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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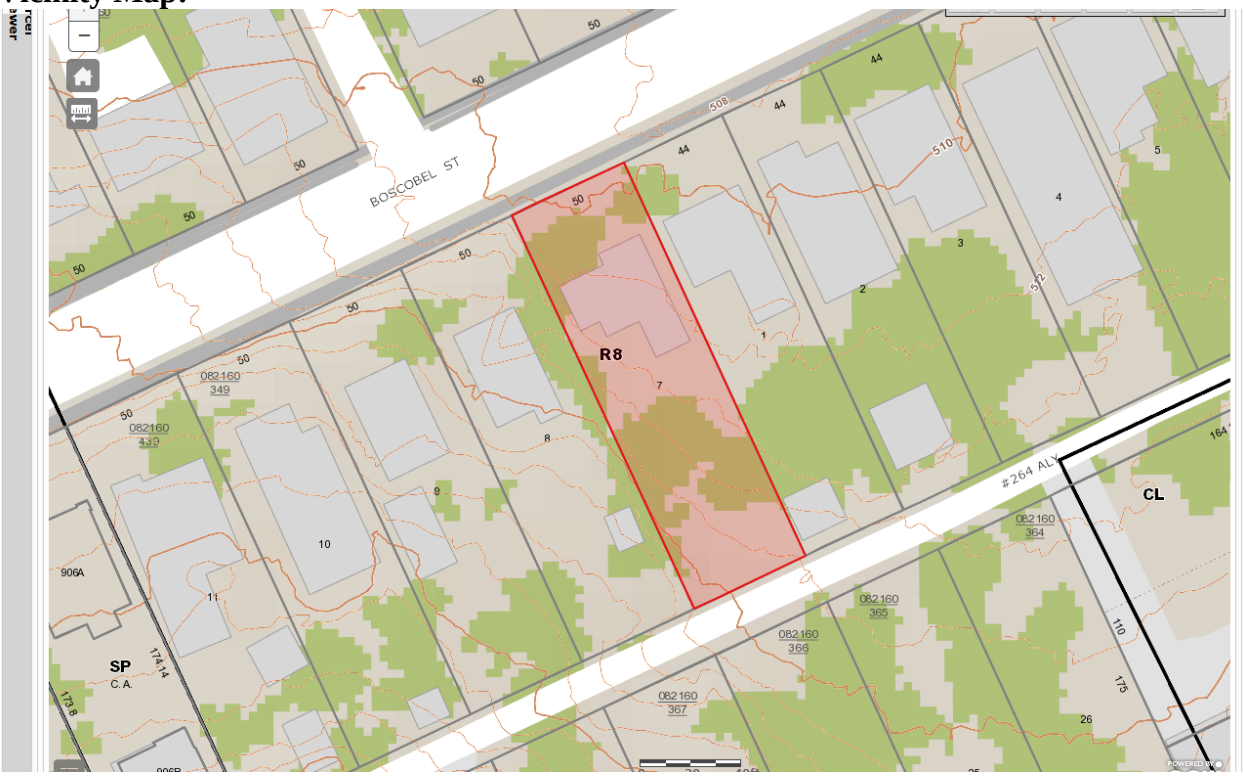
STAFF RECOMMENDATION
916 Boscobel Street
August 16, 2017

