for texture and color match prior to purchase and installation.

Proportion and Rhythm of Openings: No changes to the window and door openings on the existing house were indicated on the plans. The windows on the proposed addition are all generally twice as tall as they are wide, thereby meeting the historic proportions of openings. A row of horizontal windows on the upperstory will be set within a larger opening. The Commission has not allowed for horizontally oriented windows on highly visible sides. Staff recommends that they have a vertical orientation. There are no large expanses of wall space without a window or door opening. Staff finds the project’s proportion and rhythm of openings meet section III.B.1.e of the design guidelines.

Outbuilding, Detached Accessory Dwelling Unit: The applicant proposes to construct a two-story outbuilding with a first story garage, bathroom, and porch, with a full dwelling unit above.

The footprint size, as well as the eave and roof heights of the outbuilding would be greater than the maximums permitted under section III.2.h of the design guidelines and the standards for detached accessory dwelling units outlined in 17.16.030.G of the Metro Code. The building is proposed to have even hundred square feet (700 sq. ft.) of living space, but that calculation does not include a two-hundred, ninety square foot (290 sq. ft.)

porch on the first story and three hundred, thirty square foot (330 sq. ft.) storage space on the upperstory. Although these spaces are not depicted as living space, Staff finds that they should be calculated as such because they are integral to the form and massing of the building; they are not like a simple entry porch and an attic, they are fully contained spaces within the footprint of the building, under the primary roof, and with full ceiling-heights.

The Commission has included porches within the square footage calculation and has not approved any detached accessory dwelling units that do not meet the standards of the ordinance for footprint and eave and roof heights.

Please see attached form as well as the information below for further analysis.

Outbuilding Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood
Foundation	Concrete slab	Natural color	X
Cladding	Cement-fiber	Smooth with 5" reveal	X
Secondary Cladding	Painted brick pilasters, stone ledge, shake in gable field	Needs final review	X
Roofing	Asphalt shingle	Needs final review	X
Trim	Cement fiber	smooth	X
Chimney	n/a	n/a	n/a
Porch floor	Concrete slab	natural	X
Porch Posts	Painted brick	Needs final review	X
Porch Railing	N/a	n/a	n/a
Porch Roof	Standing seam metal	Color needs final approval	X
Driveway	Concrete	n/a	X
Windows	Marvin wood	Needs final approval	X
Pedestrian Door	Not indicated	Needs final approval	
Vehicular Door	Not indicated	Needs final approval	

Outbuilding Roof shape:

Proposed Element	Proposed	Typical of district?
Primary form	Cross-gable	X
Primary roof slope	12/12	X
Porch form	Shed	X
Porch Slope	6:12 – 7:12	X

Staff finds that scale and massing of the proposed outbuilding would not meet section III.2.h of the design guidelines and the standards for detached accessory dwelling units.

Setbacks: The outbuilding will be located behind the house, separated from it by approximately thirty-three feet (33’), which in appropriate distance. The left setback will be ninety-five feet (95’) and the right setback will be six feet (6’). These setbacks are appropriate and meet the zoning requirements. The rear setback proposed is five feet (5’). For a building of this size and orientation the standard setback is ten feet (20’). Staff finds the proposed setback to be appropriate because it is more like the typical location of outbuildings historically, and it allows for greater separation between the outbuilding and the house. The project meets Section 2.9.2 of the design guidelines.

Appurtenances & Utilities: No changes to the site’s appurtenances were indicated on the drawings. Staff would request that the material and color of any new driveway, walkways, or other paving be approved by MHZC Staff prior to construction. The location of the HVAC and other utilities was also not noted. Staff asks that the HVAC be located on the rear façade, or on a side façade beyond the midpoint of the house. No new fences, walls, or other permanent landscape features are proposed.

Recommendation: Staff recommends approval of the proposed rear addition to the house, with the conditions that the roof color, stone, window and door selections, and paving and appurtenances, are approved by MHZC Staff prior to purchase and installation and that the street-facing windows have a vertical orientation.

Staff recommends disapproval of the porte cochere addition finding that it does not meet sections III.B.1.a, III.1.B.b, and III.B.1.d of the design guidelines for additions.

Staff recommends disapproval of the proposed outbuilding finding that it does not meet section III.2.h of the design guidelines and the standards for detached accessory dwelling units outlined in 17.16.030.G of the Metro Code.

