

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
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STAFF RECOMMENDATION
2125 Belmont Boulevard
August 17, 2016

Application: Setback determination

District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay

Council District: 18

Map and Parcel Number: 10416009400

Applicant: Jeff Maddox

Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Application for a detached accessory dwelling unit (DADU). The DADU requires a setback determination from twenty feet (20') to five feet and two inches (5' 2"). The Commission approved the (DADU) at the July 2016 meeting with a reduced rear setback of ten feet (10'). The applicant now requests a rear setback of five feet, two inches (5' 2").

Recommendation Summary: Staff recommends approval of the setback determination, finding that the proposed new construction meets section II.B of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

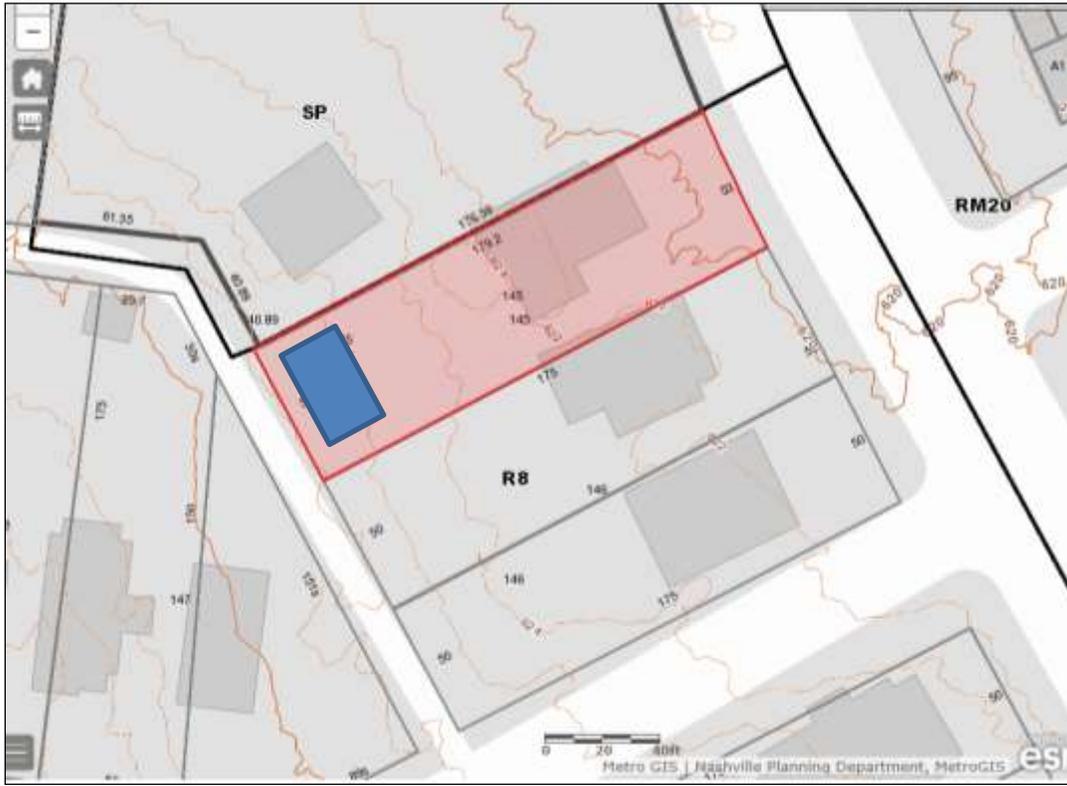
Attachments

A: Photographs

B: Site Plan

C: Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

c. Setback and Rhythm of Spacing

The setback from front and side yard property lines established by adjacent historic buildings should be maintained. Generally, a dominant rhythm along a street is established by uniform lot and building width. Infill buildings should maintain that rhythm.

The Commission has the ability to determine appropriate building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Appropriate setbacks will be determined based on:

- *The existing setback of the contributing primary buildings and accessory structures found in the immediate vicinity;*
- *Setbacks of like structures historically found on the site as determined by historic maps, site plans or photographs;*
- *Shape of lot;*
- *Alley access or lack thereof;*
- *Proximity of adjoining structures; and*
- *Property lines.*

Background: 2125 Belmont Boulevard is a brick four-square home built circa 1915, and is a contributing building in the district.



Analysis and Findings: The Commission approved an addition and detached accessory dwelling unit (DADU) at the July 2016 meeting with a reduced rear setback of ten feet (10'). The applicant now requests to revise the permit with a rear setback of five feet, two inches (5' 2'') instead of ten feet (10') for the DADU.

OUTBUILDING:

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Space between principal building and DADU/Garage	20'	22'
Rear setback	20'	5' 2''
L side setback**	3'	15'
R side setback**	3'	3'
How is the building accessed?	From the alley or existing curb cut	Alley access

The new outbuilding requires a rear setback determination from twenty feet (20') to five feet, two inches (5' 2"). A reduced rear setback is appropriate for outbuildings historically, and has been approved by the Commission recently and because outbuildings were typically located close to rear property lines. The proposed location is similar to other nearby outbuildings. The project meets section II.B.8 and section 17.16.030.G of the ordinance.

Recommendation Summary:

Staff recommends approval of the setback determination, finding that the proposed new construction meets section II.B of the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay design guidelines.

