

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
2410 Oakland Avenue
September 21, 2016

Application: Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416028300
Applicant: Van Pond Architect, PLLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

Description of Project: Application is to reduce the rear setback of a previously-approved detached accessory dwelling unit (DADU). The rear setback was approved at ten feet (10'). When construction began, it was discovered that the new outbuilding was staked only five feet (5') from the rear property line. The applicant requests a rear setback of five feet (5').

Recommendation Summary: Staff recommends approval of the reduced setback. Staff finds the project meets sections II.B of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, and section 17.16.030 of the Metro Code.

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

Attachments
A: Outbuilding/
DADU worksheet
B: Photographs
C: Site Plan
D: Elevations

Applicable Design Guidelines:

II. B. GUIDELINES

i. Outbuildings

(Although the MHZC does not review use itself there are additional ordinance requirements for buildings that have 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) cornerboards and casings around doors, windows, and vents within clapboard walls is required. 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 up 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'.

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.



Figure 1. 2410 Oakland Avenue

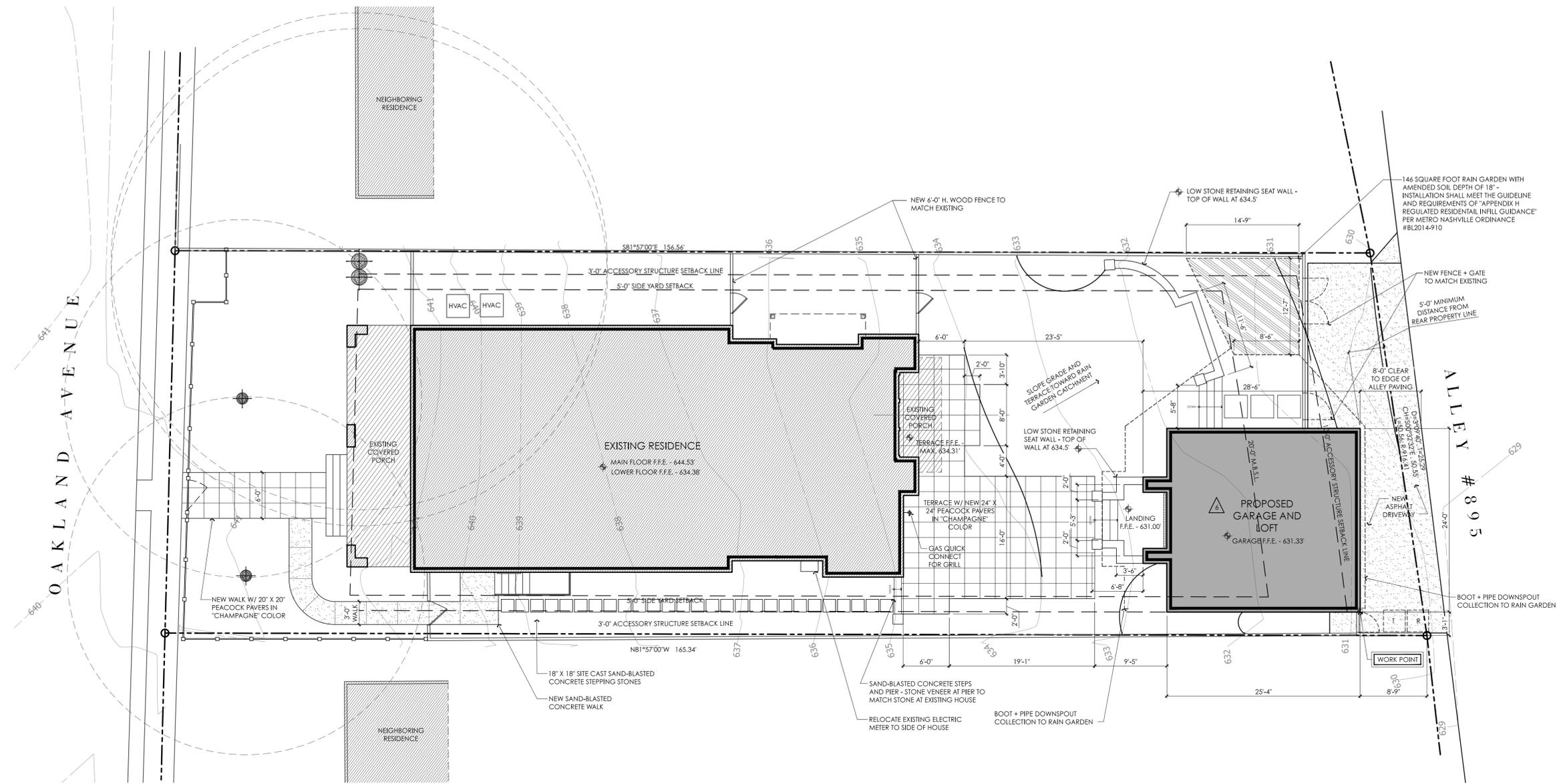
Background: 2410 Oakland Avenue is a contributing building constructed circa 1915 in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay. In February 2016 the Commission approved a detached accessory dwelling unit on the lot with a rear setback of ten feet (10') in accordance with base zoning.

