

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
February 17, 2016

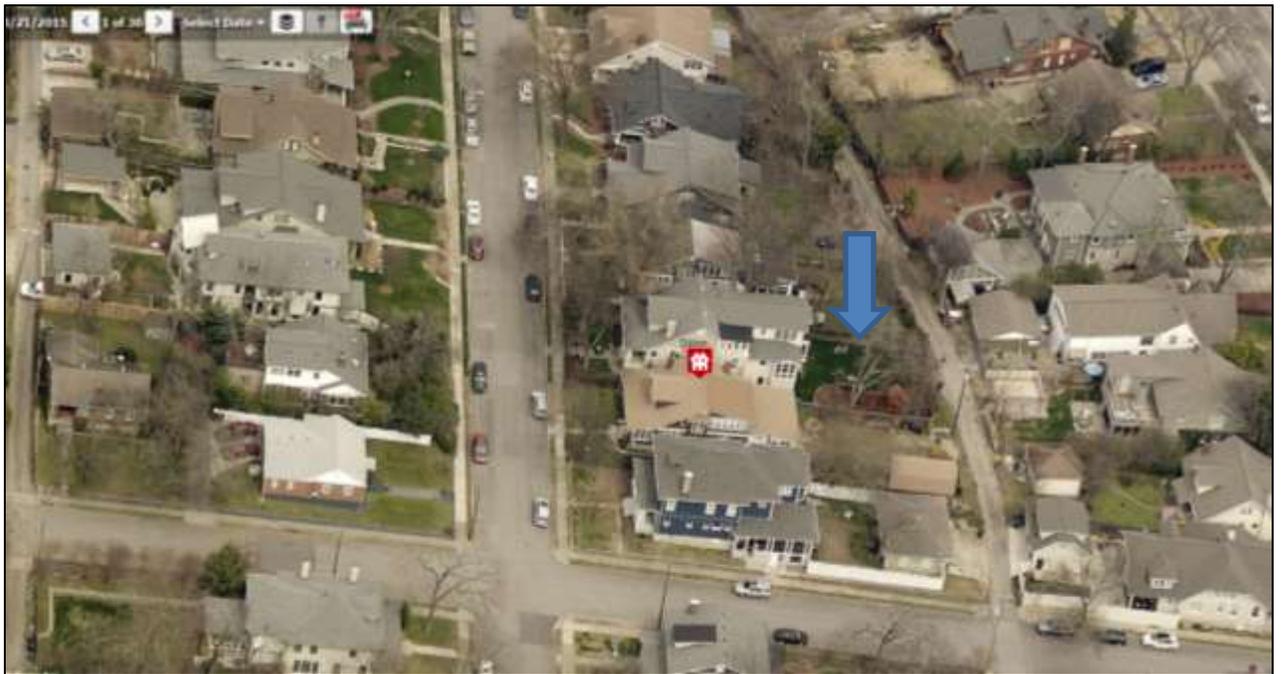
Application: New construction-outbuilding (detached accessory dwelling unit)
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416028300
Applicant: Van Pond Architect, PLLC
Project Lead: Paul Hoffman, paul.hoffman@nashville.gov

<p>Description of Project: Construction of a detached accessory dwelling unit (DADU) at the rear of the lot.</p> <p>Recommendation Summary: Staff recommends approval with the conditions:</p> <ol style="list-style-type: none">1. The trellis over the walkway is reduced to no wider than six feet (6') across;2. Staff approve the final details, dimensions and materials of windows and doors prior to purchase and installation;3. Staff approve the roof color and masonry color, dimensions and texture; and,4. The applicant file a restrictive covenant acknowledging that the structure is being established accessory to the principal structure and may only be used under the conditions listed by Code. <p>With these conditions, 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.</p> <p>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.</p>	<p>Attachments A: Outbuilding/ DADU worksheet B: Photographs C: Site Plan D: Elevations</p>
---	--

Vicinity Map:



Aerial Map:



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'.