Note: The Commission does not have the authority to approve the use. This recommendation is for the design of the project based on the proposed use.



737 Benton Avenue, front circa 2016.



737 Benton Avenue, left circa 2016.



737 Benton Avenue, rear circa 2006.



737 Benton Avenue, right circa 2006.

737 Benton Avenue

OUTBUILDING/DADU WORK SHEET

The following worksheet serves as a guide to facilitate the approval process for construction of outbuildings and DADUs. Completing the following tables will help determine if your proposed project meets the basic requirements defined by the design guidelines. After completion of the worksheet, reference the specific zoning overlay's design guidelines for additional design requirements.

Section I: General requirements for DADUs and Outbuildings

The answer to each of these questions must be "yes" for either an outbuilding or a DADU.

	YES	NO
If there are stairs, are they enclosed?	Yes	
If a corner lot, are the design and materials similar to the principle building?	Yes	
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	N/A	
If dormers are used, do they sit back from the wall below by at least 2'?	N/A	
Is the roof pitch at least 4/12?	Yes	
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	N/A	
Is the building located towards the rear of the lot?	Yes	

Section II: General Requirements for DADU

If the accessory building does not include a dwelling unit skip this section and go to Section III. If the accessory building is to include a dwelling unit (full bathroom and/or kitchen), the answer to each of these questions must be "no."

	YES	NO
Does the lot NOT comply with Table 17.12.020A of the zoning code? (It isn't zoned two-family or doesn't have adequate square footage to be a legally conforming lot.)		No
Are there other accessory buildings on the lot that exceed 200 square feet?		No
Is the property zoned single-family?		No
Are there already two units on the property?		No
Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?	Yes	
Is the planned conditioned living space more than 700 square feet?	Yes	

*Note: A restrictive covenant must be filed for DADUs before the permit may be issued. For more information, visit <http://www.nashville.gov/Codes-Administration/Land-Use-and-Zoning-Information/Zoning-Examinations/Restrictive-Covenants.aspx>

Section III: Site Planning

To determine the appropriate location of the outbuilding or DADU, complete the information below for “proposed” and compare to the minimums allowed.

	MINIMUM	PROPOSED
Space between principle building and DADU/Garage	20'	33'
Rear setback	3'	5'
L side setback**	3'	95'
R side setback**	3'	6'
How is the building accessed?	From the alley or existing curb cut	Alley and existing curb cut

**If the lot is a corner lot, the DADU or outbuilding should match the context of homes on the street. If there is no context, the street setback shall be a minimum of 10'.

Section IV: Massing Planning

To determine the maximum height of the outbuilding or DADU, as measured from grade, complete the table below and choose the lesser number.

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the right)
Ridge Height		25'	28'-10"
Eave Height		1 story 10' or 2 story 17'	18'-6", 19'-9"

To determine the maximum allowed square footage of the accessory building, complete the table below and choose the lesser number.

Two-story building:

	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet	Proposed footprint
Maximum Square Footage	550 sq. ft.	1,000 sq. ft.	1067 sq. ft.

Please ask staff about any unusual lot conditions that do not allow an outbuilding to meet any of these requirements.

Please see design guidelines for information about materials and detailing.