Analysis and Findings: The application requests a reduced rear setback of five feet (5') for the DADU.

Setbacks: The footprint of the approved outbuilding is six hundred and fifty-three square feet (653 sq. ft.). Base zoning requires a structure this size to be ten feet (10') from the rear property line. When the building was staked, the builders located it ten feet (10') from the edge of the alley, but discovered that the rear property line is five feet (5') inside that point. The applicant is therefore seeking to situate the DADU at five feet (5') from the rear property line.

Outbuildings near the property line are found historically. Staff recommends approval of the reduced setback. Staff finds the project meets sections II.B of the design guidelines for the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay, and section 17.16.030 of the Metro Code.

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



1 Proposed Site Plan

Project Property Information + Contacts

OWNER:
 MARK JOHNSON AND ANNA RUDEVA
 2410 OAKLAND AVENUE
 NASHVILLE, TENNESSEE 37212

PROPERTY INFORMATION:
 PARCEL #: 10416028300
 ADDRESS: 2410 OAKLAND AVENUE
 NASHVILLE, TENNESSEE 37212
 LOT AREA: 8,045 S.F. / 0.18 AC +/-
 LOT DESCRIPTION: PT LOT 172 BELMONT LAND CO
 ZONING: R8 - ONE AND TWO FAMILY 8,000 SQUARE FOOT LOT
 OV-UZO - URBAN ZONING OVERLAY
 OV-NHC - NEIGHBORHOOD CONSERVATION OVERLAY

PROJECT CONTACTS:
 PROJECT ARCHITECT: VAN G. POND, JR., AIA
 VAN POND ARCHITECT, PLLC.
 2929 SIDCO DRIVE
 SUITE 105
 NASHVILLE, TENNESSEE 37204
 PHONE: (615) 499-4387
 E-MAIL: VPOND@VANPONDARCHITECT.COM

Area Calculations

BUILDING FOOTPRINT AREAS:	
EXISTING FOOTPRINT AREA (GSF):	2,423 S.F.
NEW GARAGE FOOTPRINT AREA (GSF):	420 S.F.
TOTAL BUILDING COVERAGE AREA (GSF):	3,043 S.F.
UNHEATED AREAS:	
NEW GARAGE UNHEATED AREA (GSF):	407 S.F.
TOTAL NEW UNHEATED AREA (GSF):	607 S.F.
COVERED PORCH AREAS:	
NEW GARAGE ENTRY COVERED PORCH AREA (GSF):	21 S.F.
TOTAL NEW COVERED PORCH AREA (GSF):	21 S.F.
BUILDING COVERAGE:	
ALLOWABLE BUILDING COVERAGE FOR R-8 ZONING IS 45% (45% OF 8,045 S.F.):	3,620 S.F.
TOTAL BUILDING COVERAGE AREA (GSF):	3,043 S.F.