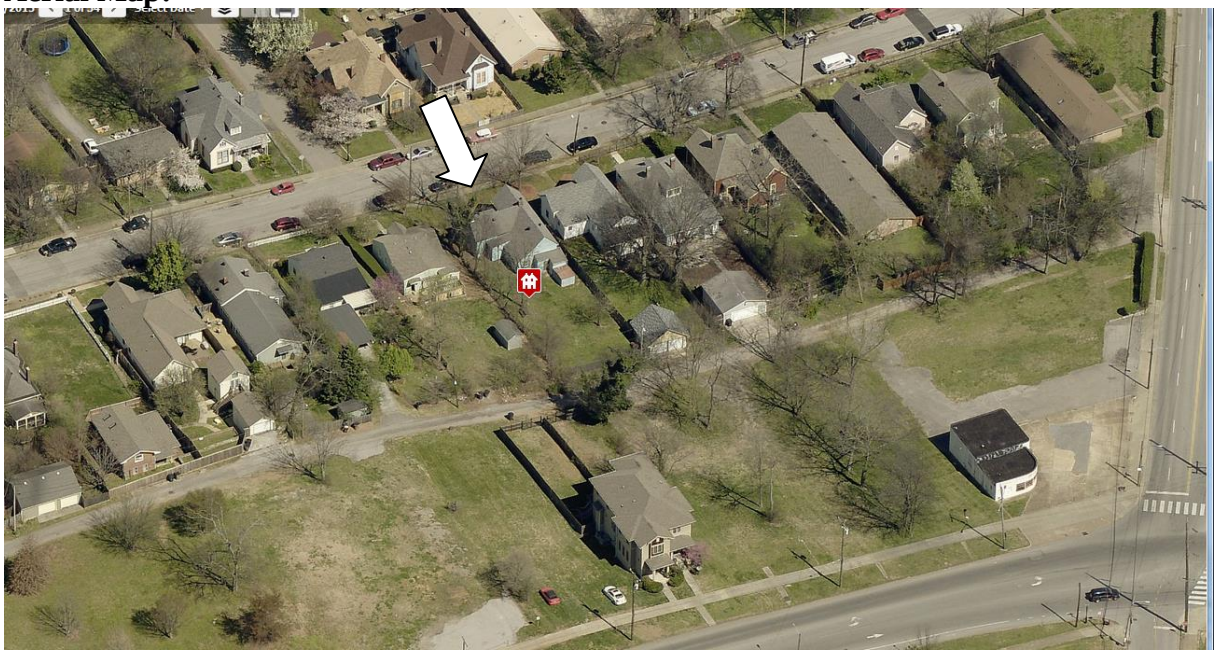
Application: New construction—Setback determination
District: Edgefield Historic Preservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08216035200
Applicant: Cheyenne Smith
Project Lead: Melissa Baldock, melissa.baldock@nashville.gov

Description of Project: Application is to reduce the rear setback for a previously-approved Detached Accessory Dwelling Unit (DADU). MHZC approved a ten foot (10') rear setback in August 2016, and the applicant now seeks a five foot (5') rear setback. **Recommendation Summary:** Staff recommends approval of the detached accessory dwelling unit's rear setback, finding that it meets Ordinance 17.16.030. G. and Sections III.B.2.a. and III.B.2.h of the Edgefield Historic Preservation Zoning Overlay design guidelines. 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:** Site Plan **B:** Elevations

Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

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 roofslope 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.

Applicable Design Guidelines:

III.B.2 NEW CONSTRUCTION AND ADDITIONS TO HISTORIC AND NON-HISTORIC BUILDINGS.

a. 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 reinforce that rhythm.

The Commission has the ability to reduce building setbacks and extend height limitations of the required underlying base zoning for new construction, additions and accessory structures (ordinance no. 17.40.410).

Appropriate setback reductions 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*

h. 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 outbuilding building should reflect the character of outbuildings with the associated house. The outbuilding should be compatible, by not contrasting greatly with the surrounding historic outbuildings in terms of height, scale, roof shape, materials, texture, 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.

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. T*he 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. Outbuildings with weatherboard siding typically have wide cornerboards and window and door casings (trim).
· 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.

2) Outbuildings should be situated on a lot as is historically typical 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 configuration 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 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 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'.

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.
o *The DADU shall be owned by the same person as the principal structure and one of the two dwellings shall be owner-occupied.*
o *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.

Background: 906 Boscobel Street is a c.1899 frame house that contributes to the Edgefield Historic Preservation Zoning Overlay (Figure 1). In November 2015, MHZC staff issued an administrative permit for an addition to the house. In August 2016, MHZC approved a Detached Accessory Dwelling Unit on the lot that had a rear setback of ten feet (10'). The design, height, scale, roof form, and other detailing has not changed since the approval in 2016, and the Commission does not need to review these parts of the application now. However, the applicant now seeks a change the rear setback from ten feet (10') to five feet (5').

Figure 1. 916 Boscobel Street.

