

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
1618 Lillian Street
May 18, 2016

Application: New construction—Detached accessory dwelling unit (DADU); Setback determination

District: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Council District: 06

Map and Parcel Number: 08314023500

Applicant: Paul Boulifard

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

Description of Project: Construction of a detached accessory dwelling unit (DADU) at the rear of the lot. A rear setback determination is requested from ten feet (10') to nine feet and two inches (9'2").

Recommendation Summary: Staff recommends approval with the conditions:

1. Staff approve the color of roofing, and materials of windows, doors and garage doors prior to purchase and installation; and,
2. The applicant file a restrictive covenant acknowledging that the DADU is being established accessory to a principal structure and may only be used under the conditions listed, prior to the issuance of a Preservation Permit.

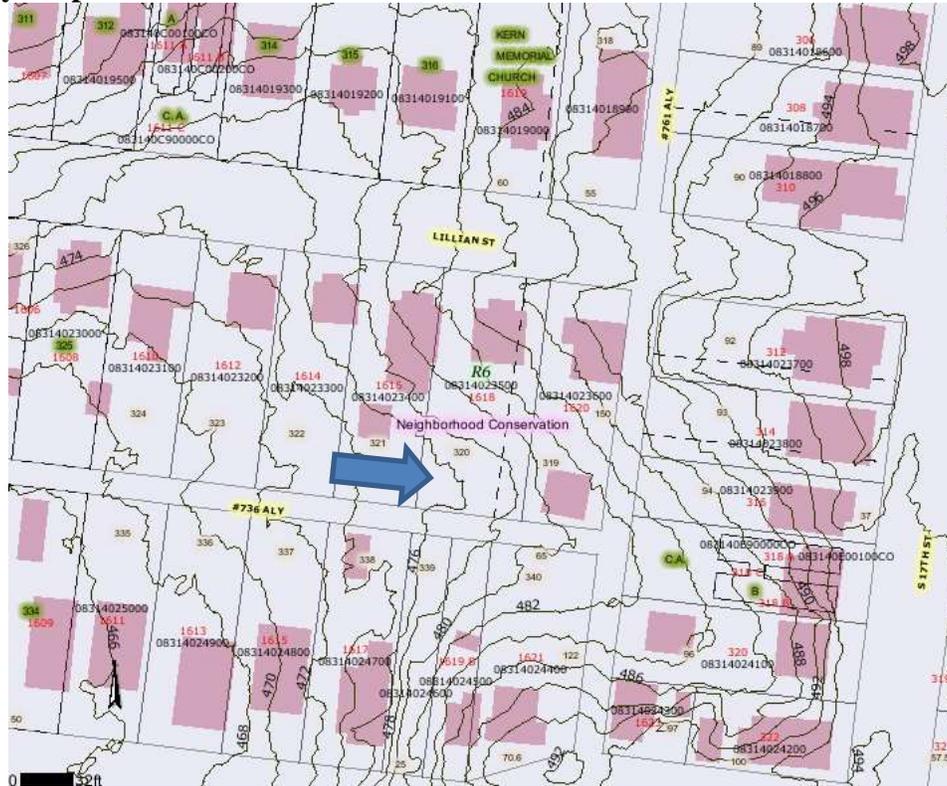
With these conditions, the project meets the regulations set forth in Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units and the section II.B.8 of the design guidelines for outbuildings.

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:** DADU/ Outbuildings worksheet
- B:** Photographs
- C:** Site Plan
- D:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II.B. New Construction

8. 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.)

- a. Garages and storage buildings should reflect the character of the existing house and surrounding buildings and should be compatible 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 DADUs 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.

b. Garages, if visible from the street, should be situated on the lot as historically traditional for the neighborhood.

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.
- 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.

- c. The location and design of outbuildings should not be visually disruptive to the character of the surrounding buildings.

Background: 1618 Lillian Street is a one-story bungalow built circa 1923. It is a contributing building in the Lockeland Springs-East End district.



The outbuilding is proposed to be used as a detached accessory dwelling unit; therefore, the standards of Ordinance No. 17.16.030.F.

for Detached Accessory Dwelling Units must also be met. The Commission does not review use. If the design of the outbuilding is approved, the use will reviewed by the Codes Administration.

Analysis and Findings:

Outbuildings: The applicant proposes to construct an outbuilding with a footprint of five hundred and thirteen square feet (513 sq. ft.) to be used as a detached accessory dwelling unit.

See attached Outbuilding Worksheet for a full analysis on how the proposed outbuilding meets the design guidelines. The outbuilding will be located in the rear yard. It will be accessed via the alley. The outbuilding will be twenty-six feet by nineteen feet, nine inches (26'x19'9"), or five hundred and thirteen square feet (513 sq. ft.). It has a ridge height of twenty-two feet and one inch (22'1"), and an eave height of nine feet (9'). These heights are appropriately subordinate to the principal structure, which has a ridge height of twenty-two feet, two inches (22'2") and eave height of ten feet (10').

Base zoning states that an outbuilding with a footprint less than seven hundred square feet (700 sq. ft.) may be ten feet (10') from the rear property line and five feet (5') from the side property lines. This outbuilding meets the five foot (5') side setbacks, but does not meet the rear setback. The applicant is proposing to locate the outbuilding at a distance of nine feet, two inches (9'2") instead of ten feet (10') from the rear property line. There are several outbuildings nearby that are ten feet (10') or less from the rear property line. In addition, by placing the outbuilding closer to the alley, there is more space between the primary structure and the outbuilding, meeting the design guidelines' requirement for similar "open space" to the historic context. Staff recommends approval

of the rear setback determination.

The proposed materials include smooth-face cement fiberboard lap siding with a reveal matching the siding on the house, wood or cement fiberboard trim, wood or cement fiber shakes in the second story, and asphalt shingles. Staff recommends approval of the shingle color and of all windows, doors and garage doors prior to purchase and installation.

The proposed outbuilding will include a residential use and so 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. The proposed outbuilding meets all the standards and design guidelines. Please see attachment B for the analysis. The 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.1.8 of the design guidelines and ordinance 17.16.030 for detached accessory dwelling units.

Recommendation: Staff recommends approval of the proposed outbuilding and rear setback with the conditions:

1. A restrictive covenant is filed prior to issuance of a Preservation Permit; and,
2. Staff approve the roofing color, and the final details, dimensions and materials of windows and doors prior to purchase and installation.

With these conditions, the project meets the regulations set forth in Ordinance No. 17.16.030.F. for Detached Accessory Dwelling Units and section II.B.8 of the design guidelines for outbuildings.

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.

OUTBUILDING/DADU WORK SHEET

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?	YES	
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.)		N/A
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	55’	20’
Rear setback	9’2”	3’
L side setback**	5’	3’
R side setback**	5’	3’
How is the building accessed?	ALLEY	From the alley or 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 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	22’2”	25’
Eave Height	10’	1 story 10’ or 2 story 17’
Width of house		