bonadies architect

1521 dallas ave
nashville, tn 37212

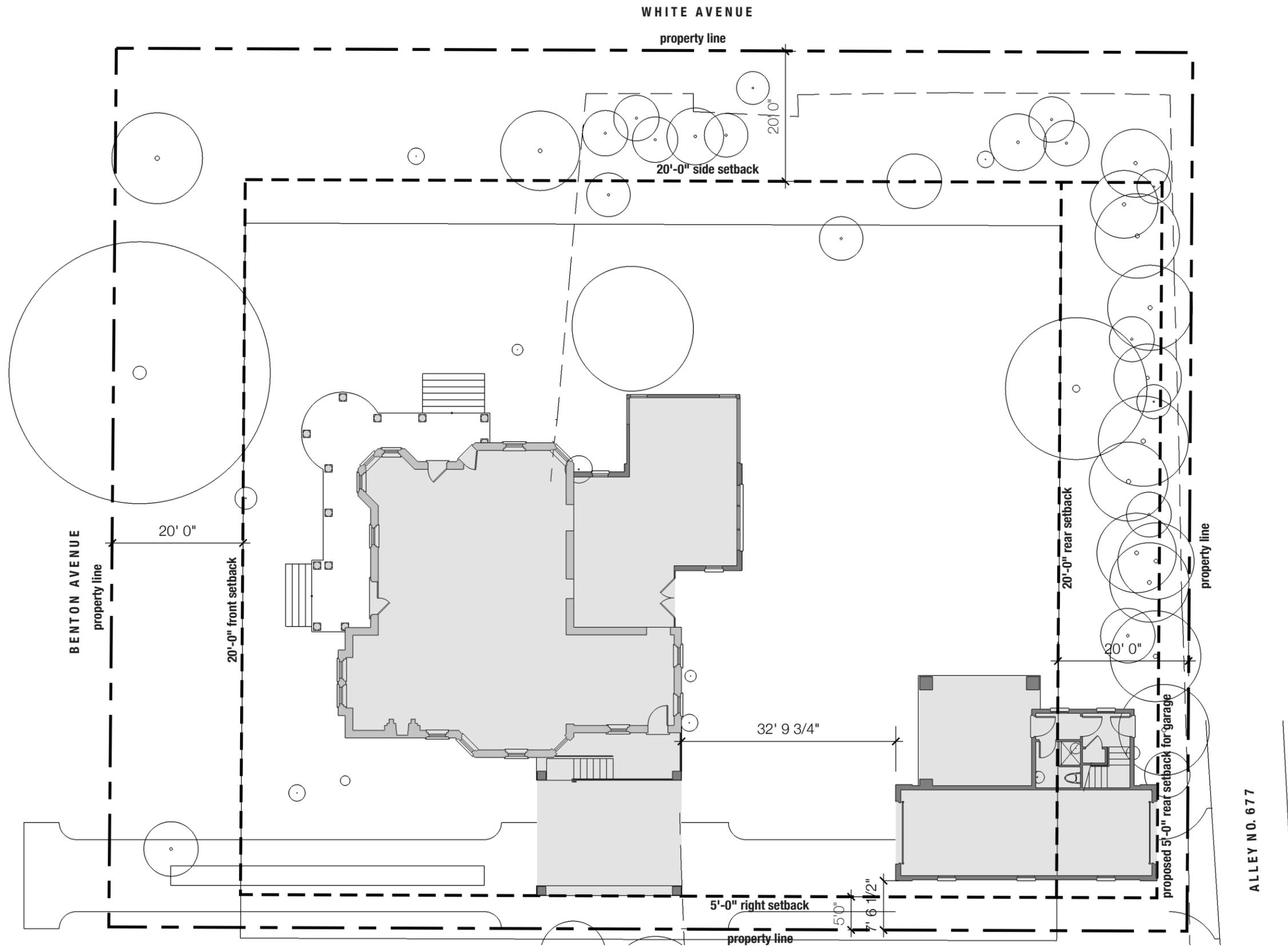
615.269.4673
bonadiesarchitect.com

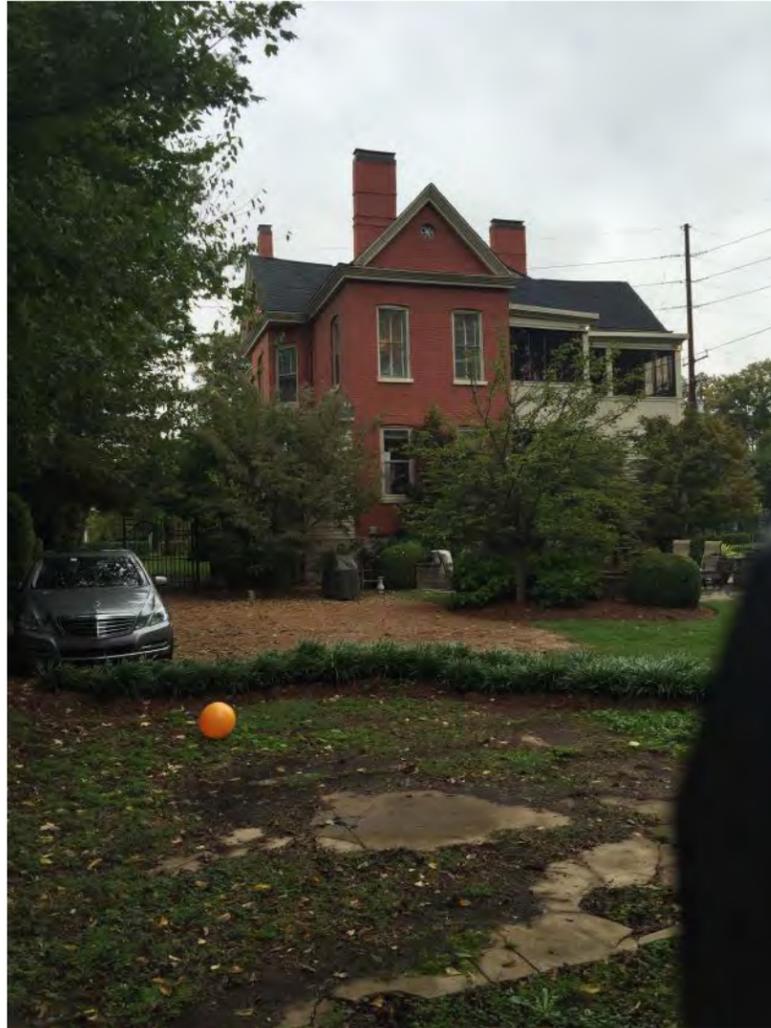
ward residence

rear perspective
not to scale

submittal for metropolitan historic zoning commission