Impervious Surface Area Calculations

EXISTING IMPERVIOUS SURFACE AREA:	
EXISTING BUILDING FOOTPRINT IMPERVIOUS AREA (GSF):	2,423 S.F.
EXISTING BUILDING OVERHANGS (GSF):	358 S.F.
EXISTING DECK / WALK IMPERVIOUS AREA (GSF):	303 S.F.
TOTAL EXISTING IMPERVIOUS AREA (GSF):	2,966 S.F.
IMPERVIOUS SURFACE AREA MODIFICATIONS:	
NEW GARAGE FOOTPRINT IMPERVIOUS AREA (GSF):	420 S.F.
NEW BUILDING OVERHANGS (GSF):	132 S.F.
NEW DRIVEWAY IMPERVIOUS AREA (GSF):	509 S.F.
NEW WALKWAY + SITE WALL IMPERVIOUS AREA (GSF):	665 S.F.
TOTAL ADDITIONAL IMPERVIOUS AREA (GSF):	1,926 S.F.
TOTAL ROOFTOP AREA (GSF):	3,533 S.F.
TOTAL NON-ROOFTOP IMPERVIOUS AREA (GSF):	1,477 S.F.
TOTAL IMPERVIOUS AREA (GSF):	5,010 S.F.
TOTAL LOT AREA:	8,045 S.F.
PROPOSED CONSTRUCTION LOT COVERAGE PERCENTAGE:	62.27%



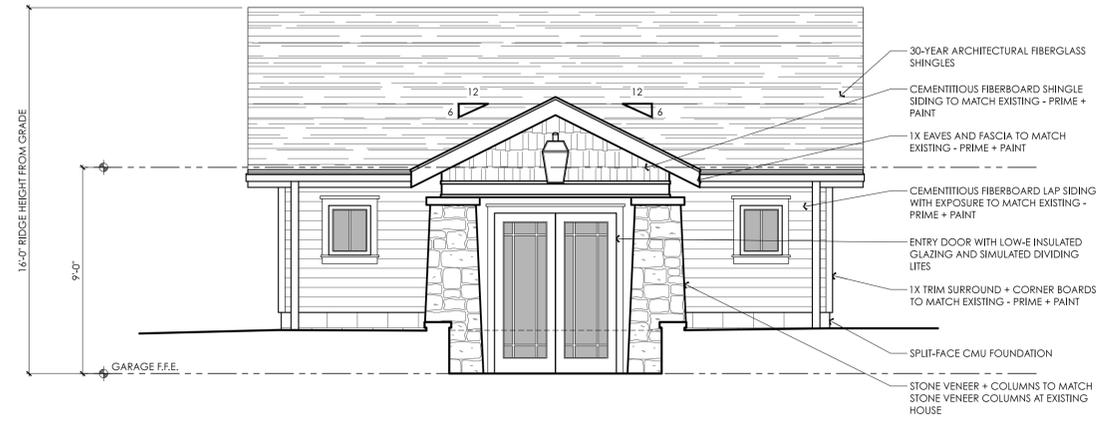
Extensions + Renovations for:
The Johnson-Rudeva Residence
 2410 Oakland Avenue
 Nashville, Tennessee 37212

REVISIONS	
1	2016-06-10 - GREAT ROOM FIREPLACE + CASEWORK
2	2016-06-14 - GREAT ROOM FIREPLACE + CASEWORK
3	2016-06-20 - KITCHEN ISLAND WIDTH REDUCTION
4	2016-07-15 - KITCHEN ISLAND CANTILEVER REDESIGN
5	2016-07-28 - LIGHTING REVISIONS
6	2016-08-30 - GARAGE REDUCE REAR SETBACK

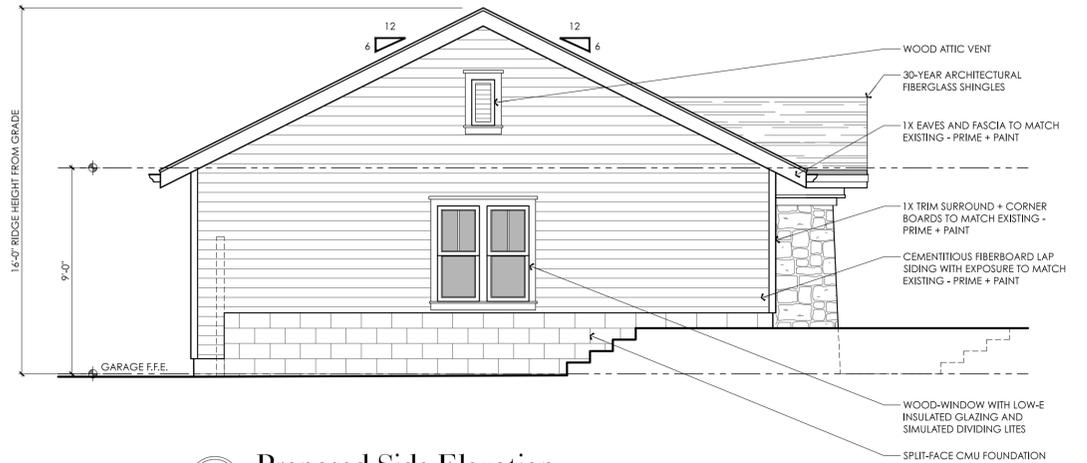
DATE OF ISSUANCE:
 20 May 2016
 SITE PLAN

