

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  
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**STAFF RECOMMENDATION**  
**1218 Forrest Avenue**  
**February 15, 2017**

**Application:** New construction-detached accessory dwelling unit; Setback determination  
**District:** Lockeland Springs-East End Neighborhood Conservation Zoning Overlay  
**Council District:** 06  
**Map and Parcel Number:** 08309010900  
**Applicant:** Paul John Boulifard  
**Project Lead:** Paul Hoffman, paul.hoffman@nashville.gov

<p><b>Description of Project:</b> Construction of a detached accessory dwelling unit that will be one-story and nine hundred and ninety seven square foot (997 sq ft). A rear setback determination is requested from twenty feet (20') to thirteen feet, five inches (13'5").</p> <p><b>Recommendation Summary:</b> Staff recommends approval of the detached accessory dwelling unit with the following conditions:</p> <ol style="list-style-type: none"><li>1. MHZC Staff approve windows and doors and roof color prior to purchase and installation;</li><li>2. Staff receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.</li></ol> <p>With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030.G. and Section II.B.i of the Neighborhood Conservation zoning overlay design guidelines for this neighborhood.</p>	<p><b>Attachments</b> <b>A:</b> Photographs <b>B:</b> Site Plan <b>C:</b> Elevations</p>
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**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:** 1218 Forrest Avenue is a two-story contributing home built circa 1900.



**Analysis and Findings:** The applicant proposes construction of a one-story, nine hundred and ninety seven square foot (997 sq ft) detached accessory dwelling unit, consisting of a garage and studio apartment in one story.

Staff recommends receipt of the restrictive covenant for the DADU prior to issuance of the preservation permit.

Zoning Requirements for DADU:

The answer to each of these questions must be “no.”

	YES	NO
<b>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.)</b>		No
<b>Are there other accessory buildings on the lot that exceed 200 square feet?</b>		No
<b>Is the property zoned single-family?</b>		No
<b>Are there already two units on the property?</b>		No
<b>Does the property owner NOT live on site or does NOT plan to move to this location once the DADU is complete?</b>		No
<b>Is the planned conditioned living space more than 700 square feet?</b>		No

<b>Are the stairs unenclosed?</b>		No
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The project meets section 17.16.30.G. of the ordinance.

Site Planning & Setbacks:

	<b>MINIMUM</b>	<b>PROPOSED</b>
<b>Building located towards rear of lot</b>	n/a	Yes
<b>Space between principal building and DADU/Garage</b>	20'	53' 7"
<b>Rear setback</b>	20'	13' 5"
<b>L side setback**</b>	3'	11' 10"
<b>R side setback**</b>	3'	18' 2"
<b>How is the building accessed?</b>	From the alley or existing curb cut	Alley
<b>If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?</b>	Two-bay	Doors face the alley

The new outbuilding requires a rear setback determination. Code requires a structure greater than seven hundred square feet (700 sq. ft.) to be twenty feet (20') from the rear property line. This nine hundred and ninety-seven square foot (997 sq. ft.) outbuilding is proposed at thirteen feet, five inches (13' 5") from the property line. As the location of outbuildings on or near the rear property line is a common occurrence historically, staff finds the location appropriate and recommends approval of the setback determination. The project meets section II.B.h.1 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

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

	<b>Existing conditions (height of historic portion of the home to be measured from finished floor)</b>	<b>Potential maximums (heights to be measured from grade)</b>	<b>Proposed (should be the same or less than the lesser number to the left)</b>
<b>Ridge Height</b>	34'	25'	20'
<b>Eave Height</b>	22'	1 story 10'	9'-3"

The proposed is a one-story building on a lot greater than 10,000 square feet.

One-story building:

	<b>Lot is more than 10,000 square feet</b>	<b>50% of first floor area of principle structure</b>	<b>Proposed footprint</b>
<b>Maximum Square Footage</b>	1,000 sq. ft.	1,142	997

The project meets section II.B.h.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

Design Standards: The accessory structure has a simple, utilitarian design that is appropriate for an outbuilding. Its roof form, detailing, and form do not contrast greatly with the primary structure. Horizontally-oriented windows may not be appropriate for a primary structure, but on an outbuilding, in a minimally-visible location, staff finds them to be acceptable. The design meets section II.B.h.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Roof Shape & Elements:

Shape

<b>Proposed Element</b>	<b>Proposed Form</b>	<b>Typical of district?</b>
Primary form	Cross-gable	Yes
Primary roof slope	10/12	Yes

Elements

	<b>YES</b>	<b>NO</b>
<b>If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side? Looks like more than 50%?</b>	Yes	
<b>If dormers are used, do they sit back from the wall below by at least 2'?</b>	Yes	
<b>Is the roof pitch at least 4/12?</b>	Yes	

Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.h.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Materials:

	<b>Proposed</b>	<b>Color/Texture</b>	<b>Approved Previously or Typical of Neighborhood</b>	<b>Requires final Review</b>
<b>Foundation</b>	Concrete block	Natural color	X	
<b>Cladding</b>	Cement-fiber	Smooth with 5” reveal	X	
<b>Roofing</b>	Metal	Needs final review	X	X
<b>Trim</b>	Cement-fiber	smooth	X	
<b>Driveway</b>	Concrete	n/a	X	
<b>Fencing</b>	Wood	Natural	X	
<b>Windows</b>	Marvin fiberglass clad windows		X	X
<b>Pedestrian Door</b>	Full-light, materials not specified			X
<b>Vehicular Door</b>	Insulated garage door			X

With final approval of the windows and doors, staff finds that the known materials meet Section II.B.h.1. of the design guidelines.