Analysis and Findings: Application is to reduce the rear setback for a previously-approved Detached Accessory Dwelling Unit (DADU). MHZC approved a ten foot (10') rear setback in August 2016, and the applicant now seeks a five foot (5') rear setback. The design, height, scale, roof form, and other detailing has not changed since the approval in 2016, and the Commission does not need to review these parts of the application at this time. Staff has received a copy of the filed restrictive covenant for the DADU.

Site Planning & Setbacks:

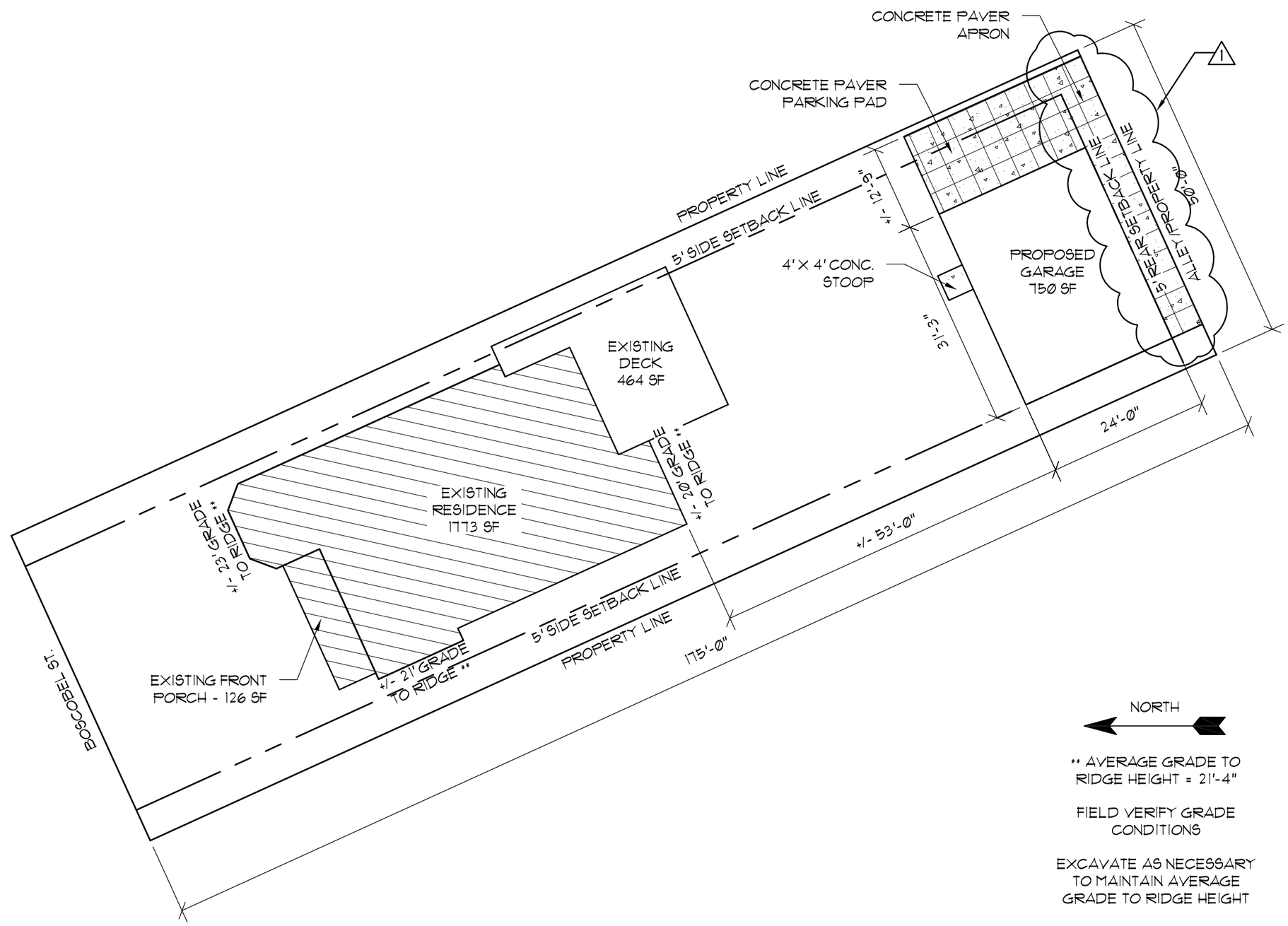
	MINIMUM	PROPOSED
Building located towards rear of lot	n/a	Yes
Space between principal building and DADU/Garage	20’	53’
Rear setback	10’	5’*
L side setback**	5’	12’9”
R side setback**	5’	5’
How is the building accessed?	From the alley or existing curb cut	Alley
If the building is two-bay and the vehicular doors face the street, are there two different doors rather than one large door?	Two-bay	N/A – vehicle doors face alley