LIMITED CONSTRUCTION DOCUMENTATION GENERAL CONTRACTOR/OWNER RESPONSIBILITIES:

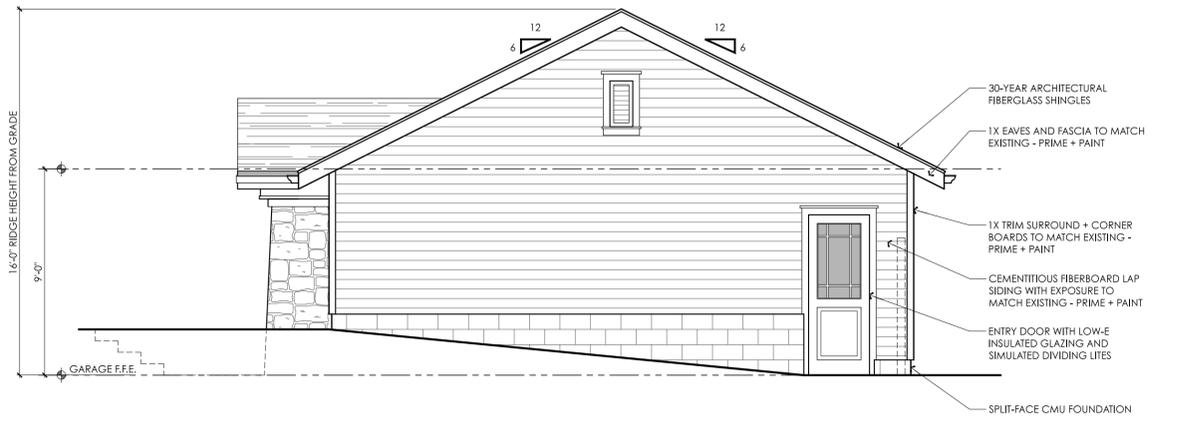
1. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT ILLUSTRATED HEREIN USING PROPER MEANS, METHODS AND MATERIALS.
2. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN A MANNER THAT MEETS ALL BUILDING CODES, ALL ZONING CODES, AND ALL PLANNING CODES IN FOR THE LOCATION OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE COORDINATION, TIE-IN, FEES, AND NECESSARY PERMITTING OF ALL CONNECTIONS TO PUBLIC UTILITIES AS REQUIRED FOR THE PROJECT.
4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE PROVISION OF DESIGN AS NECESSARY OF ALL FOOTING, FOUNDATION, WALL, FLOOR AND ROOF STRUCTURAL COMPONENTS AND IS RESPONSIBLE FOR THE PROVISION OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. INDICATIONS IN THESE DOCUMENTS ARE FOR GENERAL CONFIGURATION REFERENCE AND OVERALL DIMENSIONAL COORDINATION ONLY. ANY COORDINATION NECESSARY FOR DEVIATIONS FROM THE INDICATED DIMENSIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
5. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE DESIGN AND COORDINATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS, AND IS RESPONSIBLE FOR THE PROVISION OF ANY ENGINEERING REQUIRED BY BUILDING CODES OR LOCAL ORDINANCES. LOCATIONS OF SERVICE PANELS, SUB PANELS, SHUT-OFFS AND OTHER CONTROL DEVICES OR EQUIPMENT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
6. THE GENERAL CONTRACTOR WILL PROVIDE FOR A CRAWL SPACE SYSTEM THAT PROHIBITS MOISTURE INFILTRATION INTO THE HOUSE. COORDINATION OF ADDITIONAL HVAC REGISTER(S) AND RETURN(S) FOR THIS CONDITIONED CRAWL SPACE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE GRADING DESIGN, SUBSURFACE DRAINAGE COORDINATION, SITE SITUATION/RUNOFF PREVENTION AND FINAL DRAINAGE CONFIGURATION FOR THE SITE.
8. THE GENERAL CONTRACTOR/OWNER WILL SPECIFY ALL MATERIALS TO BE USED FOR CONSTRUCTION. VAN POND ARCHITECT PLLC HAS PROVIDED NOTES FOR ONLY THE GENERIC CLASS OF MATERIALS TO BE USED.
9. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE FOR THE SELECTION AND SERVICE COORDINATION OF ALL APPLIANCES, EQUIPMENT, AND SYSTEMS.
10. FOOTINGS, FOUNDATION WALL PROFILE AND CRAWLSPACE HEIGHT: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING GRADE CONDITIONS AND TOPOGRAPHY TO DETERMINE THE HEIGHT OF THE CRAWLSPACE (TO BE A MINIMUM OF 3'-6" CLEAR HEIGHT TO STRUCTURE).
11. ELECTRICAL: THE GENERAL CONTRACTOR/OWNER SHALL BE RESPONSIBLE SOLELY FOR COORDINATING THE QUANTITY, LOCATION AND HEIGHT OF ALL ELECTRICAL DEVICES WITH THE APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, APPLIANCES, EQUIPMENT, COUNTERTOPS, AND CASEWORK.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION AND PROVISION OF FIRE-RESISTIVE CONSTRUCTION AS INDICATED ON THE DRAWINGS AND/OR AS REQUIRED BY BUILDING CODES AND LOCAL ORDINANCES. THIS INCLUDES COORDINATION WITH LOCAL BUILDING OFFICIALS TO DETERMINE THE FIRE PROTECTION NEEDS FOR THE STRUCTURE. BE THAT ADDITIONAL SEPARATIONS OF COMPONENT SPACES, PROVISION OF FIRE HYDRANT LOCATIONS/FLOW TESTS, OR DESIGN AND INSTALLATION OF RESIDENTIAL SPRINKLER SYSTEMS.