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

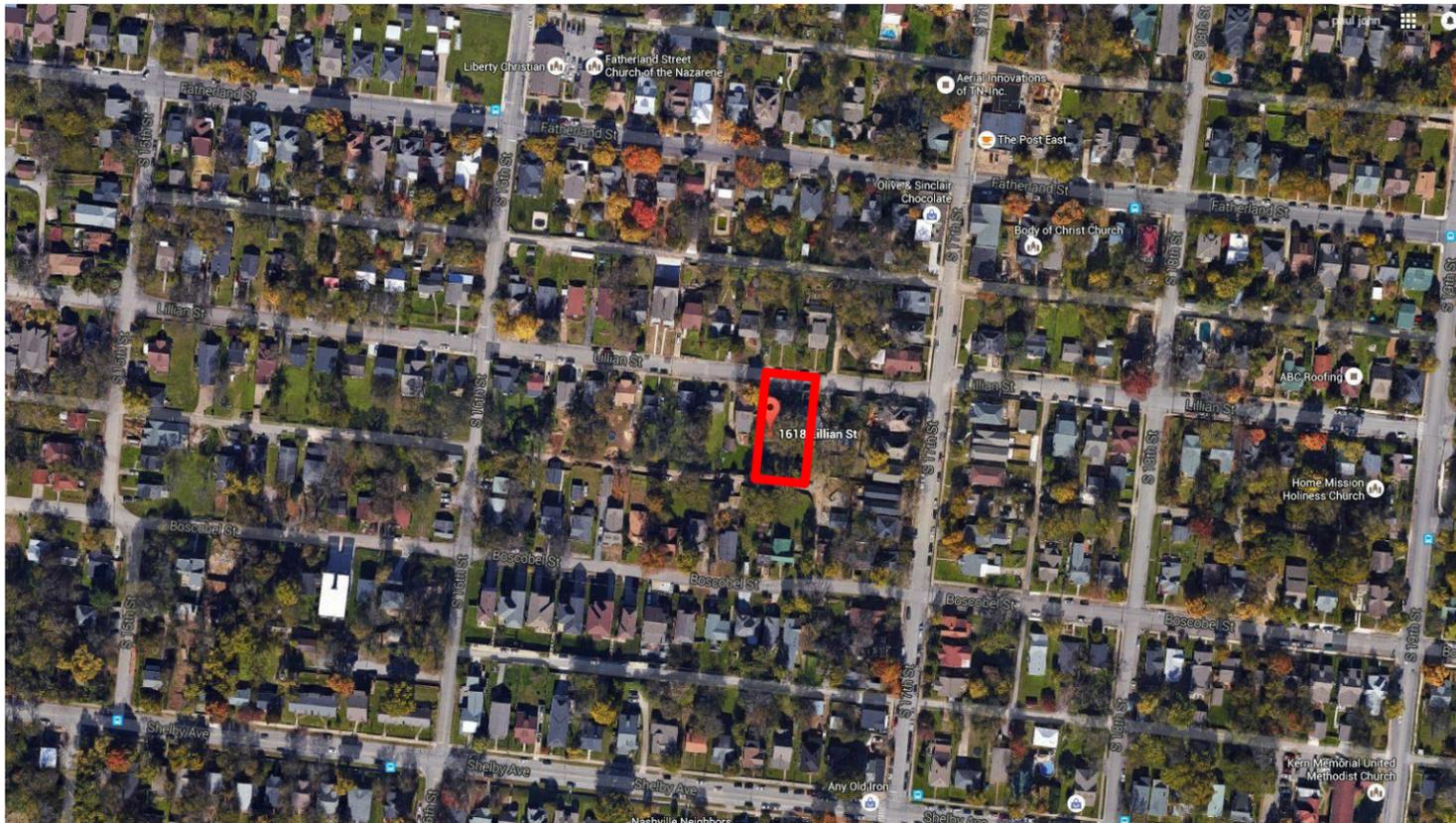
Proposed	Proposed	50% of first floor area of principle structure	Lot is less than 10,000 square feet	Lot is more than 10,000 square feet
Maximum Square Footage	513 sq ft	657 sq. ft.	750 sq. ft. (including porches)	1,000 sq. ft. (including porches)

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

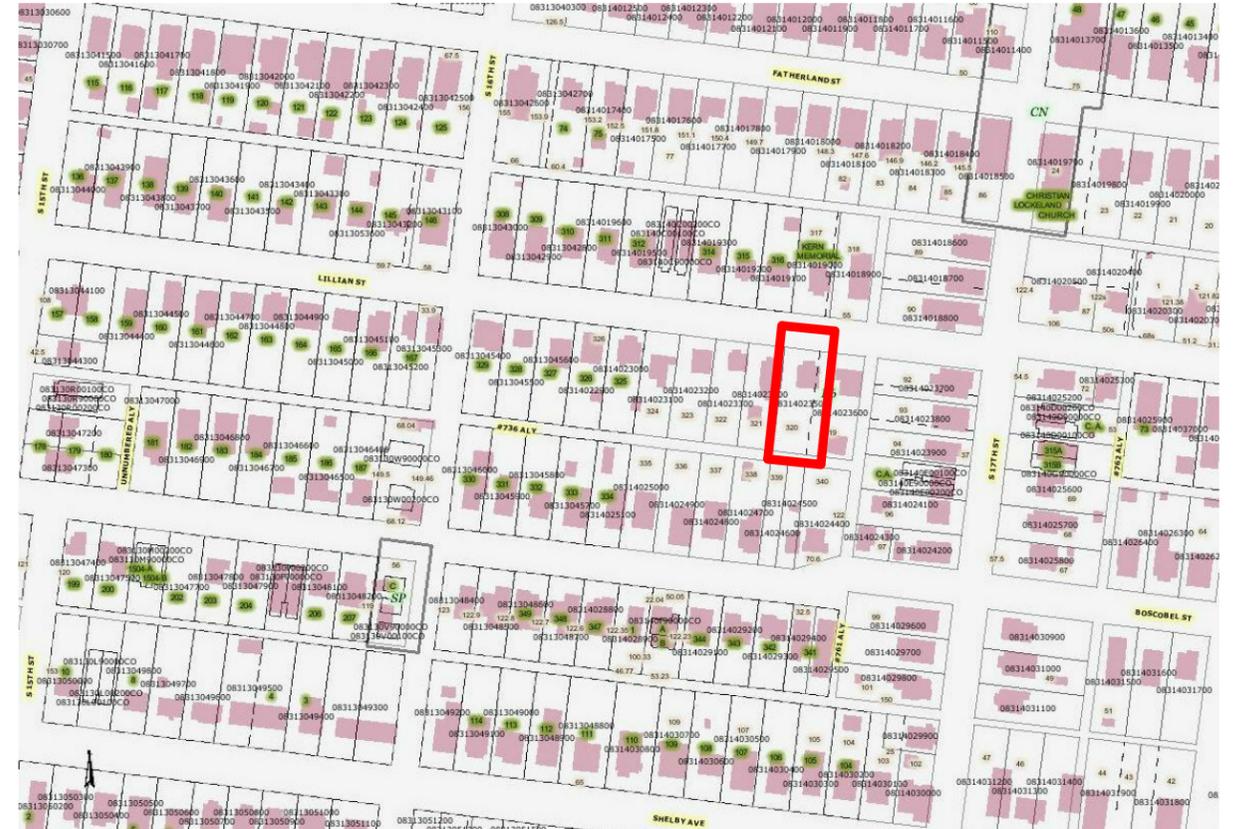
Please see design guidelines for information about materials and detailing.

BAILEY PROJECT

1618 Lillian Avenue, Nashville TN, 37206



AERIAL MAP: NTS



VICINITY MAP: NTS



AREA CALCULATIONS:

	EXISTING		PROPOSED	
	%	SF	%	SF
BUILDING FOOT PRINT				667
CONDITIONED AREA				401
UPPER LEVEL				401
GARAGE LEVEL				521
MISC. AREAS				
PORCHES				
PATIO				