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.



Figure 1. 2410 Oakland Avenue

Background: 2410 Oakland Avenue is a contributing building constructed circa 1915 in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.

Analysis and Findings: The application is for a detached accessory dwelling unit (DADU) to be built at the rear of the lot.

Outbuildings:

Please see attachment A for Staff's full review. The proposed new outbuilding will be accessed via the alley. It is a two-

story structure with a footprint of six hundred and fifty-three square feet (653 sq. ft.). The lot is more than eight thousand square feet (8,000 sq. ft.) so a structure up to seven hundred and fifty square feet (750 sq. ft.) is permitted. The outbuilding is subordinate to the house in overall height and eave height.

The proposed materials have been approved by the Commission, and include fiber-cement siding with a reveal matching that of the house, wood windows, architectural fiberglass shingles, stone veneer, and split-face concrete block foundation. Staff requests final approval of the windows, doors, masonry, and roof color. The walkway from the house to the outbuilding has a nine-foot (9') wide trellis over it; the Commission has approved recent coverings no wider than six feet (6') to assure that the outbuilding is not "attached" to the existing house. Staff recommends a condition of approval that the trellis be reduced in width to no more than six feet (6') across.

The proposed outbuilding will include a residential use; in addition to meeting the design guidelines for outbuildings it must also meet the standards of ordinance 17.16.030 for a detached accessory dwelling unit. A restrictive covenant has not been received and Staff recommends that receipt of the document be a condition of approval. The project meets section II.B.1.i of the design guidelines and ordinance 17.16.030 of the Code for detached accessory dwelling units.

Recommendation: Staff recommends approval of this application, with the conditions:

1. The trellised walkway is reduced to no wider than six feet (6') across;
2. Staff approve the windows and doors;
3. Staff approve the roof color and masonry; and,

4. The applicant files a restrictive covenant, prior to issuance of the permit.

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.

Attachment A: 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 or N/A	NO
If there are stairs, are they enclosed?	YES	
If a corner lot, are the design and materials similar to the principle building?	N/A	
If dormers are used, do they cover less than 50% of the roof plane? (Dormer width is measured from side wall to side wall and roof plane is measured from edge to edge.)	YES	
If dormers are used, do they sit back from the wall below by at least 2’?	YES	
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 only

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
Has the lot been subdivided since 8/15/1984? (If so, the property is not allowed 2 units, even if zoned for 2 units.)		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?		NO
Is the planned conditioned living space more than 700 square feet?		NO

*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 for Outbuildings or DADUs

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

	PROPOSED	MINIMUM
Space between principle building and DADU/Garage	32’	20’
Rear setback	10’	3’
L side setback**	3’	3’
R side setback**	16’	3’
How is the building accessed?	Alley	From the alley or existing curb cut

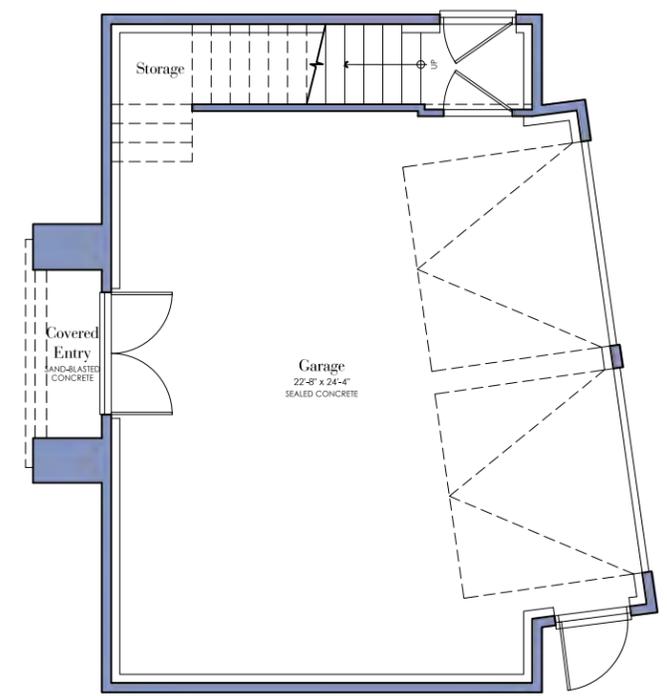
Section IV: Massing Planning for Outbuildings or DADUs