737 benton ave nashville tn, 37204

COV
5.25.16







existing front elevation
1/8"-1'-0"



existing left elevation
1/8"-1'-0"



existing rear elevation
1/8"-1'-0"

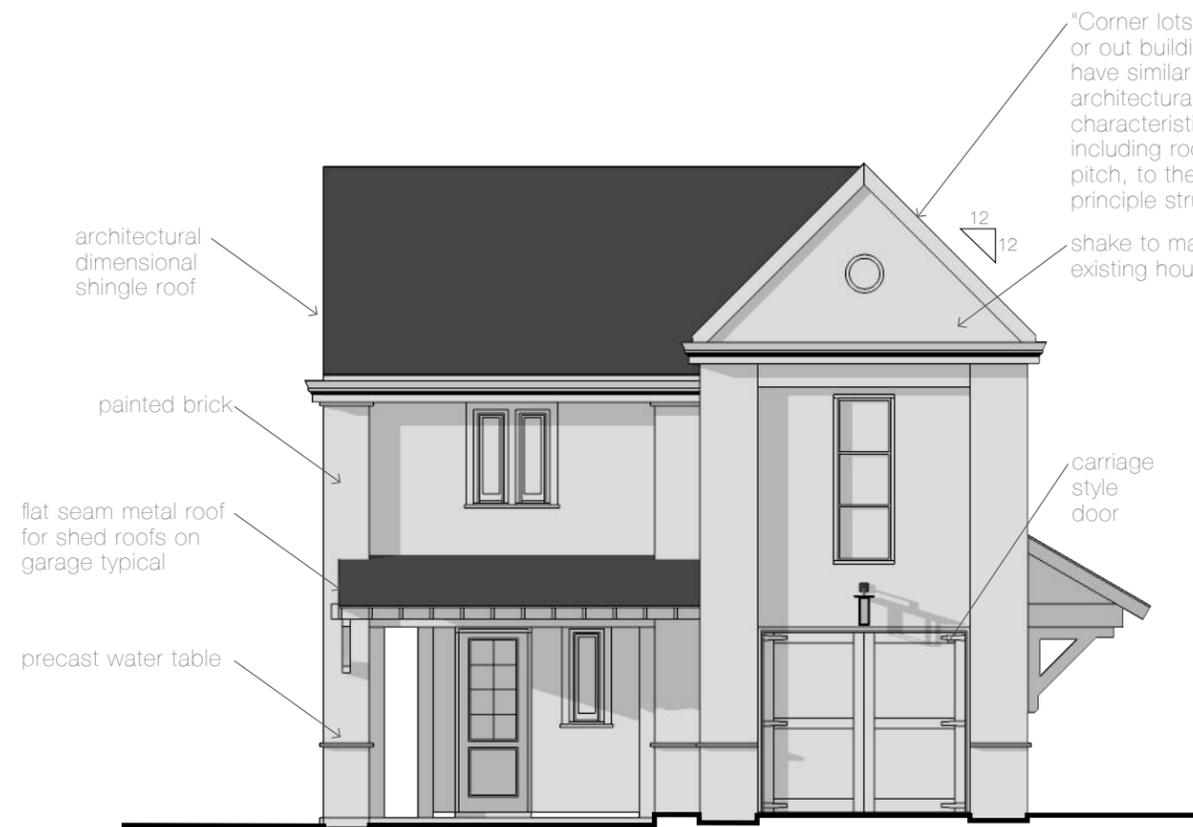
existing right elevation
1/8"-1'-0"