Appurtenances & Utilities: New fencing will match the existing fence. A driveway from the alley and walkway to the house will be concrete. The project meets section II.B.h.1 of the design guidelines.

**Recommendation Summary:** Staff recommends approval of the detached accessory dwelling unit with the following conditions:

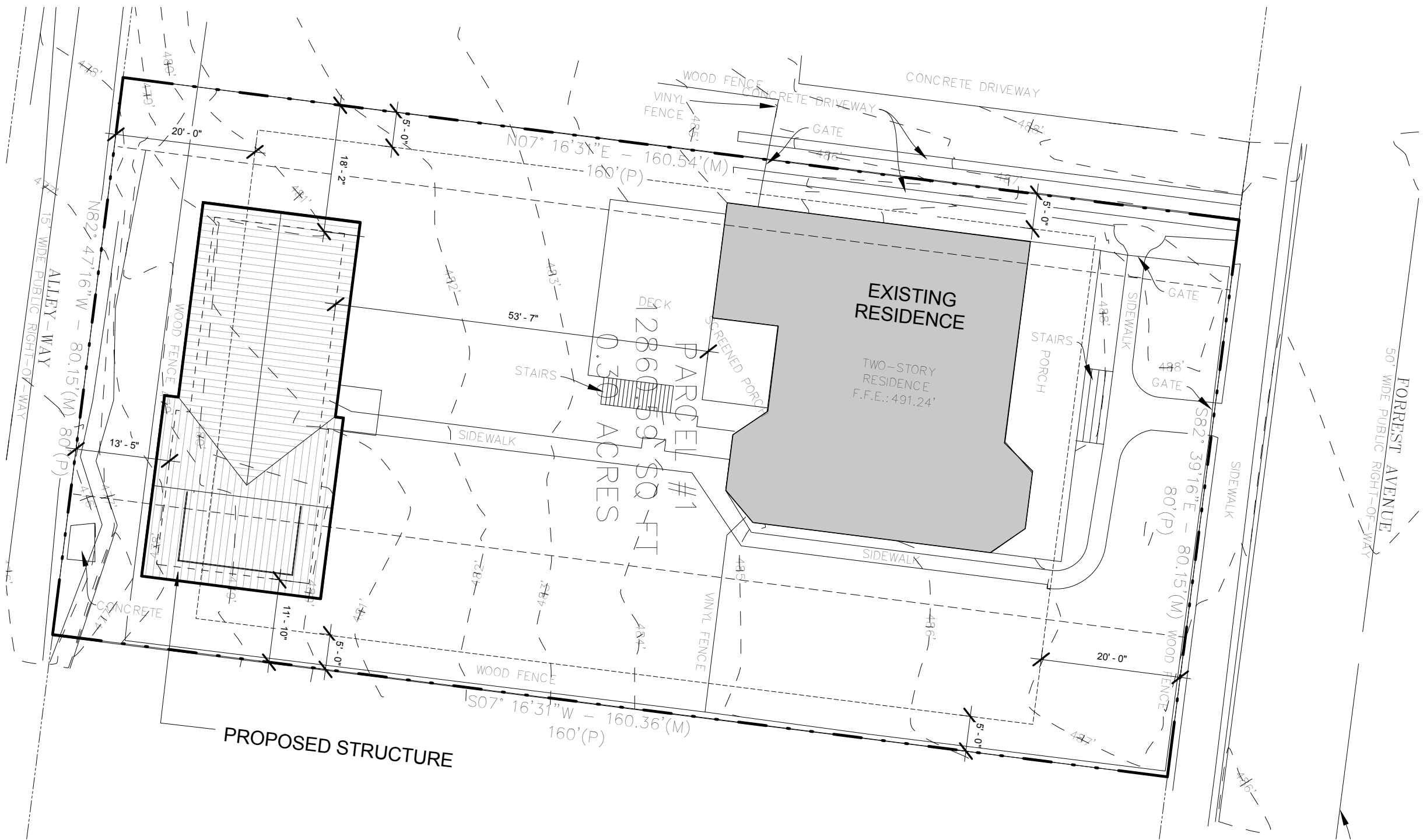
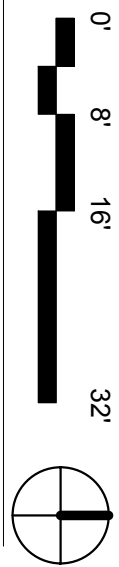
1. MHZC Staff approve windows and doors and roof color prior to purchase and installation;
2. Staff receive a copy of the filed restrictive covenant for the detached accessory dwelling unit prior to issuance of a permit.

With these conditions, staff finds that the detached accessory dwelling unit meets Ordinance 17.16.030.G. and Section II.B.8 of the Neighborhood Conservation zoning overlay design guidelines for this neighborhood.