*The new DADU does require a rear setback determination. In August 2016, MHZC approved a ten foot (10’) rear setback for this DADU. When an outbuilding has a footprint greater than seven hundred square feet (700 sq. ft.), base zoning requires that the structure be located twenty feet (20’) from the rear property line and five feet (5’) from the side property lines. In this instance, the structure is located at least five feet (5’) from the side property lines. In 2016, MHZC determined that a ten feet (10’) rear setback was appropriate and met both the DADU Ordinance and the Design Guideline.

Staff finds that the currently proposed rear setback of five feet (5’) is also appropriate and meets the DADU Ordinance and the design guidelines. MHZC has determined in previous decisions that in residential neighborhoods like this one, a five foot (5’) rear setback for outbuildings with garage doors facing the alley is appropriate. Historically, outbuildings were located at the rear of the property, close to the rear property line. In addition, the five foot (5’) rear setback allows for more space between the primary structure and the outbuilding. Staff recommends approval of the setback determination.

Recommendation Summary: Staff recommends approval of the detached accessory dwelling unit’s rear setback, finding that it meets Ordinance 17.16.030. G. and Sections III.B.2.a. and III.B.2.h of the Edgefield Historic Preservation Zoning Overlay design guidelines.

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.



** AVERAGE GRADE TO RIDGE HEIGHT = 21'-4"

FIELD VERIFY GRADE CONDITIONS

EXCAVATE AS NECESSARY TO MAINTAIN AVERAGE GRADE TO RIDGE HEIGHT

01 SITE PLAN

Scale: 1/4"=1'-0"

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PROJECT #: 16039

DETACHED ACCESSORY DWELLING UNIT
916 BOSCOBEL ST.
NASHVILLE, TN 37206

ISSUE DATE: 07/28/16

REV	DATE	DESCRIPTION
1	07/17/17	REAR S.B.

