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MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
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STAFF RECOMMENDATION

1306 Beechwood Avenue

July, 19 2017

Application: New construction-outbuilding to DADU conversion
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10513013100
Applicant: Lynda Larcher
Project Lead: Sean Alexander, sean.alexander@nashville.gov

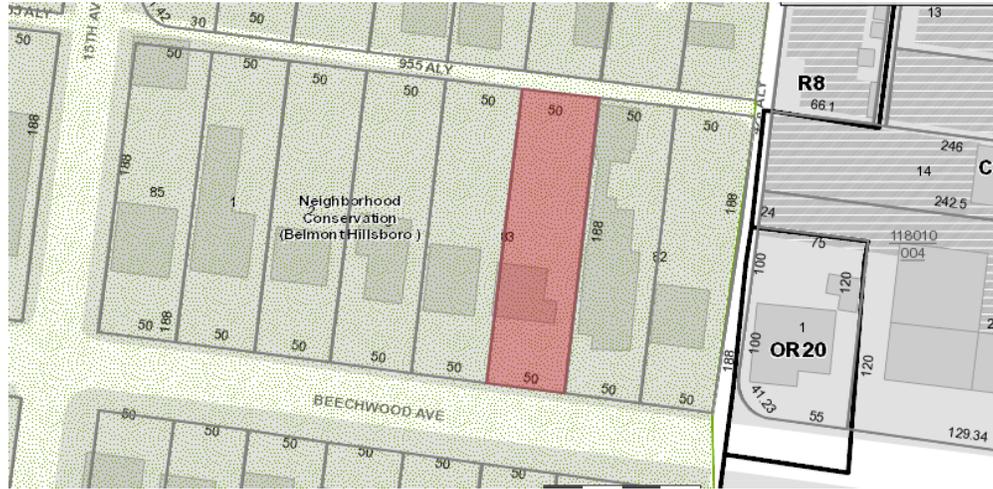
Description of Project: Application is to convert a previously constructed outbuilding to be used as a DADU.

Recommendation Summary: Staff recommends that the Commission provide direction to staff to inform the Codes Department that the project meets the design requirements of section 17.16.030, with the exception of criterion G, which is not within the purview of the MHZC to review.

Approval of the design from the MHZC does not change what uses are allowed under base zoning. Since there are no physical changes necessary for the new use or otherwise proposed, a Preservation Permit will not be issued.

Attachments
A: Photographs

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

II. B. GUIDELINES

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.*

17.16.030. G. Standards for Accessory Dwelling Units:

An accessory dwelling unit should follow the design guidelines for the historic overlay and the following standards:

1. Applicability.

a. While the following conditions listed below apply to a detached accessory dwelling they do not counter-act or over-ride the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.

b. No accessory structure shall exceed two hundred square feet when there is a detached accessory dwelling on the lot.

2. Lot Area. The lot area on which the detached accessory dwelling is to be placed shall comply with Table 17.12.020A.

3. Ownership.

a. No more than one detached accessory dwelling shall be permitted on a single lot in conjunction with the principal structure.

b. The detached accessory dwelling cannot be divided from the property ownership of the principal dwelling.

c. The detached accessory dwelling shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.

4. Setbacks. The setbacks for a detached accessory dwelling shall meet the setbacks found in Section 17.12.040.E. for accessory buildings.

The Commission has the ability to determine appropriate building setbacks of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. BL2007-45).

Generally appropriate side setbacks for outbuildings is 3' for buildings with a 750 square foot footprint or less and 5' for buildings with a footprint greater than 750 square feet. Appropriate rear setbacks may be as close as 5'.

5. Site Requirements. A detached accessory dwelling may only be located behind the principal structure.

6. Driveway Access.

a. 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.

b. On lots with alley access, any additional access shall be from the alley and no new curb cuts shall be provided from public streets.

c. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of twelve feet.

7. Bulk and Massing.

a. The living space of a detached accessory dwelling shall not exceed seven hundred square feet.

b. On lots less than ten thousand square feet, the footprint of a detached accessory dwelling shall not exceed seven hundred fifty square feet

c. On lots ten thousand square feet or greater, the footprint of a detached accessory dwelling shall not exceed one thousand square feet.

d. The detached accessory dwelling shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. The detached accessory dwelling height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of ten feet for single-story and seventeen feet for two-story detached accessory dwellings.

e. The roof ridge line of the detached accessory dwelling must be less than the primary structure and shall not exceed twenty-seven feet in height.

In conjunction with the neighborhoods where DADUs are possible and using research of historic outbuildings, the Commission has determined that a 25' maximum is appropriate for historic neighborhoods. Please see design guidelines for outbuildings.

8. Design Standards.

a. The detached accessory dwelling shall be of similar style, design and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.

- b. The detached accessory dwelling may have dormers that relate to the style and proportion of windows on the detached accessory dwelling and shall be subordinate to the roof slope by covering no more than fifty percent of the roof.
- c. Detached accessory dwellings may have dormers that are setback a minimum of two feet from the exterior wall.