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 ARCHITECTURAL SITEPLAN  
1/16" = 1'-0"

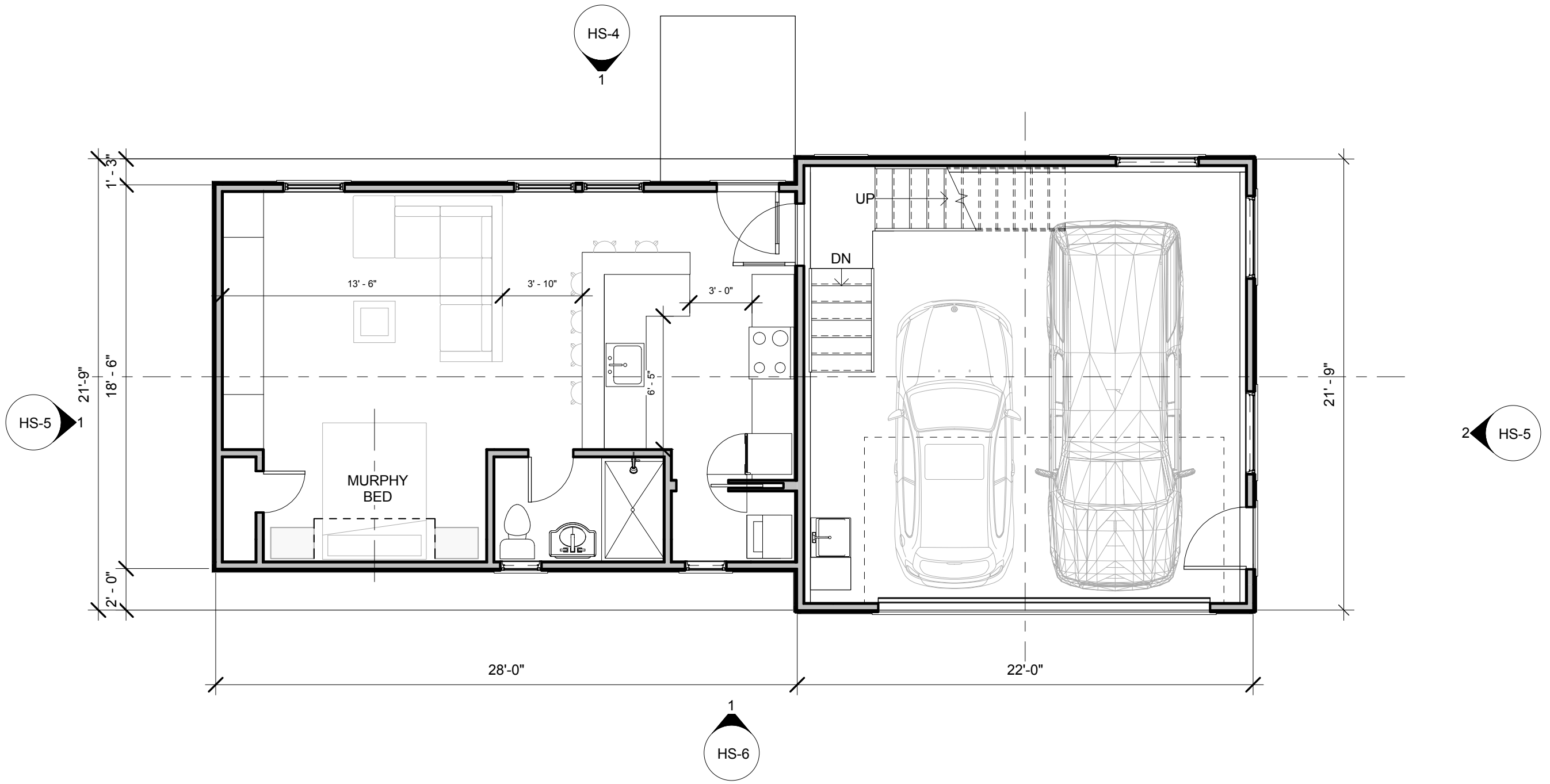


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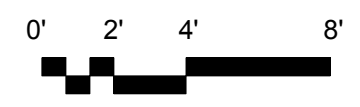
PETERSEN: BACKYARD STUDIO  
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SITEPLAN  
Project #: 0000  
Date: 01-31-2017