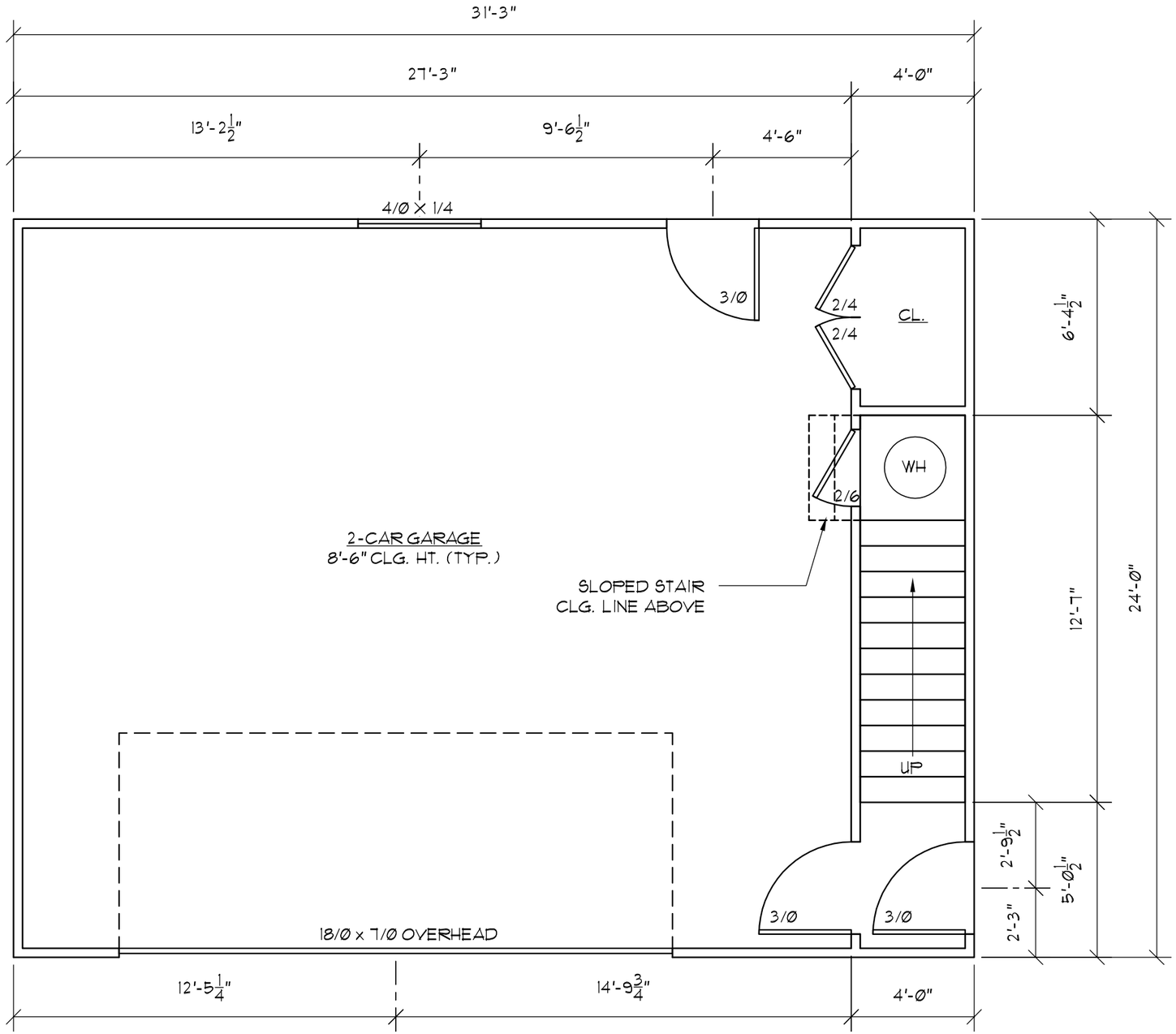
CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 11" X 17" PAPER

SCALE: 1/16"=1'-0"

A100

SITE PLAN



01 FIRST FLOOR PLAN
750 SQ. FT.

Scale: 1/4"=1'-0"

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO DESIGNER AND/OR HOMEOWNER BEFORE PROCEEDING.
2. DO NOT SCALE DRAWINGS - IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN CLARIFICATIONS FROM THE DESIGNER AND/OR HOMEOWNER.
3. ALL WALLS ARE 2X4 (3 1/2") UNLESS OTHERWISE NOTED. FRAMING DIMENSIONS ARE FACE OF STUD TO FACE OF STUD.
4. ALL ANGLED WALLS ARE 135° UNLESS OTHERWISE NOTED.
5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
6. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
7. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