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

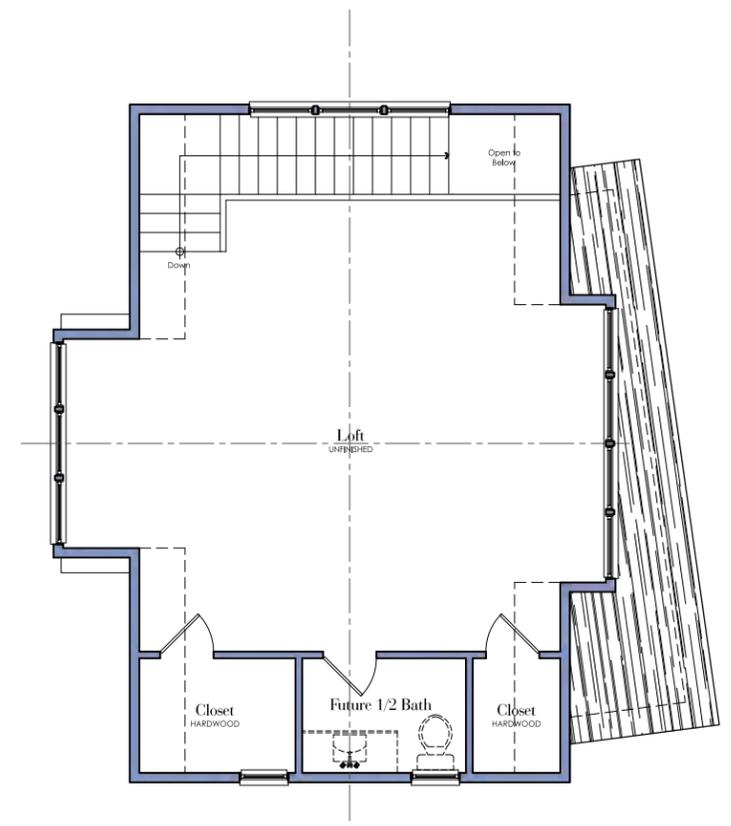
	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)
Ridge Height	30’	25’
Eave Height	18’	1 story 10’ or 2 story 17’
Width of house	29’	31’

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

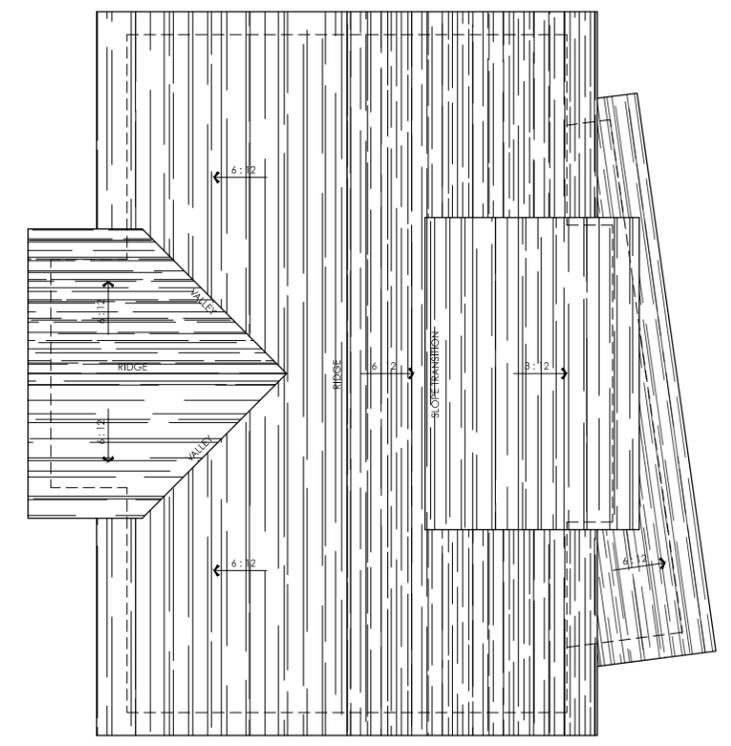
Proposed	Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	653 sq. ft.	740 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)