HS-1



1 STUDIO LEVEL  
3/16" = 1'-0"

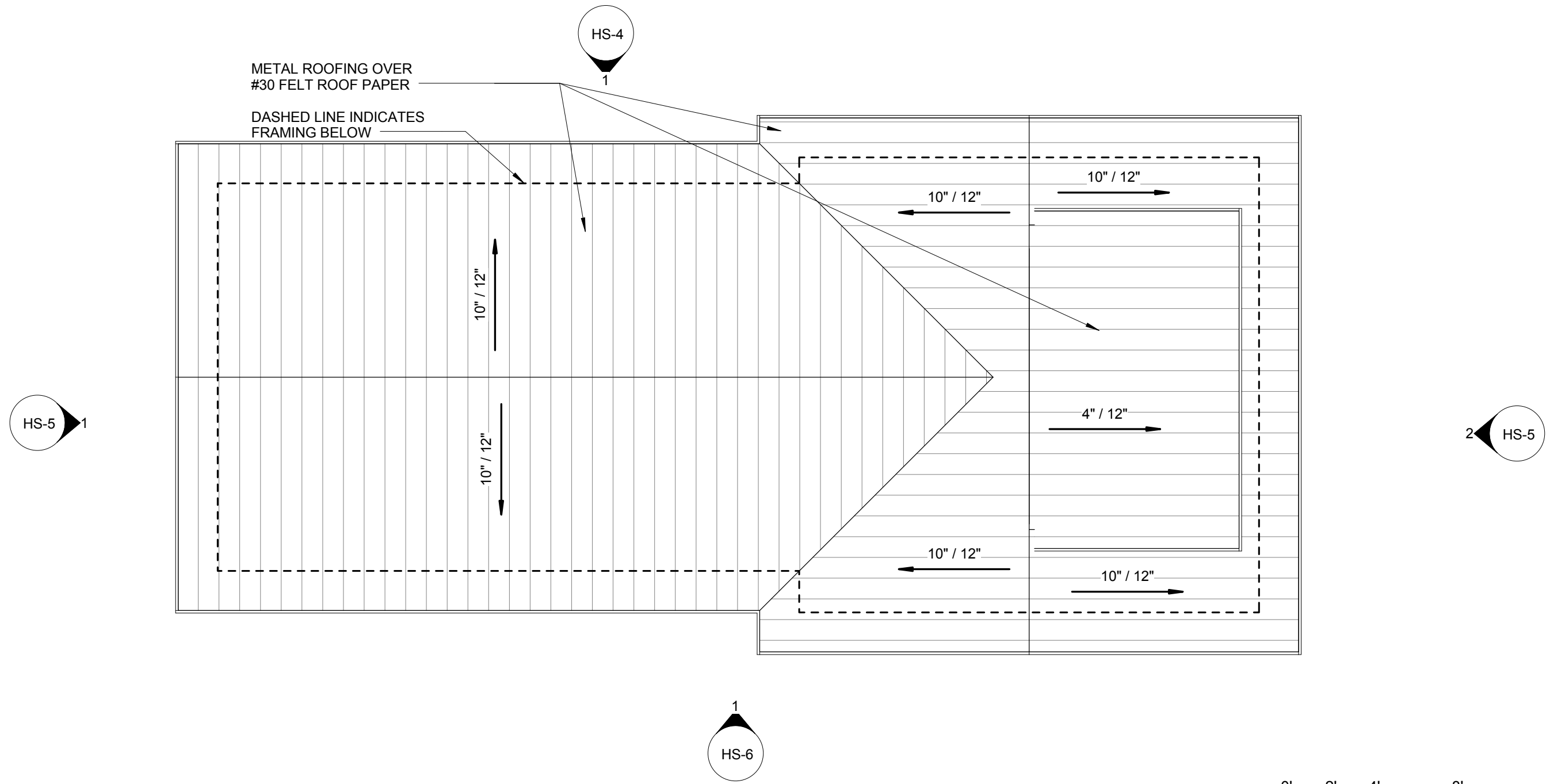


TOTAL STUDIO FOOTPRINT: **997 SF.**

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FLOOR PLAN		<b>HS-2</b>
Project #:	0000	
Date:	01-31-2017	



1 ROOF PLAN  
3/16" = 1'-0"



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ROOF PLAN		<b>HS-3</b>
Project #:	0000	
Date:	01-31-2017	

METAL ROOFING OVER  
#30 FELT ROOF PAPER

WINDOWS: FIBERGLASS  
CLAD: WOOD INT.  
MARVIN: INTEGRITY LINE OR  
APPROVD. EQUIV.

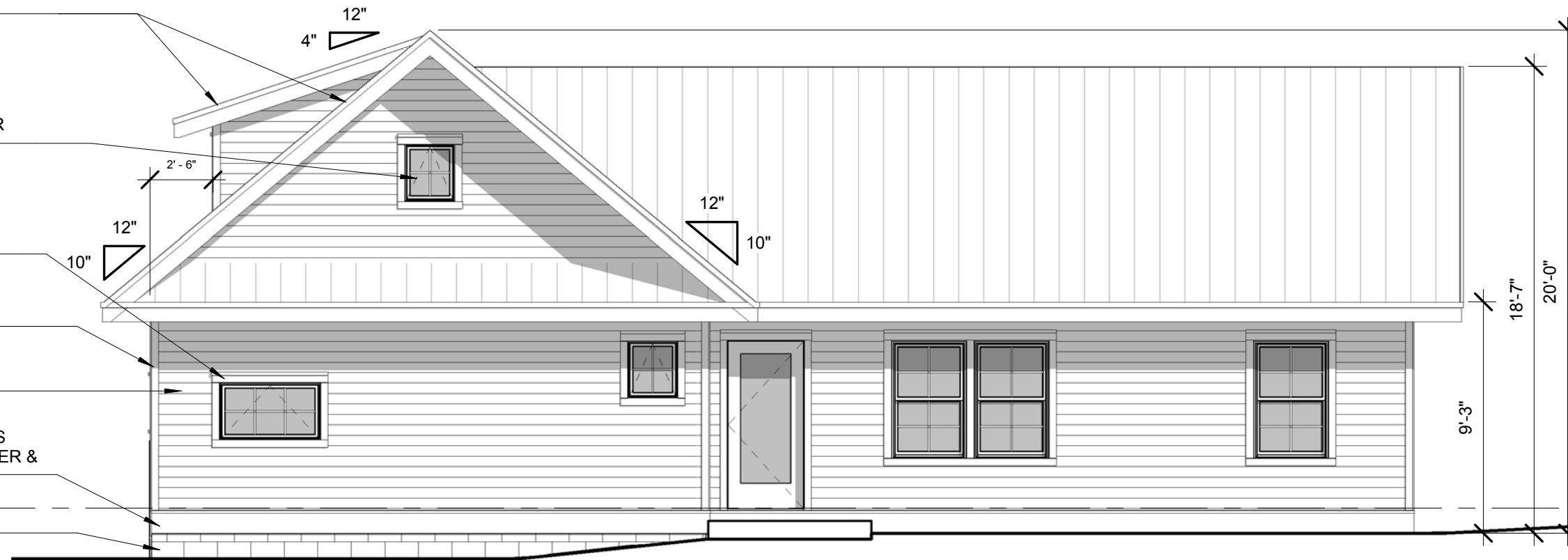
WINDOW TRIM;  
4" CEMENT BOARD TRIM @  
SIDES, BOTTOM & TOP  
2" DRIP EDGE @ HEAD