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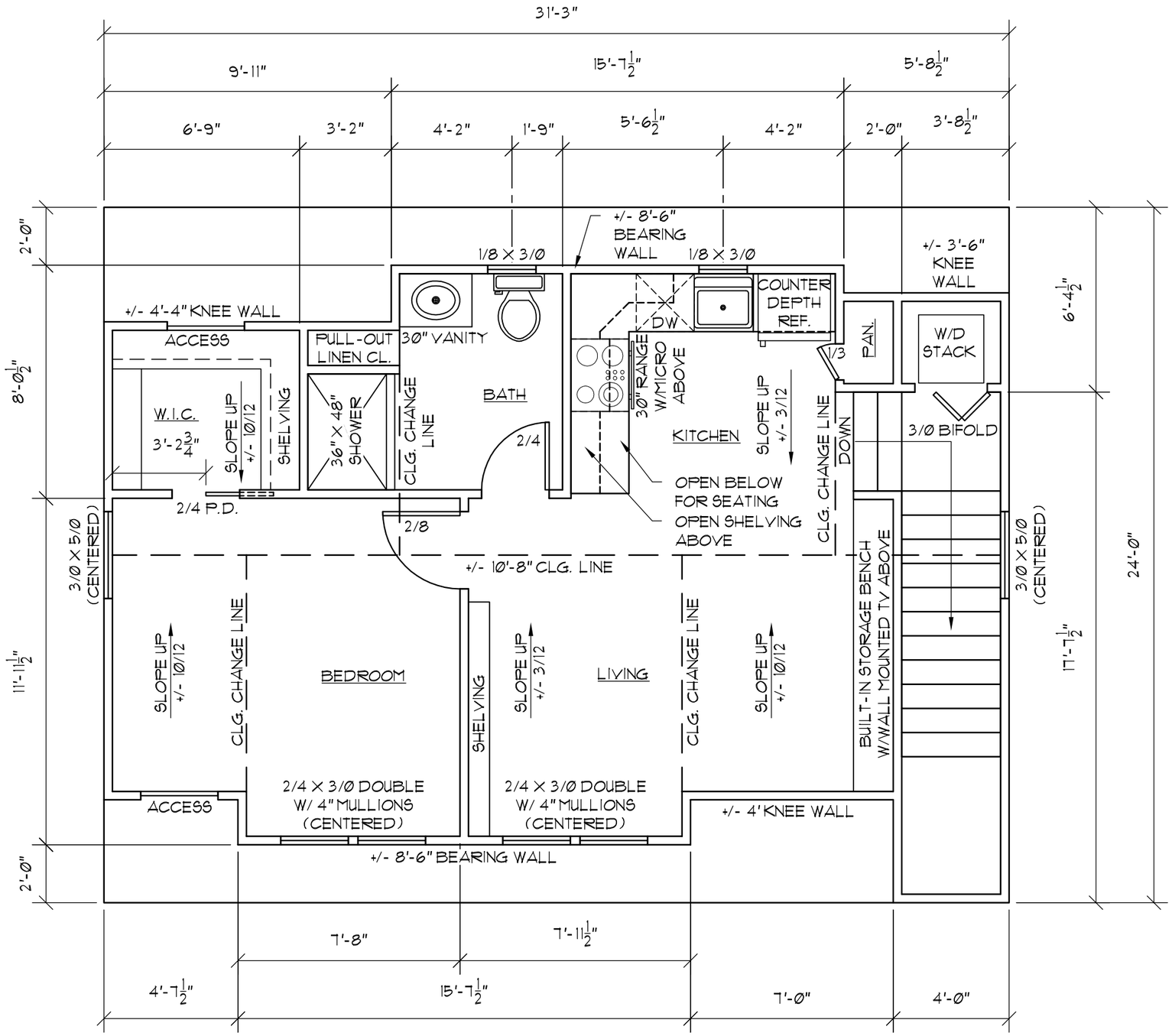
CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 11" X 17" PAPER

SCALE: 1/4"=1'-0"

A101

FIRST FLOOR PLAN



01 SECOND FLOOR PLAN
519 SQ. FT.

Scale: 1/4"=1'-0"

CONSTRUCTION NOTES

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5. TOP OF ALL DOORS AND WINDOWS FRAMED AT 6'-8" A.F.F. OR TO MATCH EXISTING UNLESS OTHERWISE NOTED.
6. INTERIOR DOORS AND CASED OPENINGS (ROUGH OPENINGS) SHALL BE LOCATED AS GRAPHICALLY SHOWN AND EITHER BE CENTERED IN THE WALL OR LOCATED 5-1/2" FROM THE ADJACENT WALL ON THE HINGE SIDE WHILE MAINTAINING 5-1/2" ON THE LATCH SIDE UNLESS OTHERWISE NOTED.
7. CABINETRY, BUILT-INS AND SHELVING TO BE COORDINATED WITH HOMEOWNER.