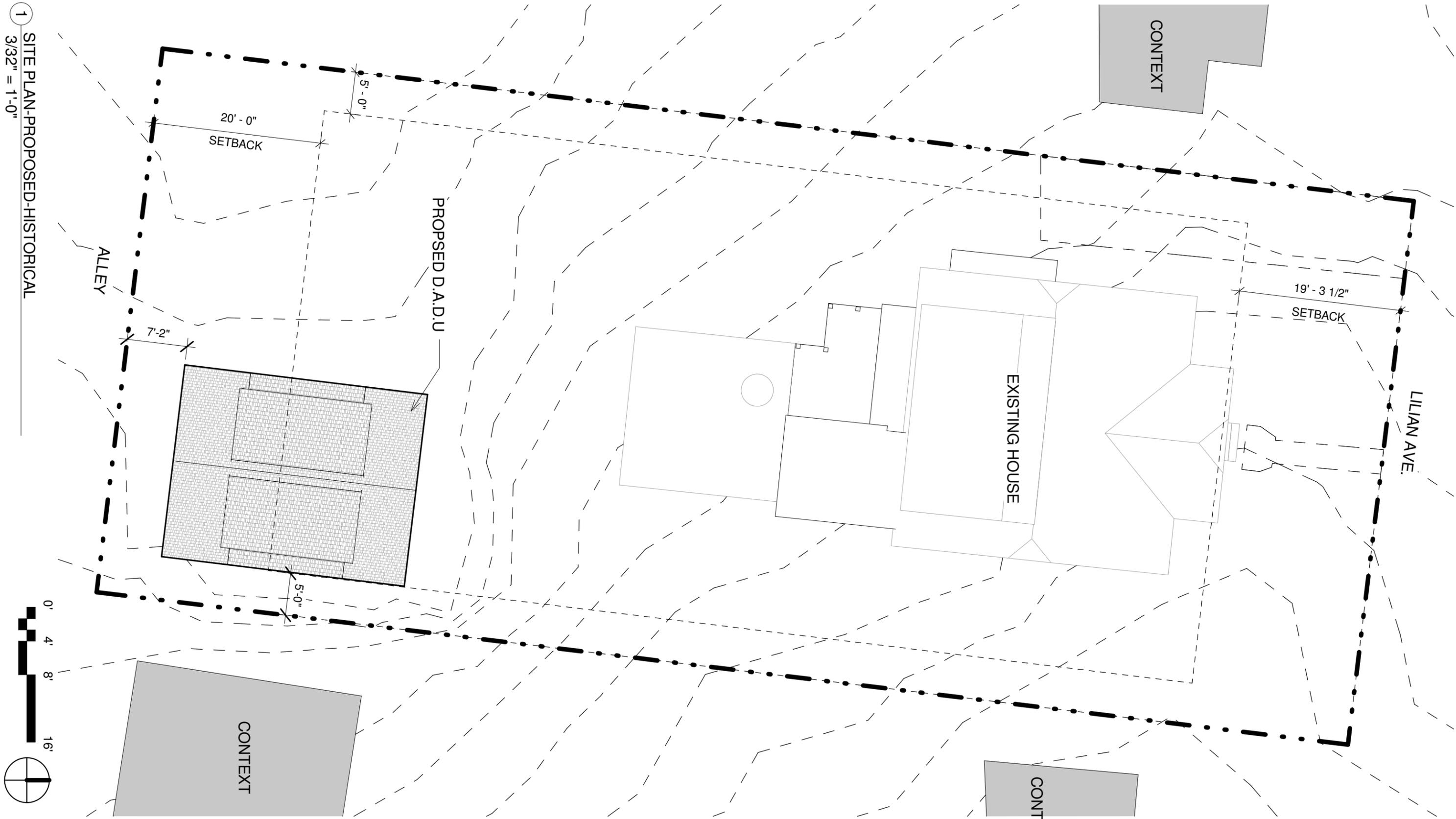
Paul John BOULIFARD Architect + LEED AP
 1222 Eastdale Avenue Nashville, TN 37216
 office: 615.931.3165
 mobile: 417.496.4286
p@boulifard.com