4" CEMENT BOARD TRIM @  
CORNERS (SMOOTH)

5" REVEAL CEMENT  
BOARD SIDING (SMOOTH)

1X10 SMOOTH CEMENTITIOS  
BOARD TRIM W/ PVC STARTER &  
DRIP EDGE

CMU BLOCK FOUNDATION



STUDIO LEVEL  
482' - 6"

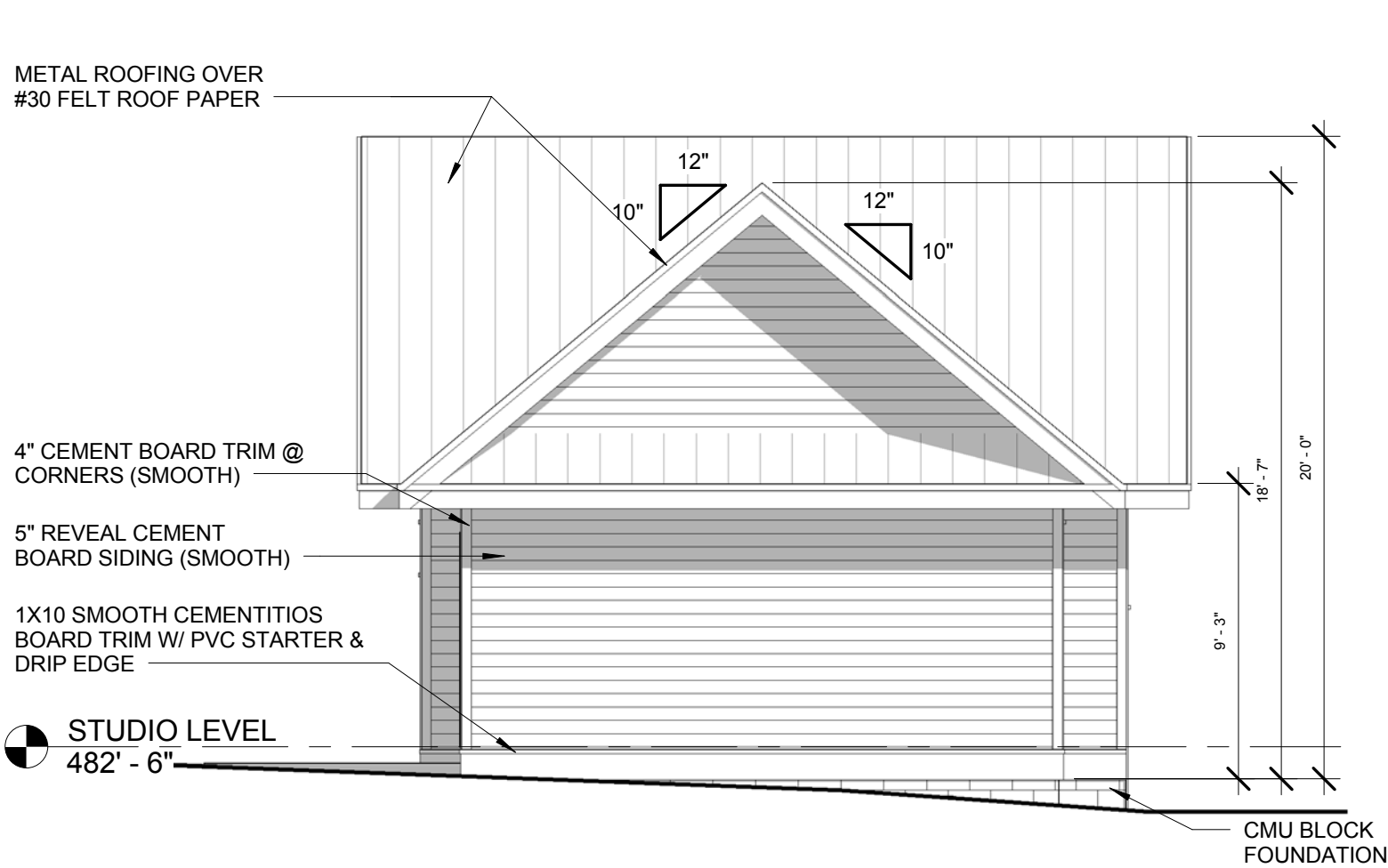


① HOUSE SIDE ELEVATION  
3/16" = 1'-0"