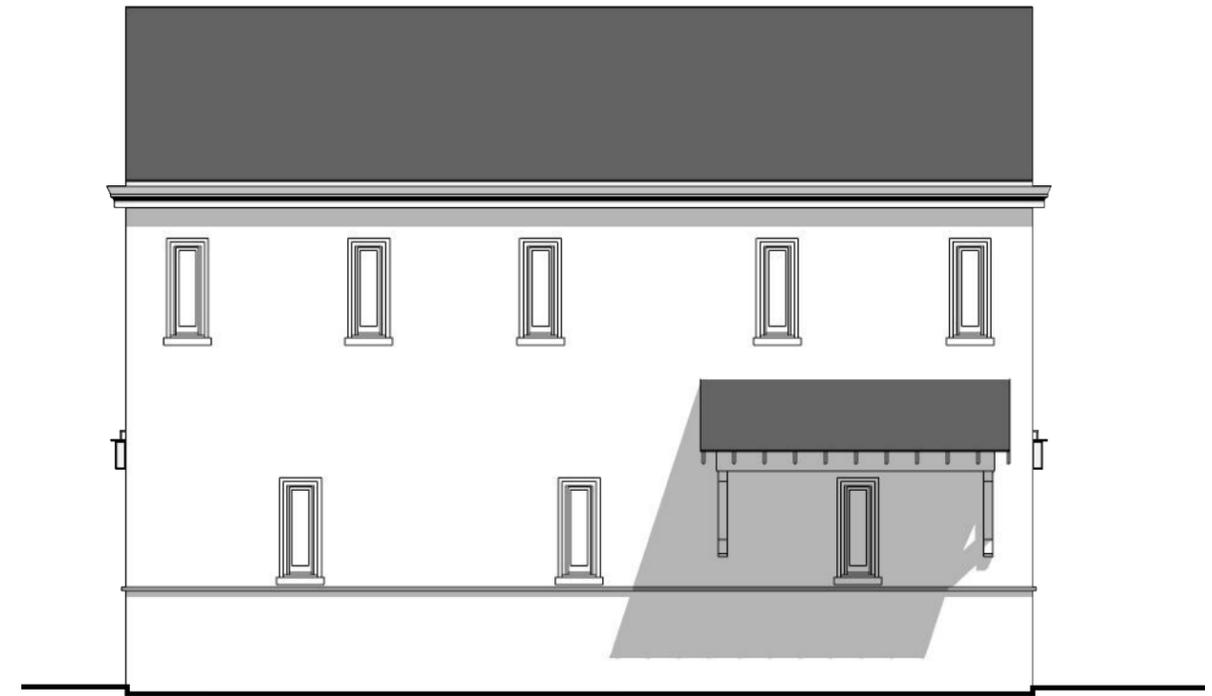
garage - front elevation
1/8" = 1'0"



garage - left elevation
1/8" = 1'0"



garage - rear elevation
1/8" = 1'0"



garage - right elevation
1/8" = 1'0"