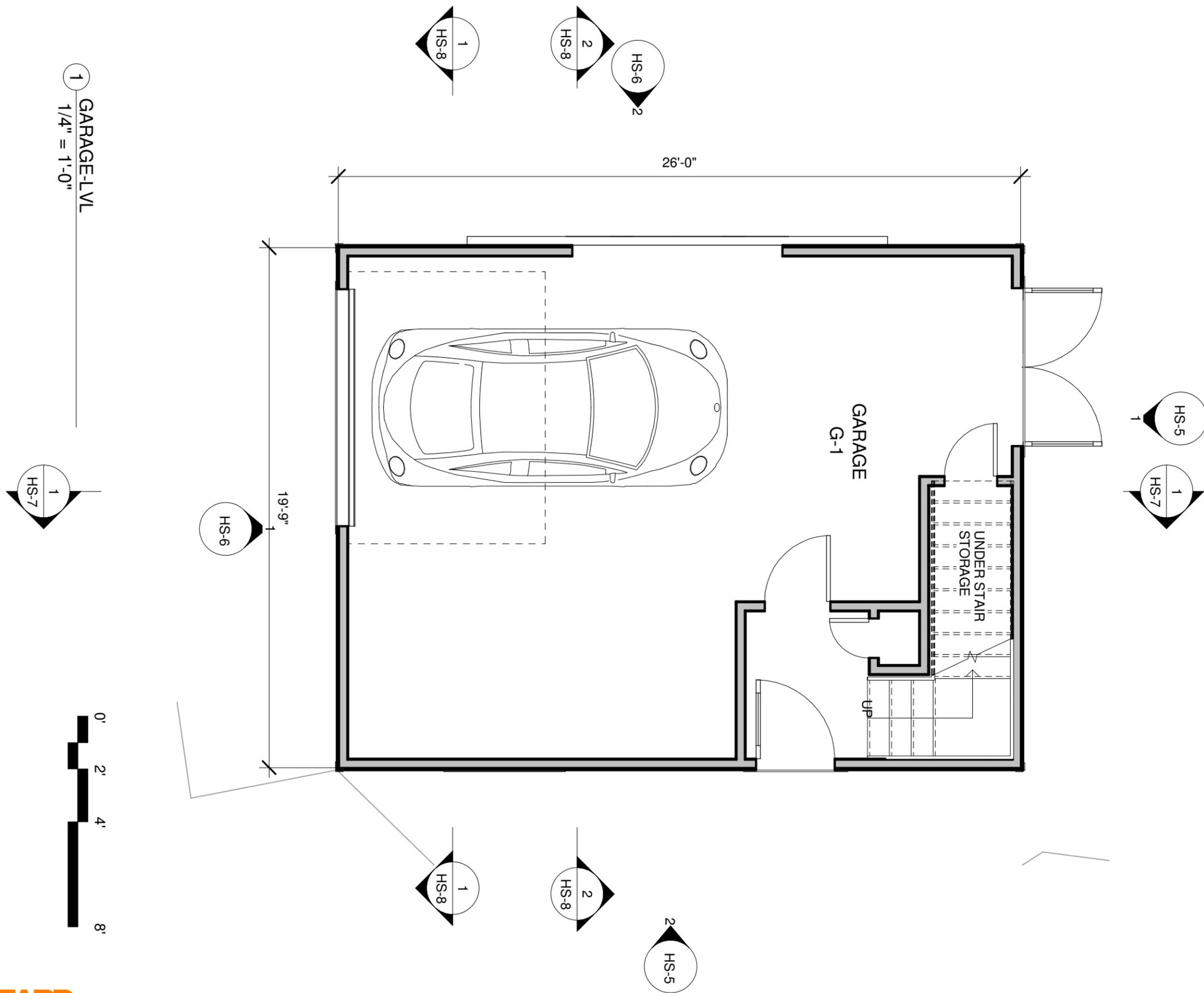
BAILEY RESIDENCE
 DETACHED ACCESSORY DWELLING UNIT

COVER SHEET

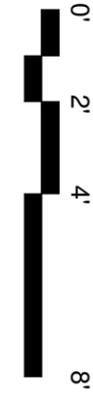
Project #: 0000
 Date: 05-02-2016

HS-0





1 GARAGE-LVL
1/4" = 1'-0"

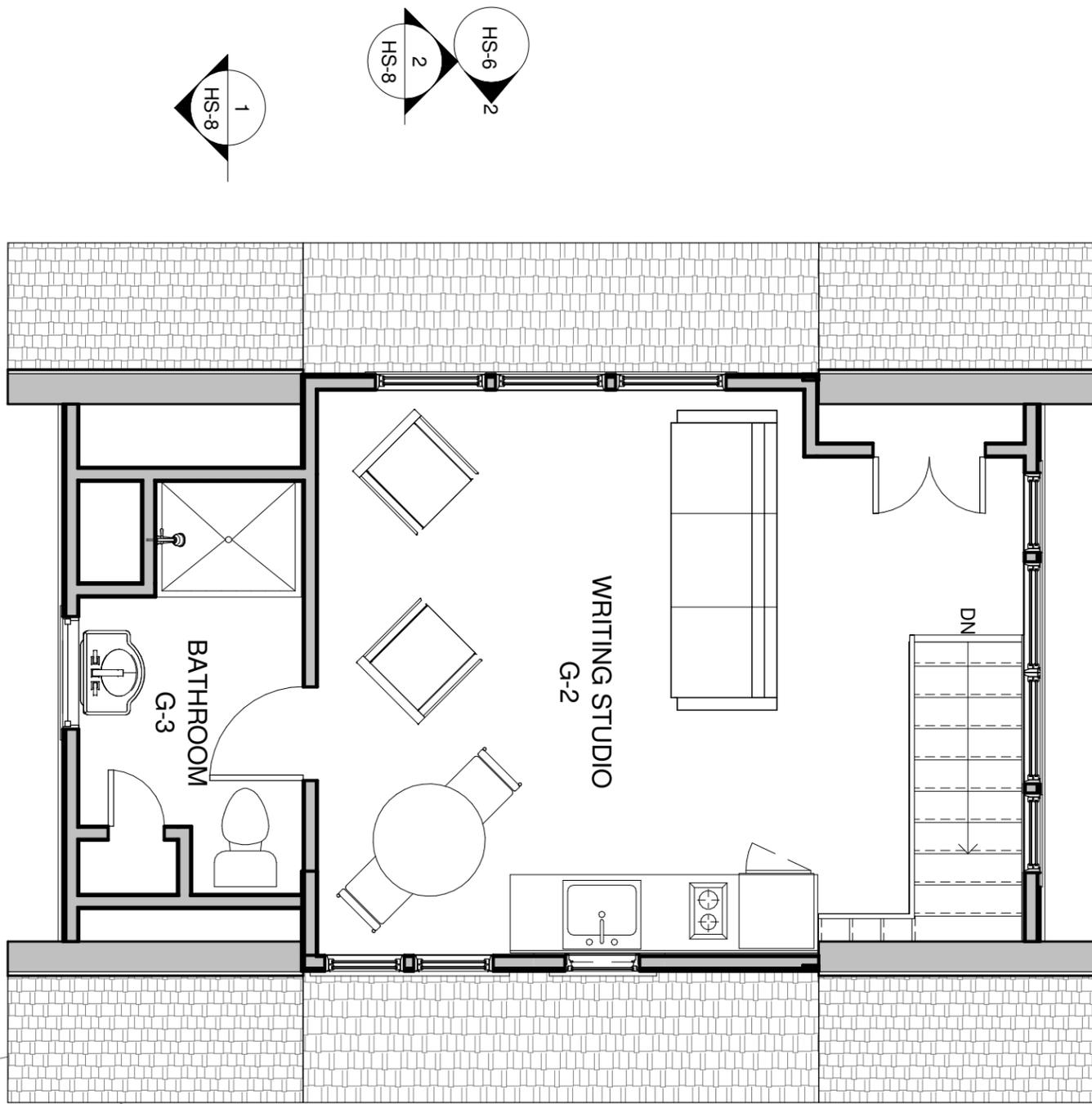
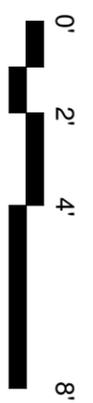


Paul John BOULIFARD Architect + LEED AP
 1222 Eastdale Avenue Nashville, TN 37216
 office: 615.931.3165
 mobile: 417.496.4286
p@boulifard.com

BAILEY RESIDENCE
 DETACHED ACCESSORY DWELLING UNIT

GROUND LEVEL	
Project #: 0000	HS-2
Date: 05-02-2016	

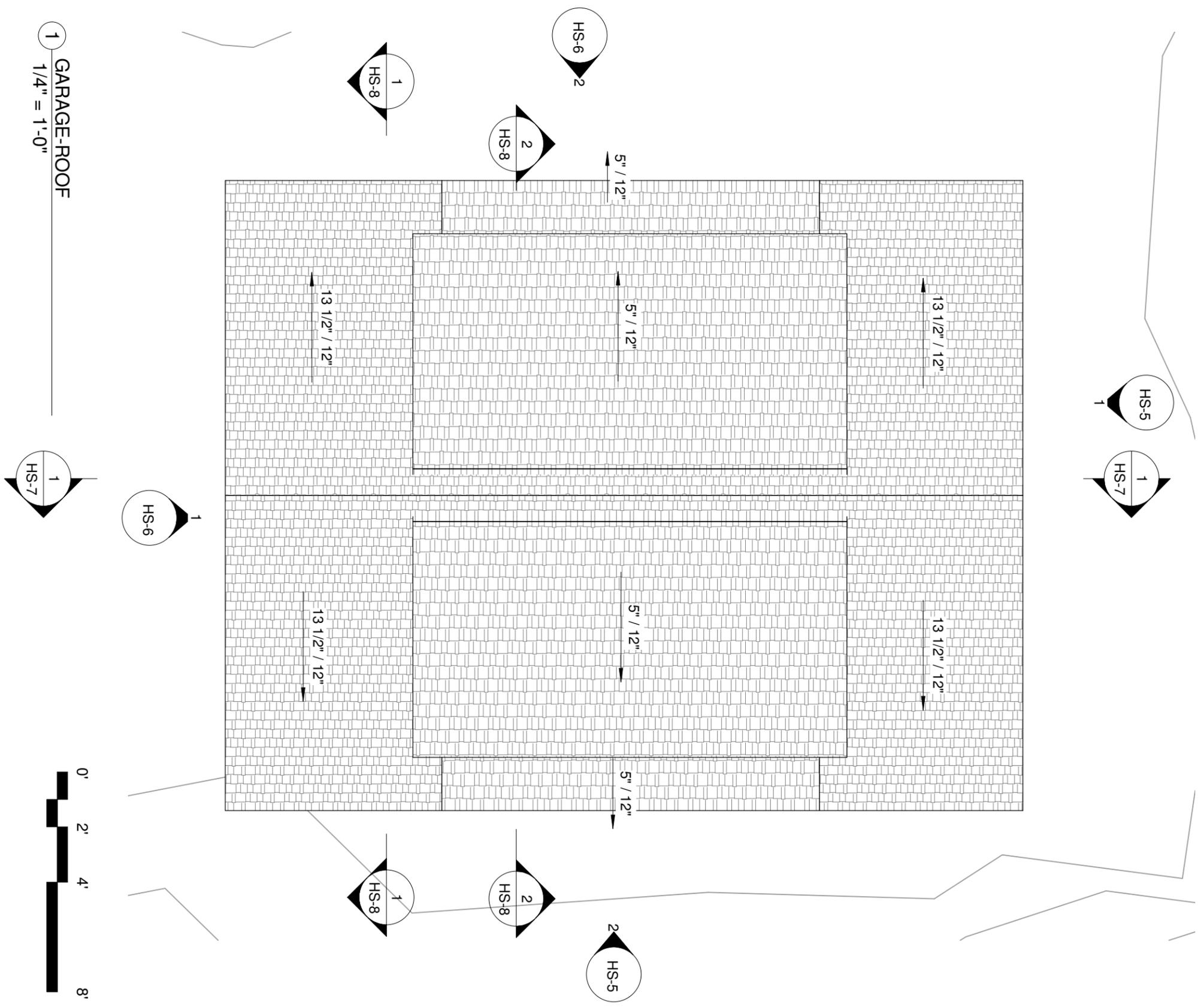
1 GARAGE-UPPER
1/4" = 1'-0"