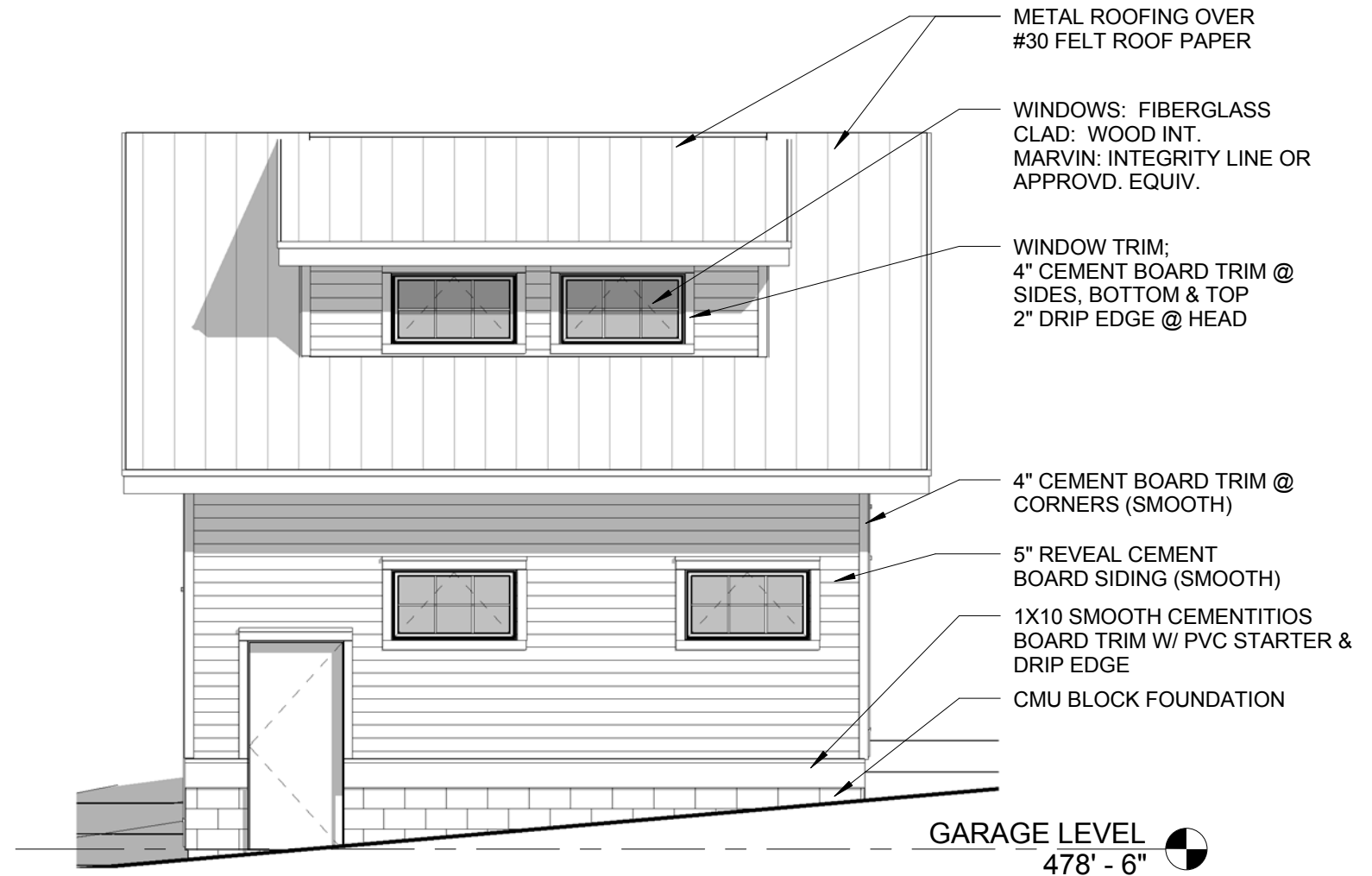
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ELEVATION		<b>HS-4</b>
Project #:	0000	
Date:	01-31-2017	



① SIDE ELEVATION -1  
3/16" = 1'-0"