9. Historic Properties.

- a. Metro Historic Zoning Commission Action. Any existing or proposed detached accessory dwelling in a historic overlay district shall comply with the adopted regulations and guidelines of the applicable historic overlay.
- b. Detached accessory dwellings with a second story dwelling unit 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.

10. Restrictive Covenant. Prior to the issuance of a permit, an instrument shall be prepared and recorded with the register's office covenanting that the detached accessory dwelling is being established accessory to a principal structure and may only be used under the conditions listed above.

Note: The "use" of a DADU will require approval from the Department of Codes and Building Safety. The MHZC reviews the exterior design only, based on the intended use.

Background: 1306 Beechwood Avenue is a brick bungalow constructed c. 1930.



Figure 1: The primary structure at 1306 Beechwood.

In December 2014, the Historic Zoning Commission approved an application for an outbuilding at this location. The outbuilding has been constructed (Figure 2). The Codes Department discovered the building being constructed as a dwelling, which did not meet the DADU requirements because the principal house was rented and the living space exceeds the 700 square foot maximum. The DADU ordinance requires that either DADU or the principal building be owner occupied, which was not possible since the principal building was rented and the outbuilding was also planned for rental. The original applicant was notified that they would need to apply to the MHZC for a DADU, but they assured Staff the building would only be used as a garage. The owner has since corrected the ownership issue and is in environmental court with the Codes Department regarding the use of the property.

The property owner is returning with an application for a DADU use of the existing building. Although the Commission does not review use, it does review the design requirements associated with DADUs. Until June 2017 it was the Commission's policy that all DADUs are presented to the Commission so that public notice is given. Although the policy has since changed, neighbors had already been informed about the application for a DADU at this property. Given the recent timeline of changes to the property and

policy, and because the neighborhood had been assured that the proposal would be reviewed at a public meeting, Staff found it appropriate to bring the project to the Commission after the new policy was drafted.

Analysis and Findings: Application is to convert a previously approved outbuilding, already constructed, into a DADU.

The staff has received a copy of the restrictive covenant for the DADU.

Zoning Requirements for DADU: 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
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?	Yes	
Are the stairs unenclosed		No

The applicant is working with the Codes Department on a solution to the living space being larger than allowed. The MHZC does not review interiors; however, since the project is known not to meet the standards, Staff finds that the proposed DADU does not meet Section 17.16.30.G. of the ordinance.

Site Planning & Setbacks:

	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20'	20+
Rear setback	20'	~20'
L side setback**	3'	3'
R side setback**	3'	~17'
How is the building accessed?	From the alley or existing curb cut	Alley

If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	N/A
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Staff finds that the DADU meets Sections II.B.i.2 of the design guidelines and 17.16.30.G. 4 of the ordinance.

Massing Planning:

	Existing conditions (height of historic portion of the home to be measured from finished floor)	Potential maximums (heights to be measured from grade)	Proposed (should be the same or less than the lesser number to the left)
Ridge Height	~18	18'	17'
Eave Height	10'	1 story 10'	6'

	Lot is less than 10,000 square feet	50% of first floor area of principle structure	Proposed footprint
Maximum Square Footage	750 sq. ft.	1376 sq. ft.	~625 sq. ft.

Staff finds that the DADU meets Sections II.B.i.1 of the design guidelines and 17.16.30.G. 7 of the ordinance.

Design Standards: The accessory structure has a contemporary design that is appropriate for outbuildings. Its roof form, detailing, and form do not contrast greatly with the primary structure. It is in a minimally-visible location at the side and rear of the building. Staff finds that the DADU meets Sections II.B.i.1 of the design guidelines and Section 17.16.030.G.8 of the ordinance.

Roof Shape & Elements

Proposed Element	Proposed Form	Typical of district?
Primary form	Asymmetrical gable	No
Primary roof slope	7/12	Yes
Dormer form	flat	Yes
Dormer Slope	Minimal	Yes

	YES	NO
If dormers are used, do they cover less than 50% of the roof plane where they are located as measured from side-to-side?	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	

Although the overall roof form is atypical, Staff found it to be appropriate since it is a modern interpretation of more traditional pitched roof buildings. Since the form and slopes are similar to historic outbuildings, the project meets Section II.B.i.1 of the design guidelines and section 17.16.030.G.8 of the ordinance.

Materials:

	Proposed	Color/Texture	Approved Previously or Typical of Neighborhood	Requires final Review
Foundation	Concrete slab	Natural color	Yes	No
Cladding	Brick and board-and-batten		Yes	No
Roofing	Asphalt shingle	Dark grey	Yes	No
Trim	Cement fiber	Smooth	Yes	No
Driveway	Concrete	Typical	Yes	No
Windows	Central Woodwork Neverot	Central Woodwork Neverot	Yes	No
Pedestrian Door	Typical steel door	Typical steel door	Yes	No
Vehicular Door	Typical steel door	Typical steel door	Yes	No

Staff finds that the DADU's materials meet Section II.B.i.1. of the design guidelines.

Recommendation Summary: Staff recommends that the Commission provide direction to staff to inform the Codes Department that the project meets the design requirements of section 17.16.030, with the exception of criterion G, which is not within the purview of the MHZC to review.