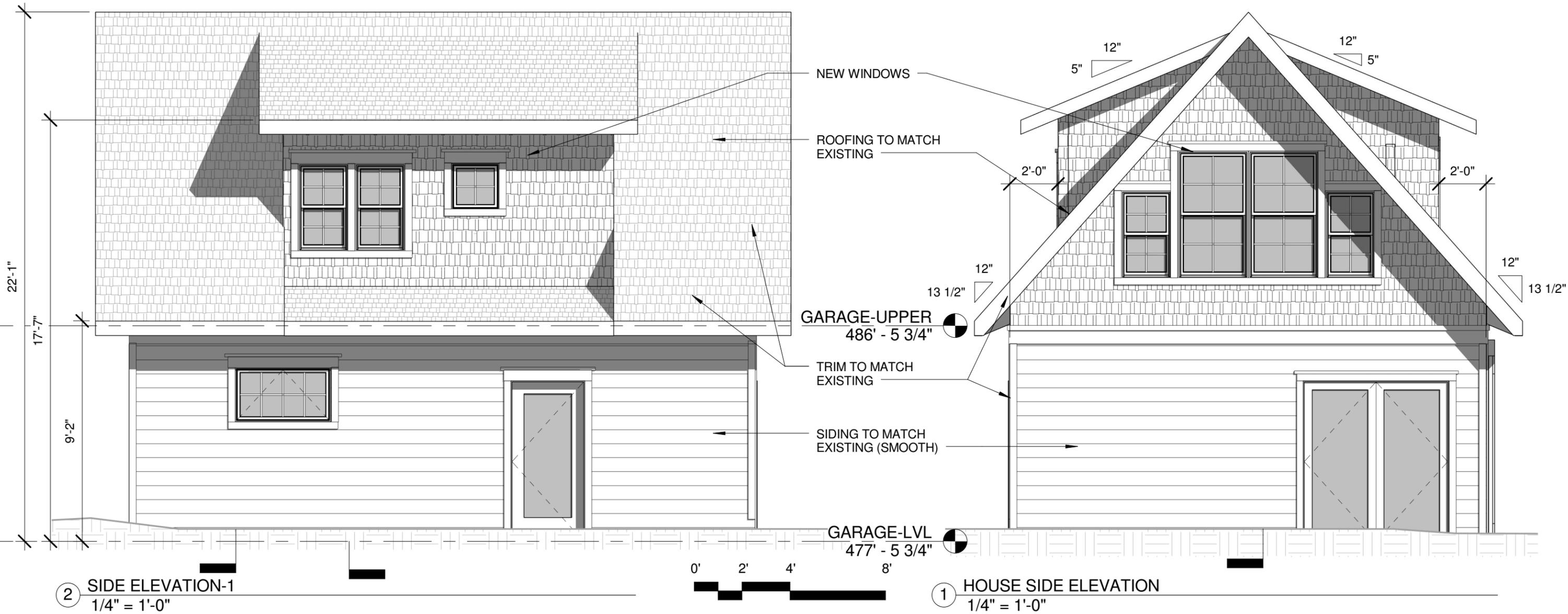
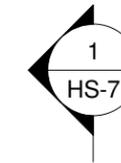
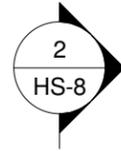
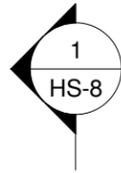


BAILEY RESIDENCE
DETACHED ACCESSORY DWELLING UNIT

UPPER LEVEL
Project #: 0000
Date: 05-02-2016

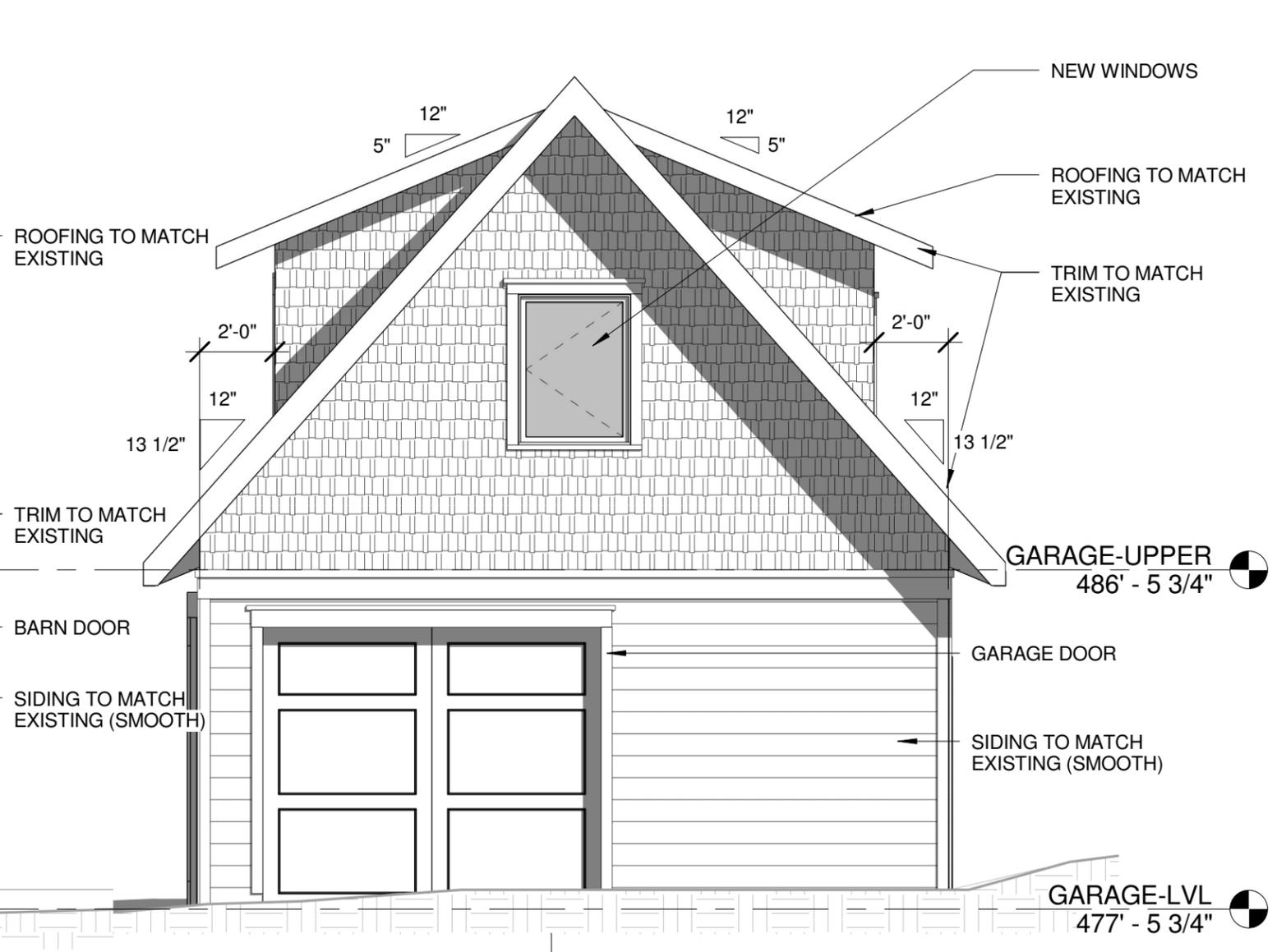
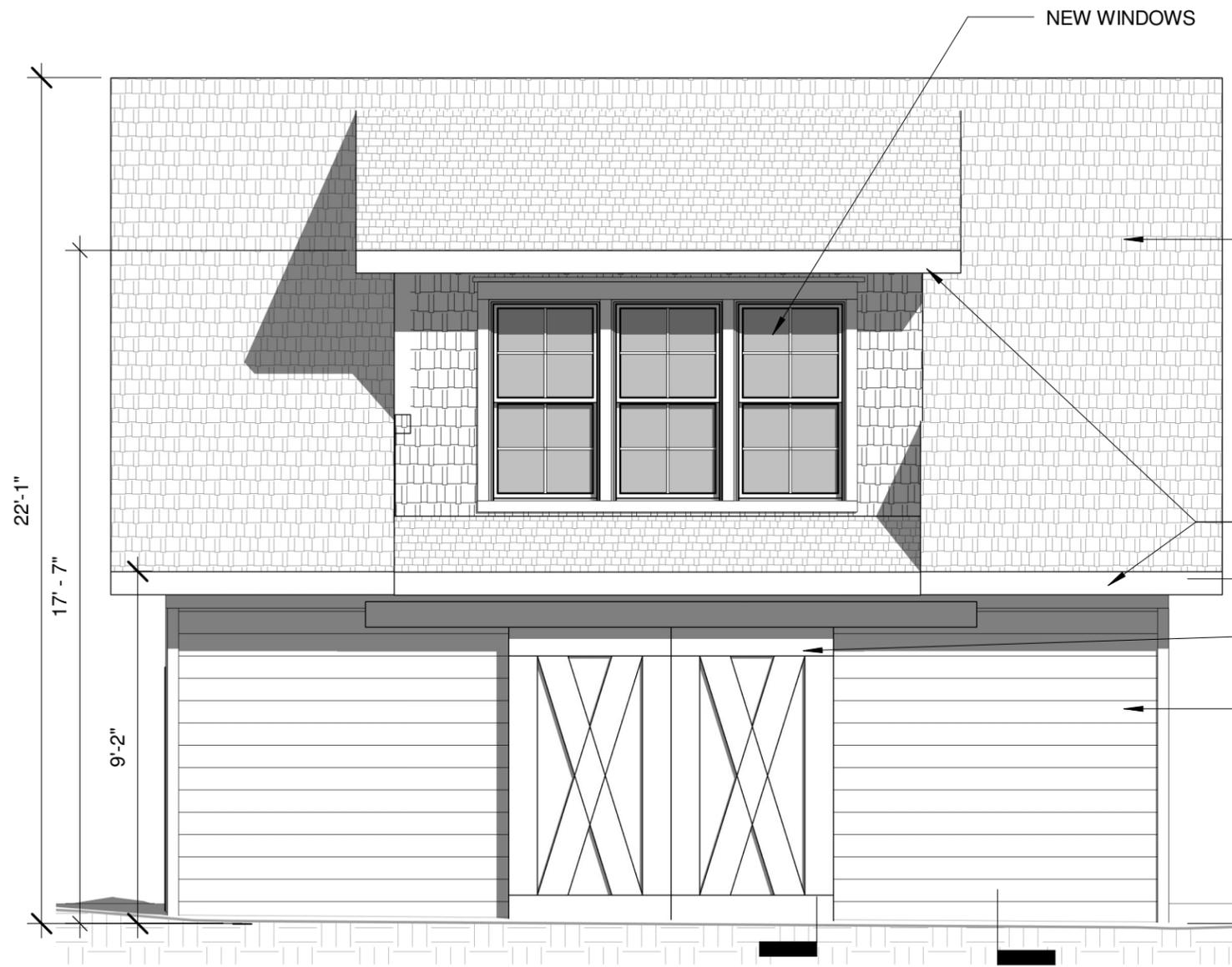
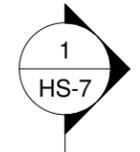
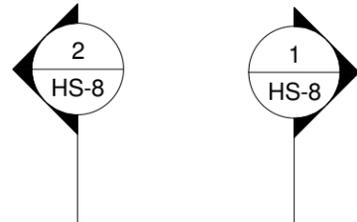
HS-3