① Proposed Main Floor Plan



② Proposed Loft Floor Plan



③ Proposed Roof Plan



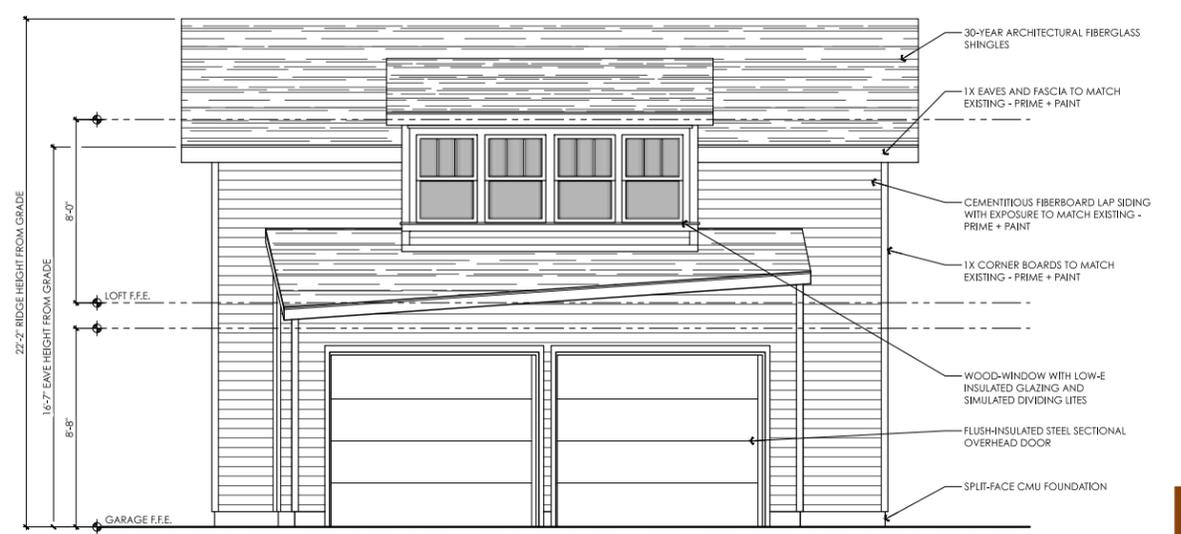
① Proposed Garage Elevation Facing House



② Proposed Side Elevation



③ Proposed Side Elevation



④ Proposed Garage Elevation Facing Alley

COPYRIGHT NOTICE
 This Documentation and any accompanying information are copyright 2016, Van Pond Architect, P.L.L.C. Any reproduction without the express direction and written consent of the copyright holder is prohibited and will be prosecuted to the full extent of law.



① Proposed North Site Elevation of Existing House + Garage



② Proposed South Site Elevation of Existing House + Garage

A New Accessory Dwelling Unit to:
The Johnson-Rudeva Residence
 2410 Oakland Avenue
 Nashville, Tennessee 37212
METROPOLITAN HISTORIC ZONING COMMISSION SUBMITTAL

DATE OF ISSUANCE:
 28 January 2016
 PROPOSED SITE ELEVATION