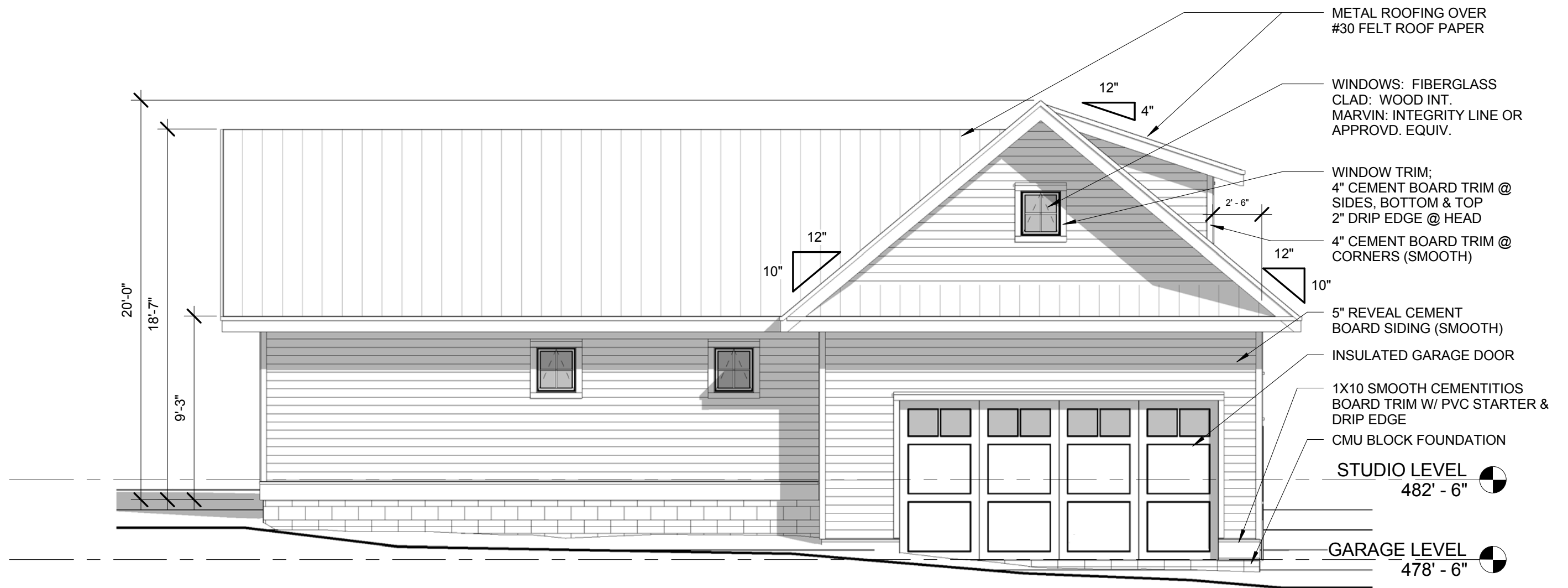
② SIDE ELEVATION -2  
3/16" = 1'-0"



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ELEVATIONS	
Project #: 0000	<b>HS-5</b>
Date: 01-31-2017	



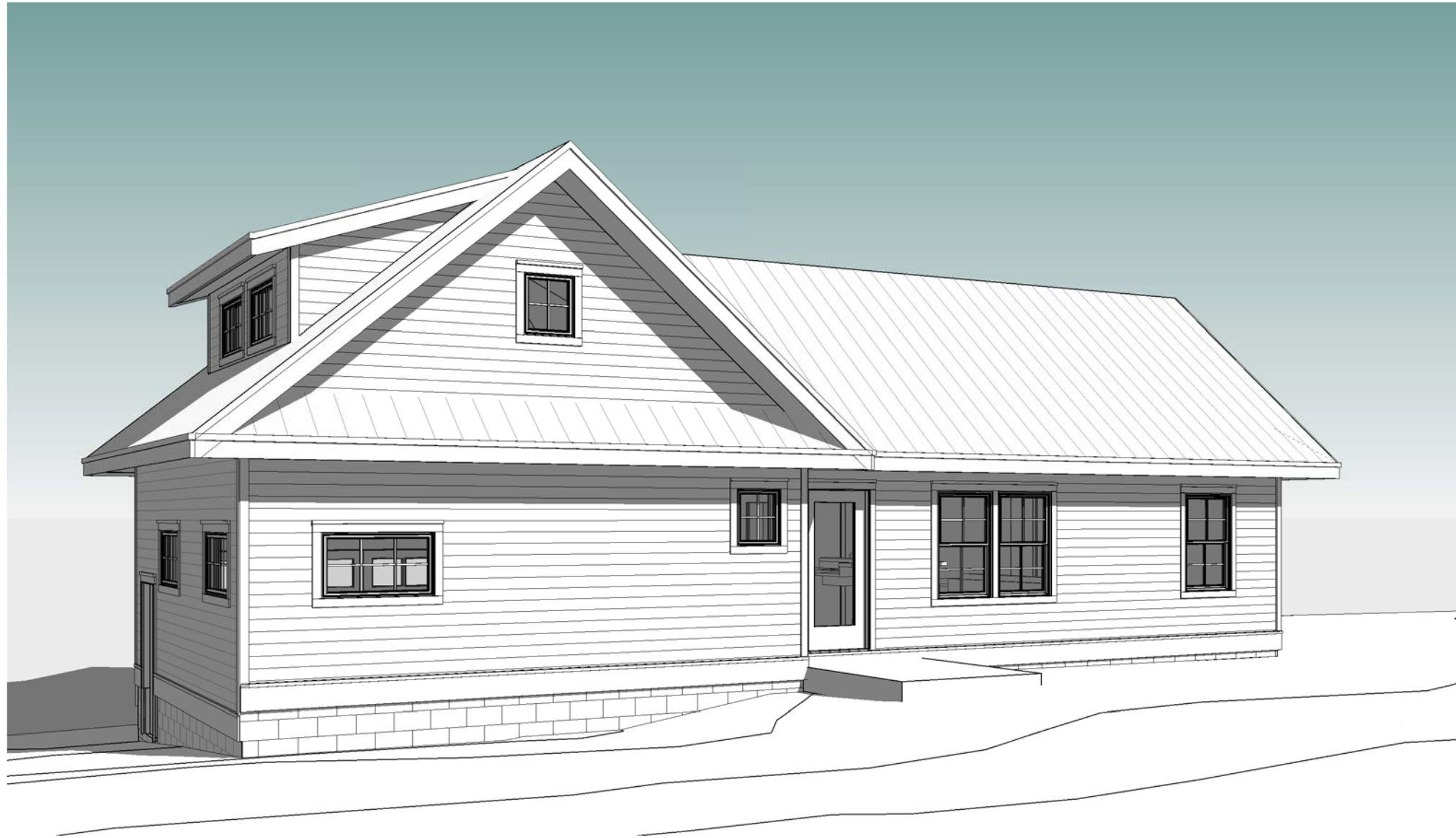
① ALLEY ELEVATION  
3/16" = 1'-0"