② SIDE ELEVATION-1
1/4" = 1'-0"

① HOUSE SIDE ELEVATION
1/4" = 1'-0"



② SIDE ELEVATION -2
1/4" = 1'-0"

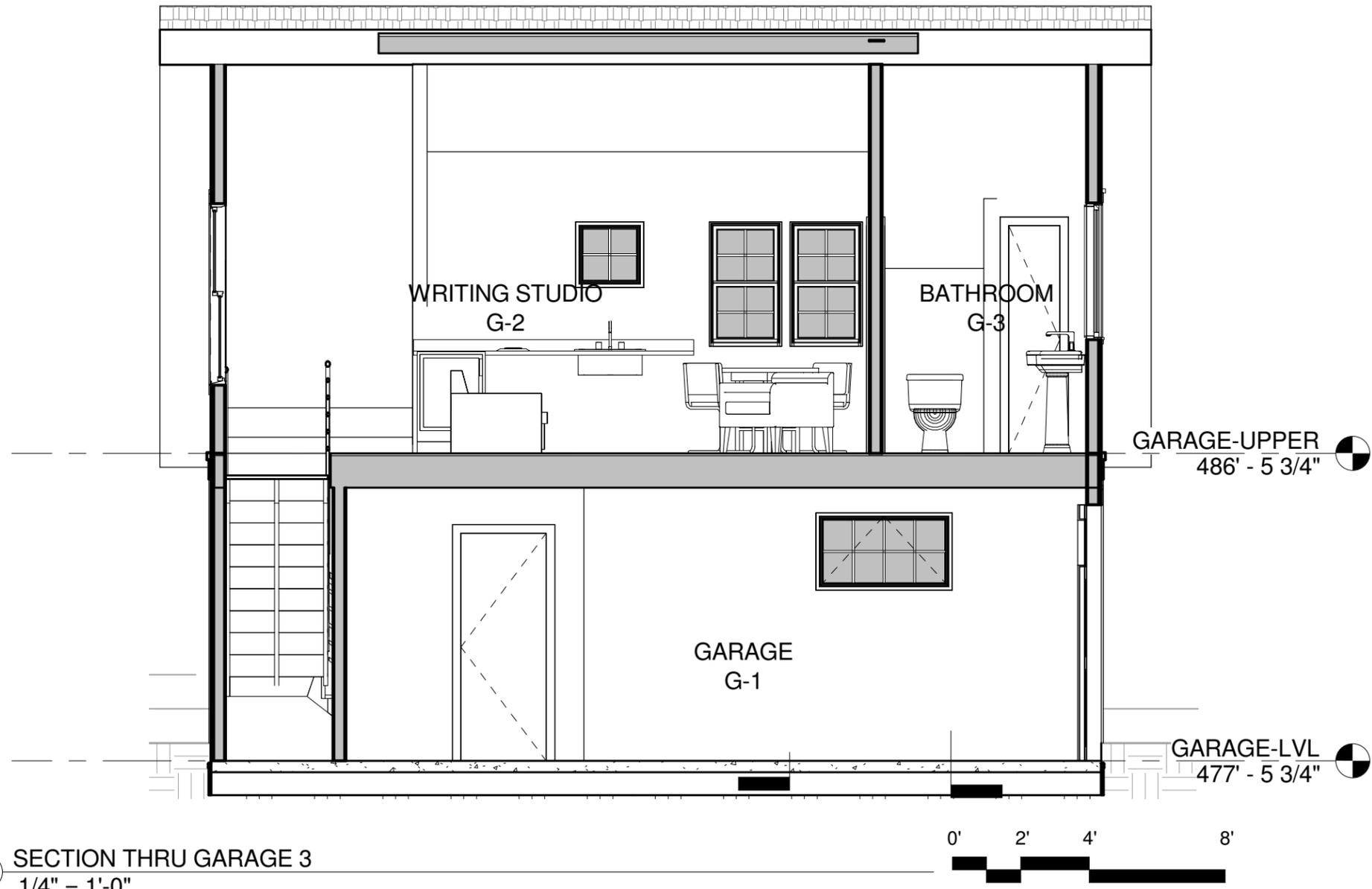
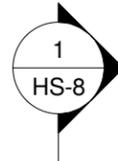
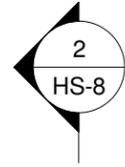
① ALLEY SIDE ELEVATION
1/4" = 1'-0"