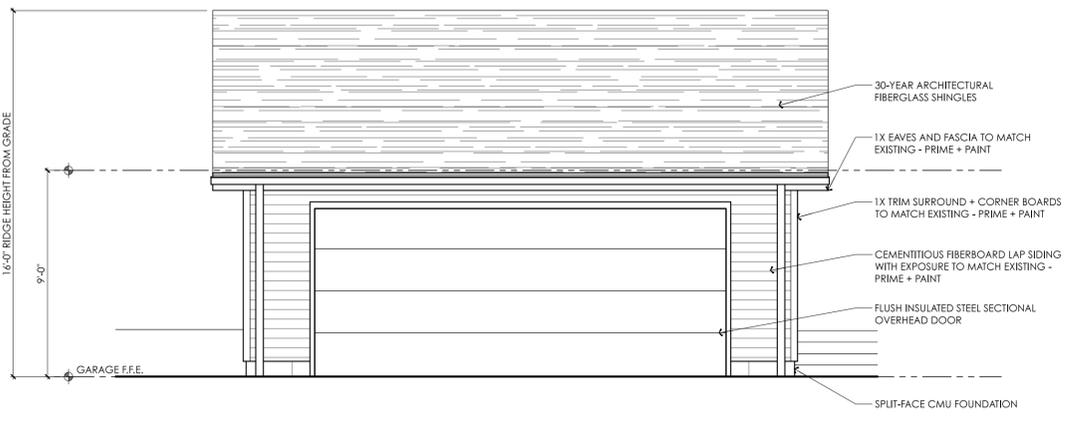
1 Proposed Garage Elevation Facing House



2 Proposed Side Elevation



3 Proposed Side Elevation



4 Proposed Garage Elevation Facing Alley

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Rudeva Residence**
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DATE OF ISSUANCE:
20 May 2016
GARAGE ELEVATIONS