



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

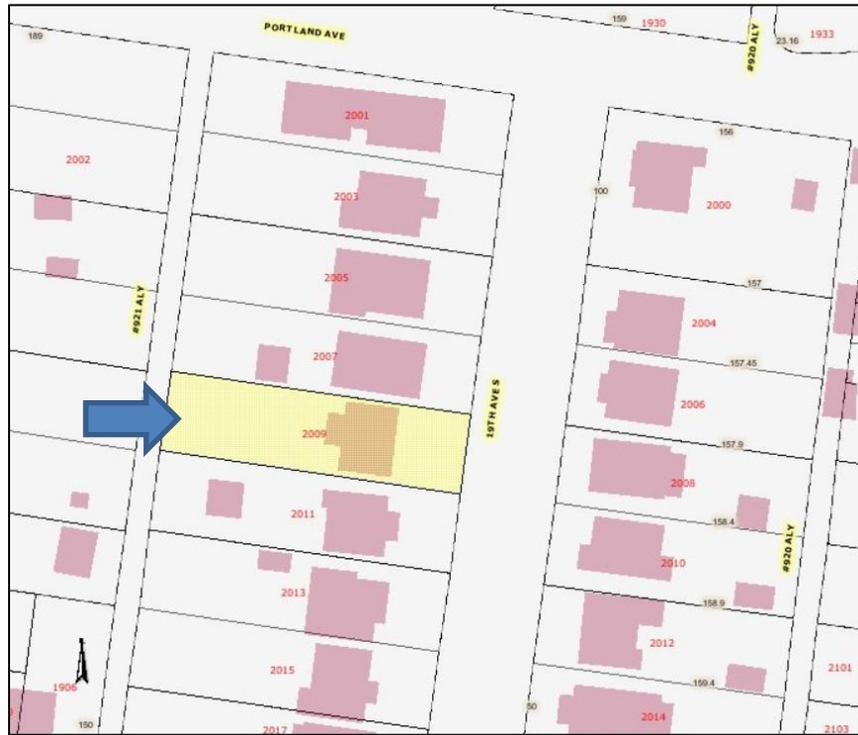
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION 2009 19th Avenue South February 19, 2014

Application: Setback determination
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10412016300
Applicant: S. Mitchell Hodge, Architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: An outbuilding was approved by the Commission on August 21, 2013 and permitted on August 22, 2013. The building was proposed to be ten feet (10') from the rear property line. The applicant now asks for a Setback Determination of six feet (6') in order to use an existing foundation.</p> <p>Recommendation Summary: Staff recommends approval of the rear setback, finding that historically outbuildings were located close to the rear alley. The requested revision to the existing permit meets the MHZC's policy for setback determinations and sections II.B.1.c. and II.B.1.i.2. of the design guidelines. The recommended approval is for the setback determination only as all other aspects of the proposed building were previously approved.</p>	<p>Attachments A: Site Plan</p>
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Vicinity Map:



Aerial Map:



Applicable Design 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.*

Appropriate height limitations will be based on:

- Heights of historic buildings in the immediate vicinity*
- Existing or planned slope and grade*

I. Outbuildings

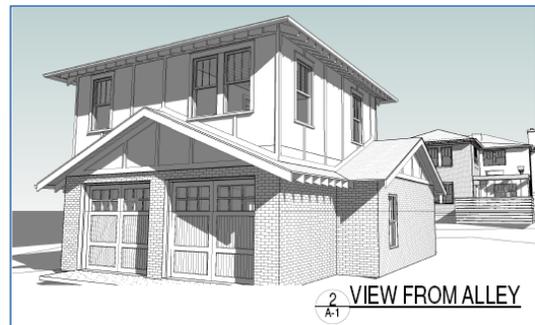
2) Outbuildings should be situated on a lot as is historically typical for surrounding historic buildings.

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.

Background: The house at 2009 19th Avenue South, a two-story brick American Foursquare style house, was constructed circa 1915. A two story rear addition was constructed in 2010.

Analysis and Findings:

In June of 2011 the MHZC approved an application to construct an eight hundred fifty-two square foot (852 sq. ft.) one story outbuilding with an irregularly shaped footprint. That building was not constructed, although the concrete floor was poured for use as a parking pad. The 2011 permit included a ten foot (10') rear setback. The new owner, assuming the permit had been followed, provided a plan for a new garage,



in August of 2012 for a revised design that utilized the existing foundation, believing it to meet the ten foot (10') rear setback of the permit. Upon closer inspection, the applicant realized that the previous owner had placed the foundation six feet (6') from the rear property line rather than ten feet (10').

In order to avoid removing the existing foundation and pouring a new one, the applicant requests that the rear setback of the outbuilding be revised from ten feet (10') to six feet (6'). The rear setback would be less than the minimum setback required by bulk zoning for an outbuilding of this size, but the location is typical of historic out buildings. All other setbacks, the design and materials were approved as part of the August 2012 permit and are not proposed to be changed. This decision is for a revision of the rear setback only. Staff finds the project to meet guidelines II.B.1.c. and II.B.1.i.2.

Recommendation: Staff recommends approval of the rear setback, finding that historically outbuildings were located close to the rear alley. The requested revision to the existing permit meets the MHZC's policy for setback determinations and sections II.B.1.c. and II.B.1.i.2. of the design guidelines. The recommended approval is for the setback determination only as all other aspects of the proposed building were previously approved.