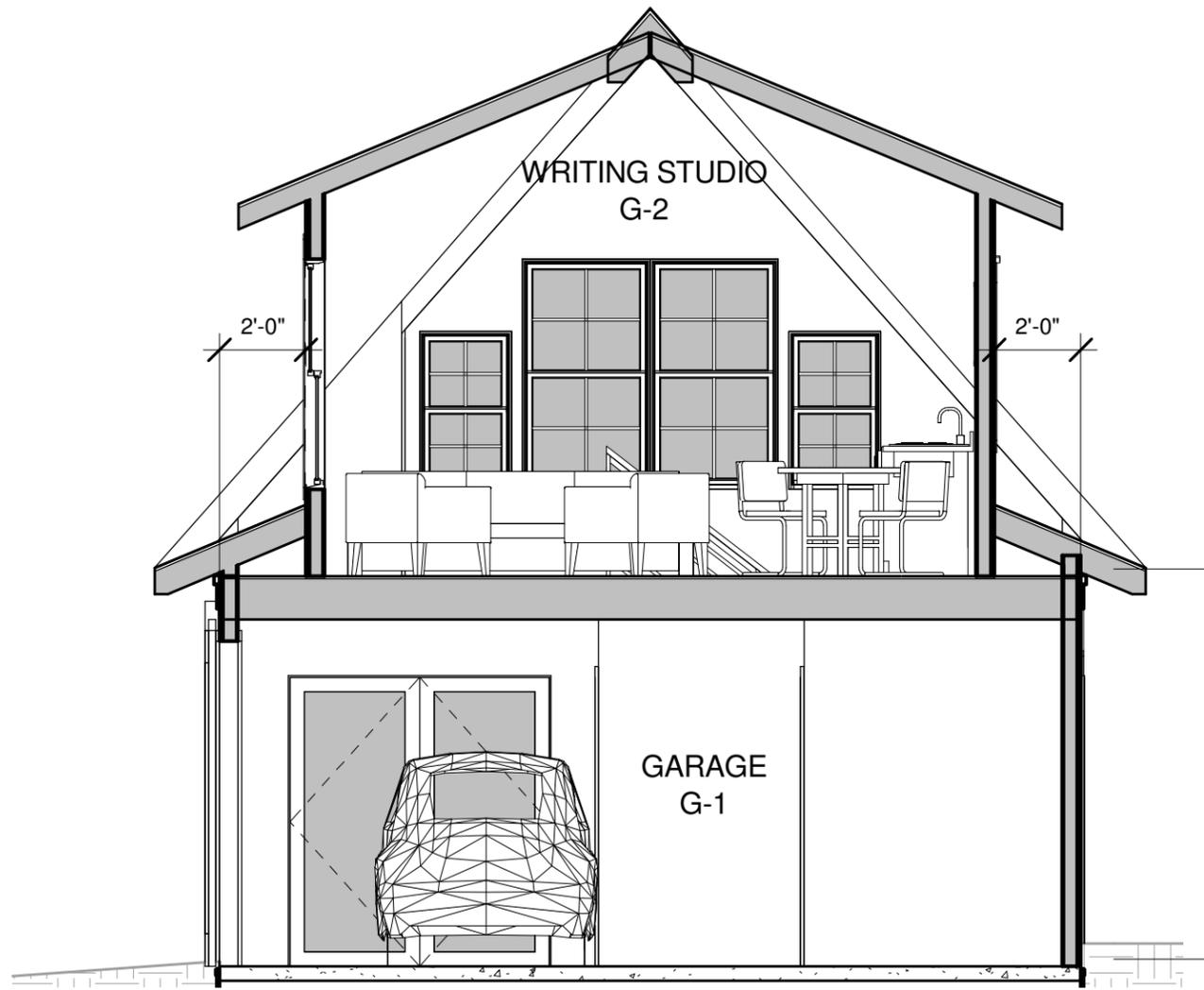
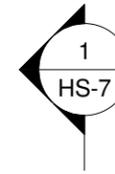
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 1222 Eastdale Avenue Nashville, TN 37216
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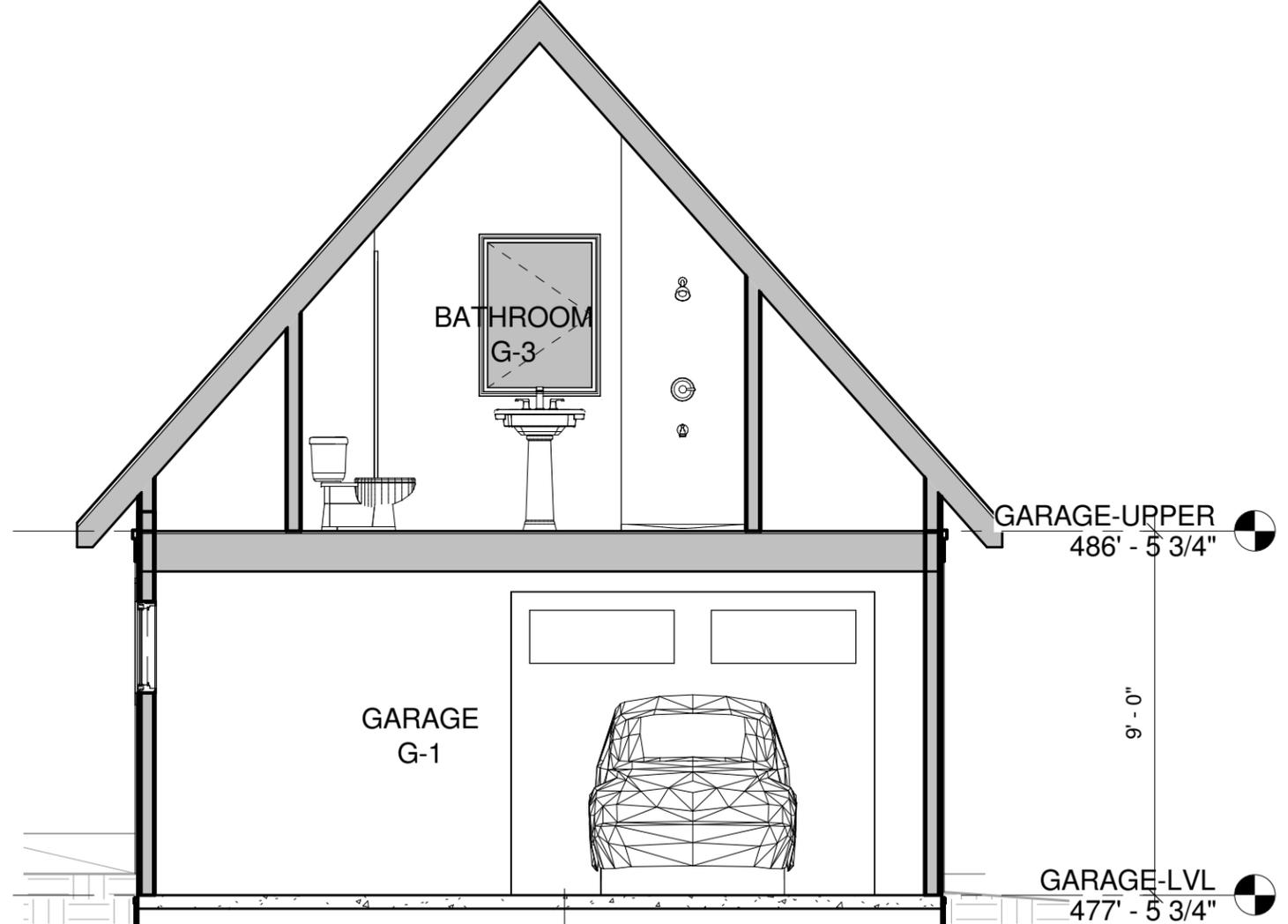
ELEVATIONS	
Project #: 0000	HS-6
Date: 05-02-2016	



① SECTION THRU GARAGE 3
1/4" = 1'-0"