bonadies architect

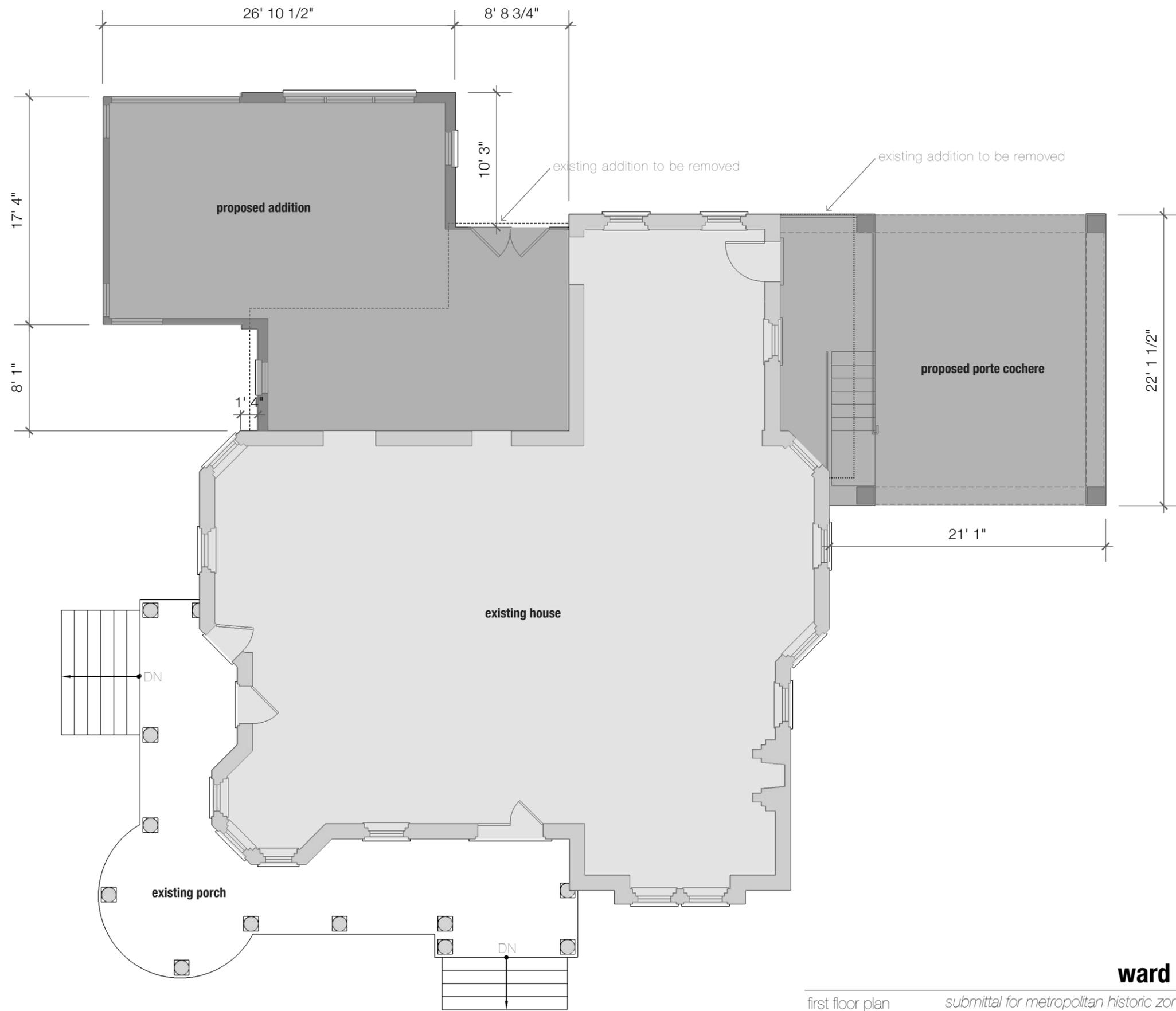
1521 dallas ave
nashville, tn 37212

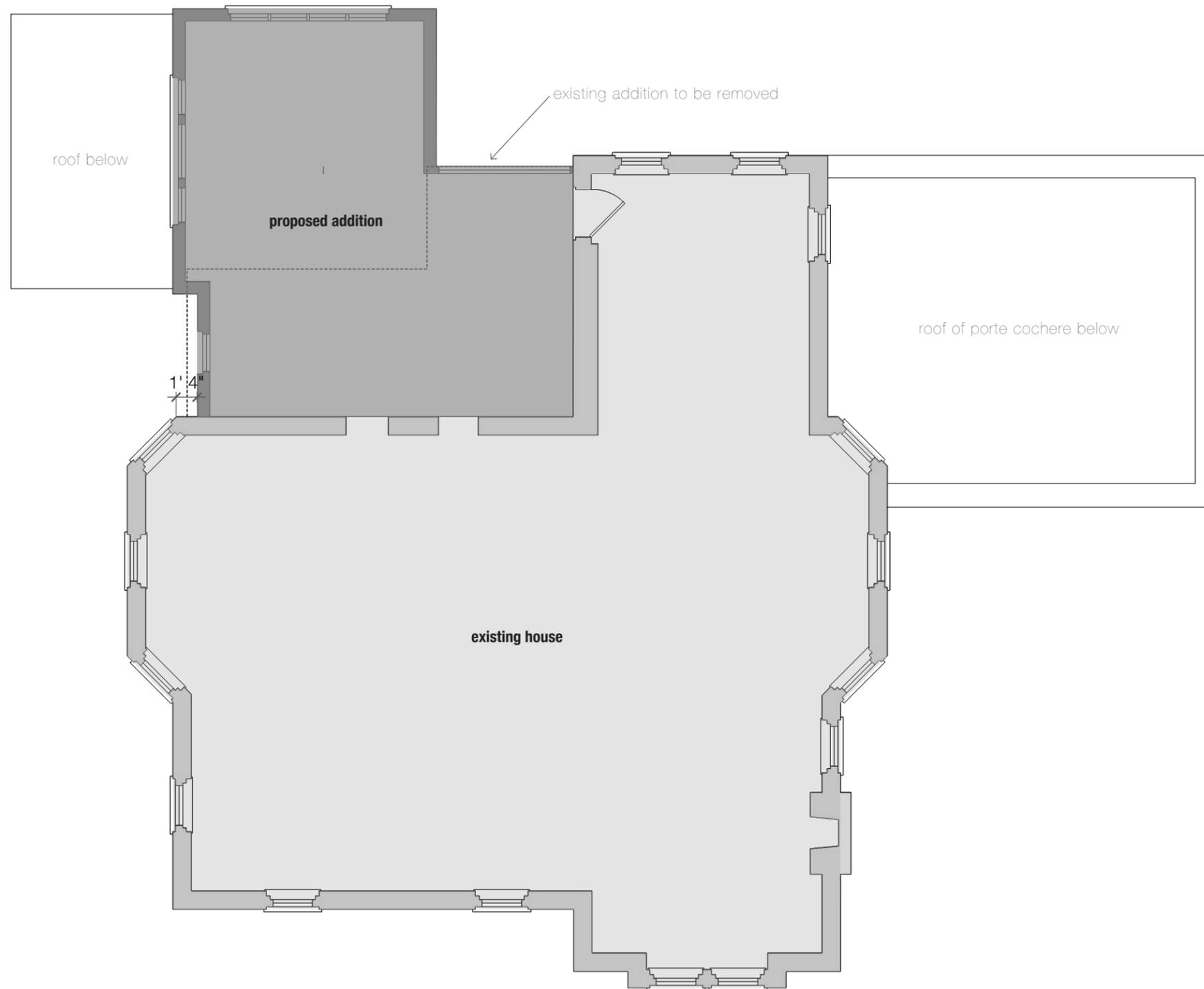
615.269.4673
bonadiesarchitect.com