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ELEVATIONS	
Project #: 0000	<b>HS-6</b>
Date: 01-31-2017	



① VIEW FROM HOUSE 2

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PETERSEN: BACKYARD STUDIO  
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PERSPECTIVE		<b>HS-7</b>
Project #:	0000	
Date:	01-31-2017	





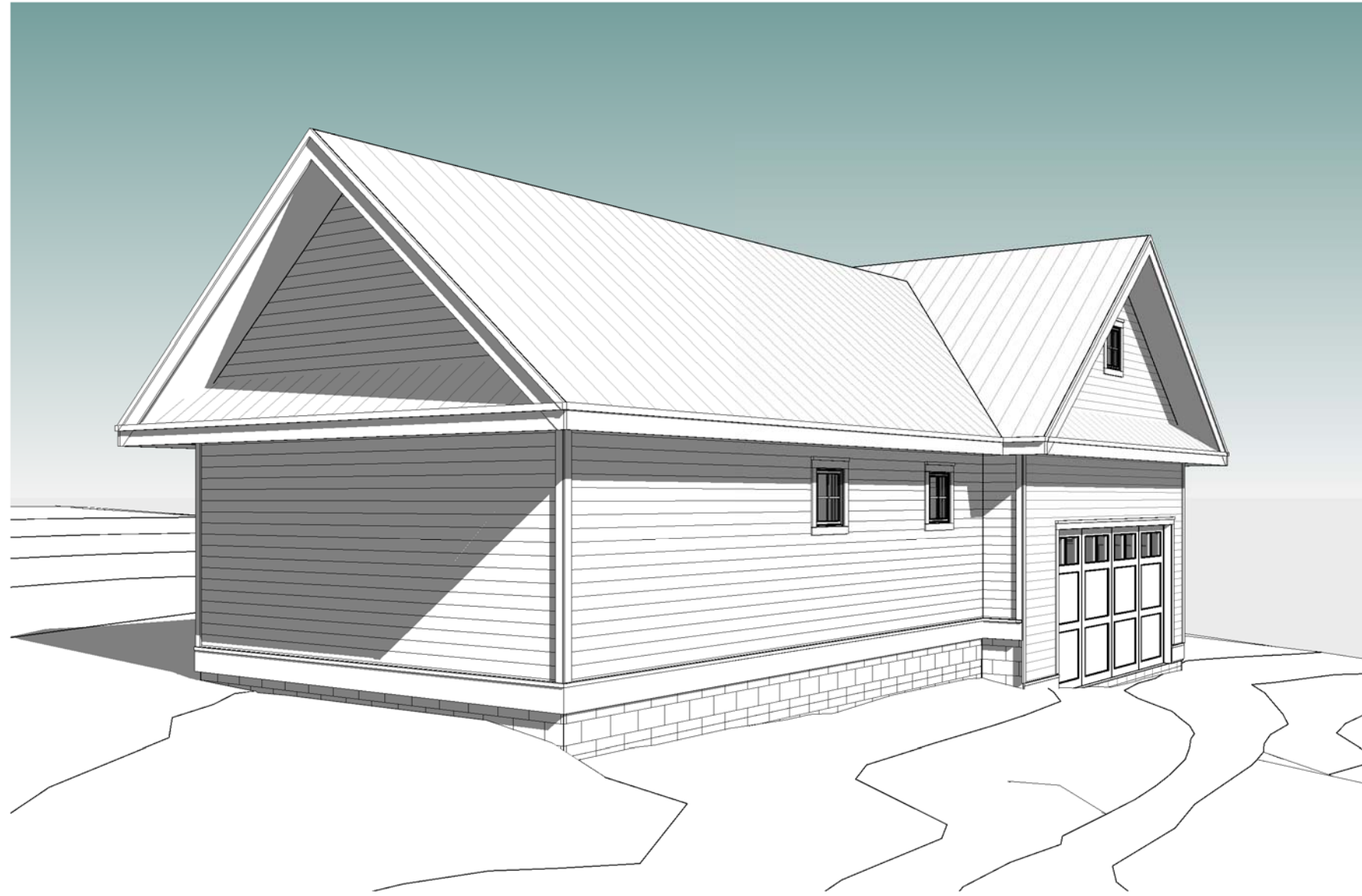
① VIEW FROM HOUSE 1

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PERSPECTIVE	
Project #: 0000	<b>HS-8</b>
Date: 01-31-2017	





① VIEW FROM ALLEY

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PERSPECTIVE	
Project #: 0000	<b>HS-9</b>
Date: 01-31-2017	