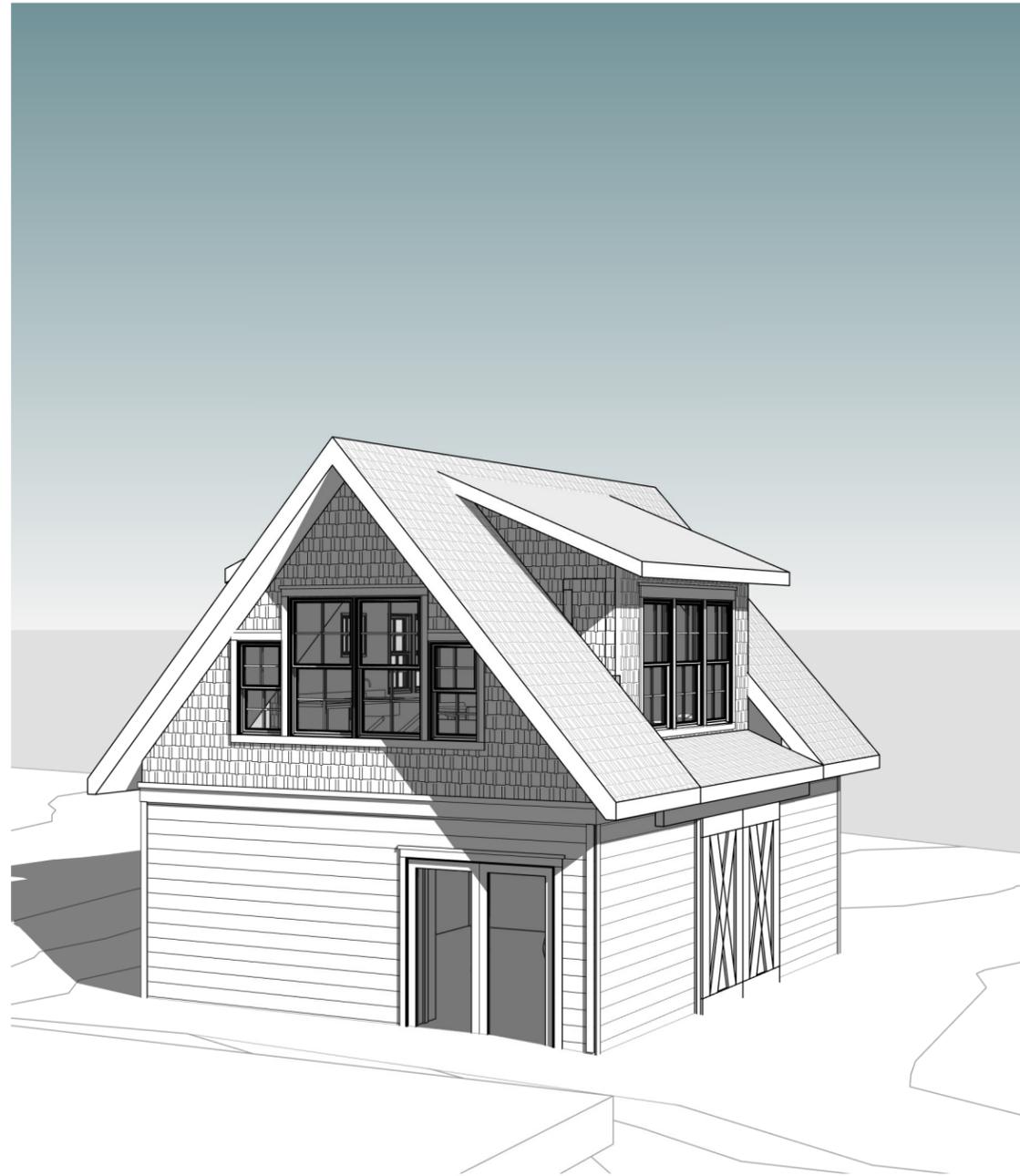


② SECTION THRU GARAGE 2
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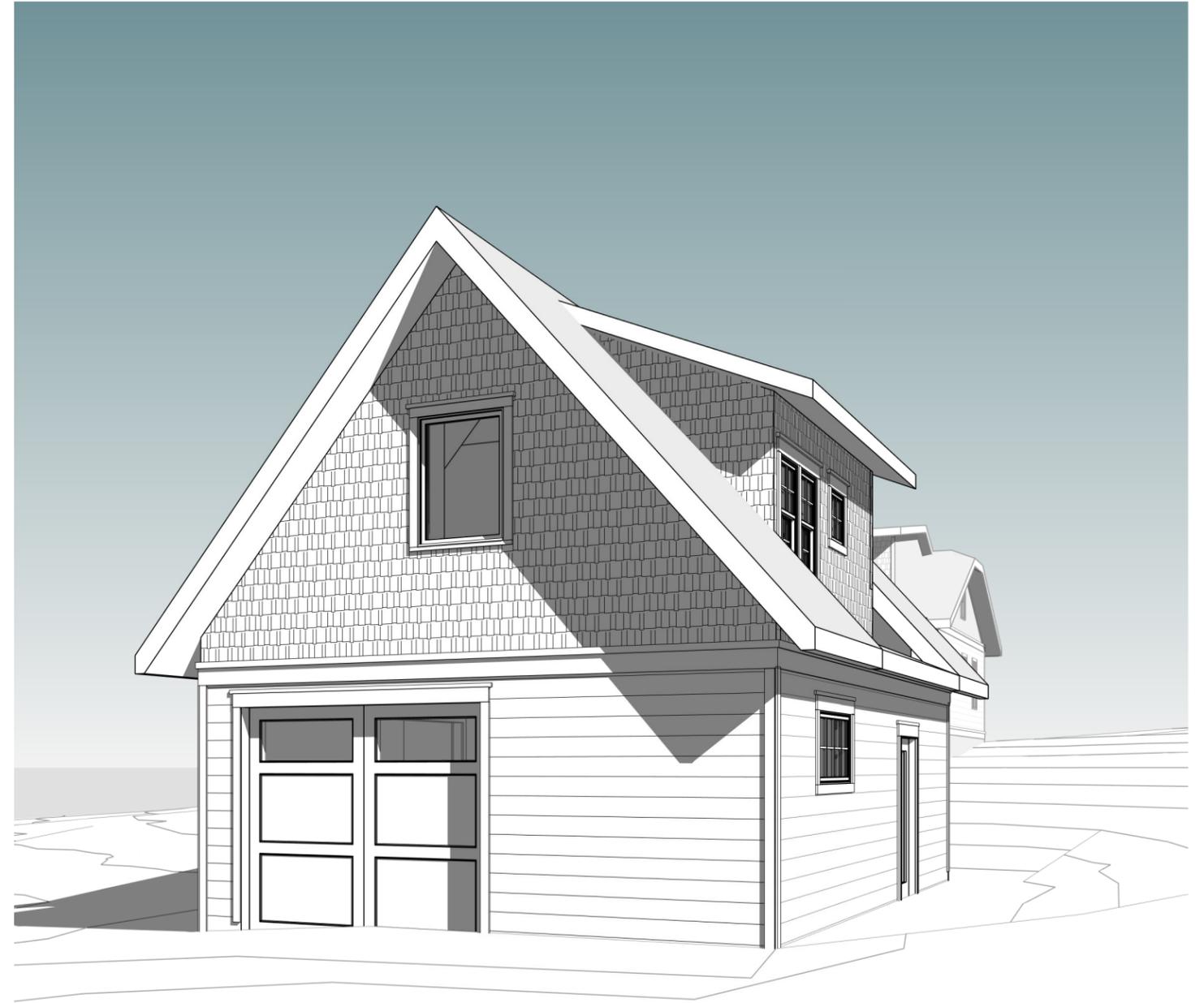


① SECTION THRU GARAGE 1
1/4" = 1'-0"





② VIEW FROM HOUSE



① VIEW FROM ALLEY -1