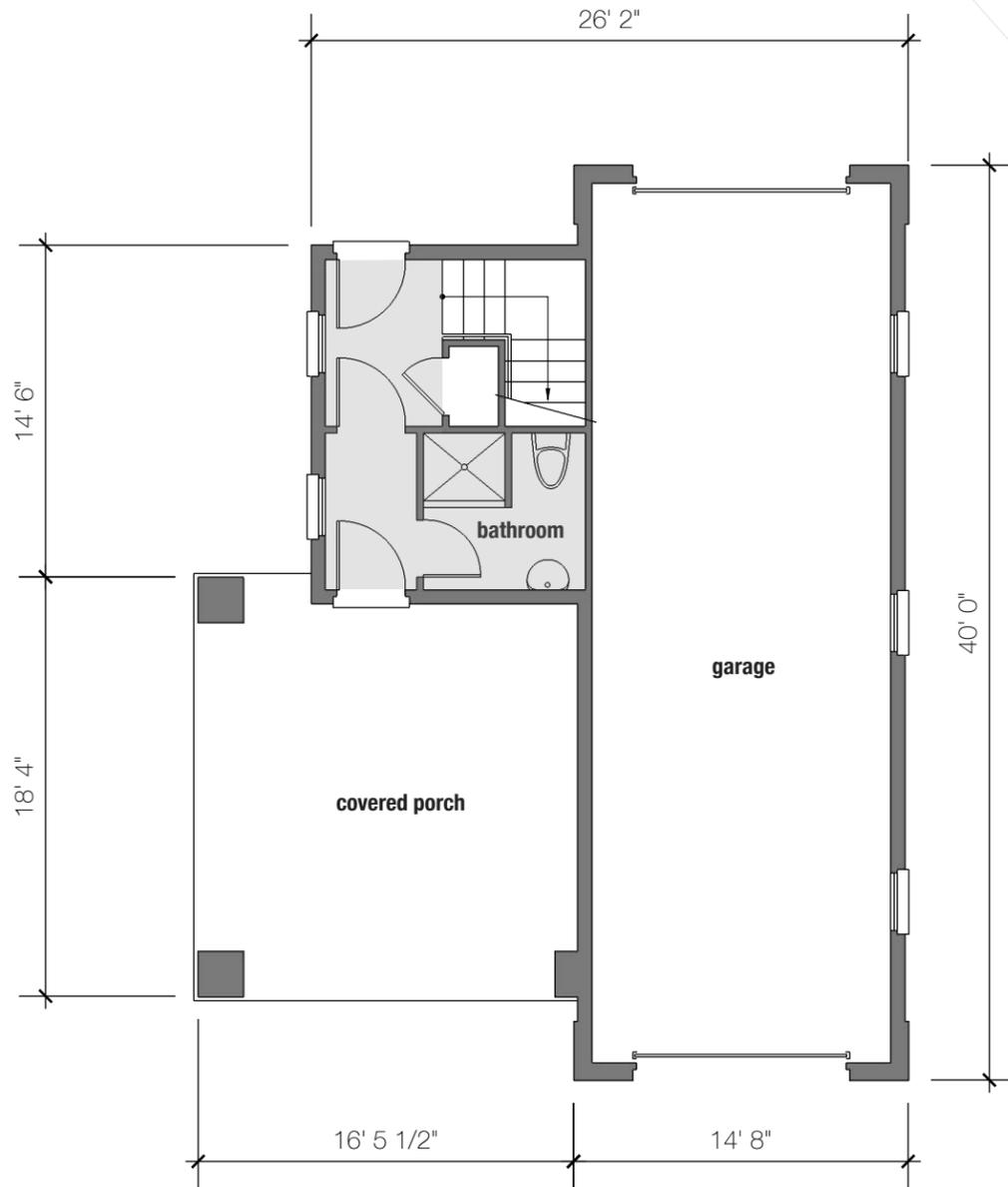
ward residence

context
1/16" = 1'0"

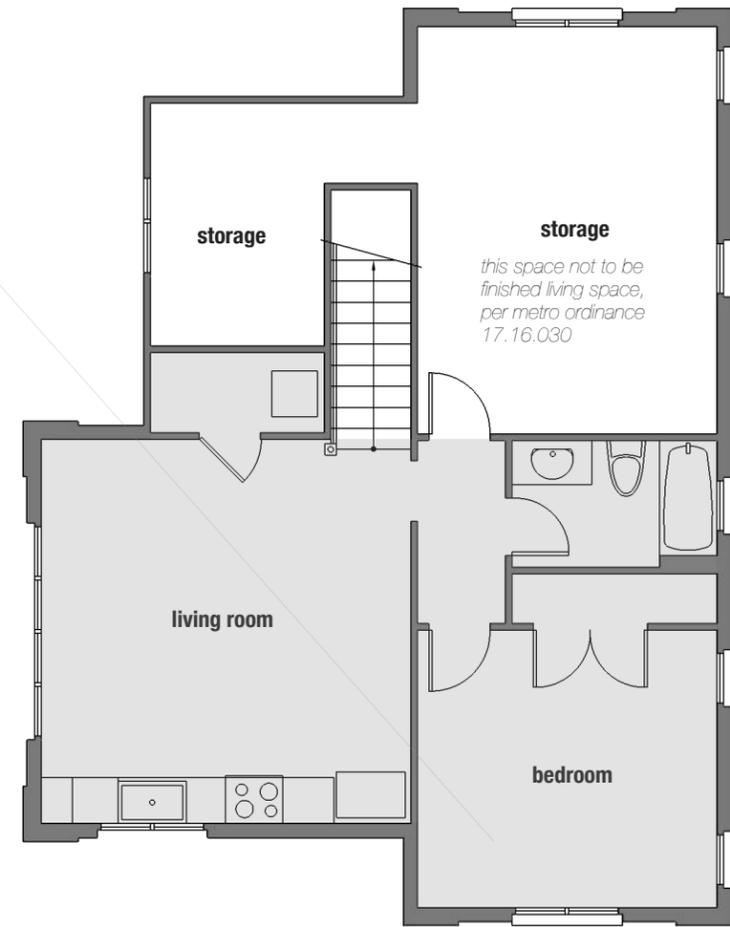
submittal for metropolitan historic zoning commission
737 benton ave nashville tn, 37204







first floor plan
 1/8" = 1'0"
 998 sf
 115 sf living space



second floor plan
 1/8" = 1'0"
 575 sf living space