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CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 11" X 17" PAPER

SCALE: 1/4"=1'-0"

A102

SECOND FLOOR PLAN

01 FRONT ELEVATION (SOUTH)

Scale: 1/4"=1'-0"

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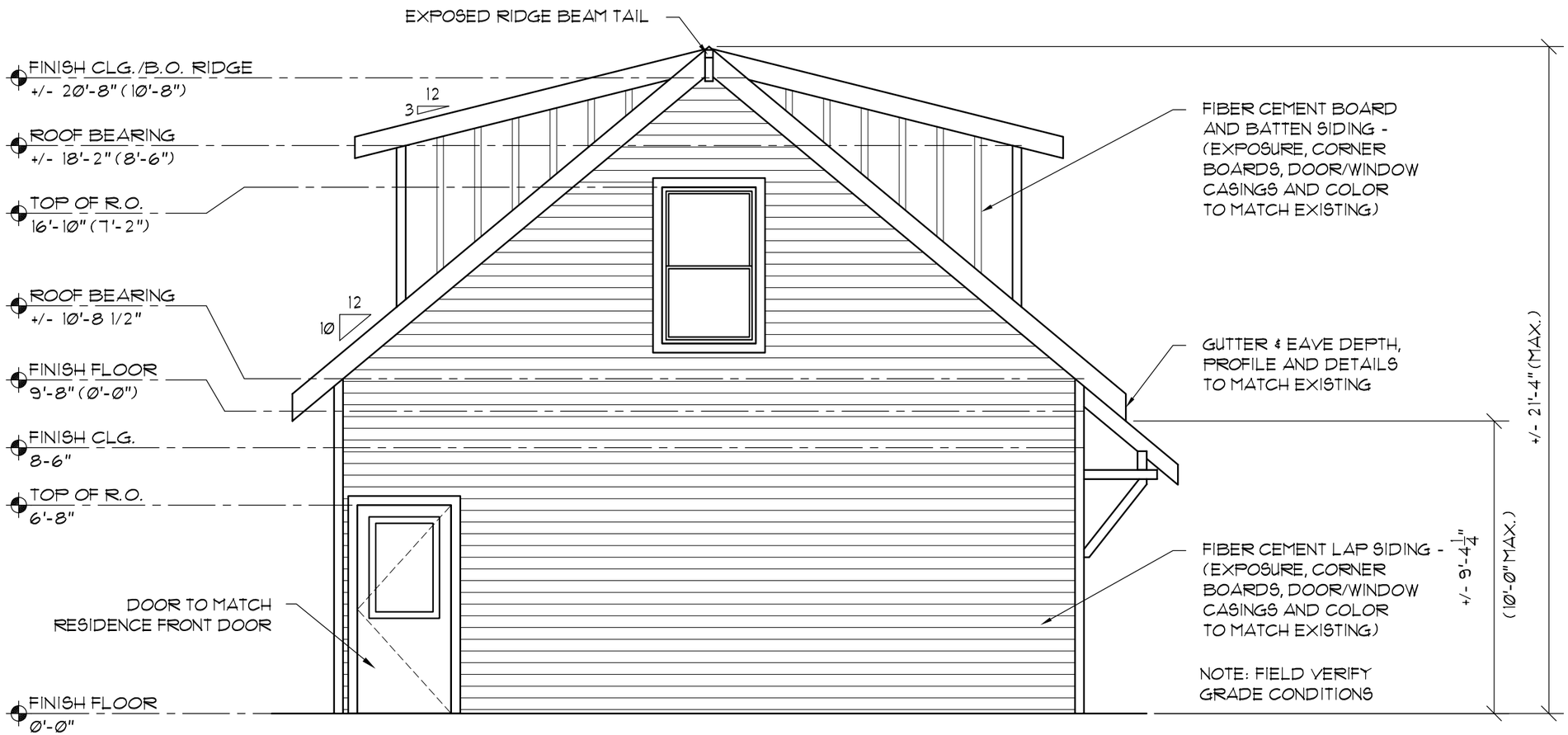
CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 11" X 17" PAPER

SCALE: 1/4"=1'-0"

A103

FRONT ELEVATION



01 RIGHT ELEVATION (EAST)

Scale: 1/4"=1'-0"

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CONSTRUCTION DRAWINGS

PLOT TO FULL SCALE ON 11" X 17" PAPER

SCALE: 1/4"=1'-0"

A104

RIGHT ELEVATION

01 REAR ELEVATION (NORTH)

Scale: 1/4"=1'-0"

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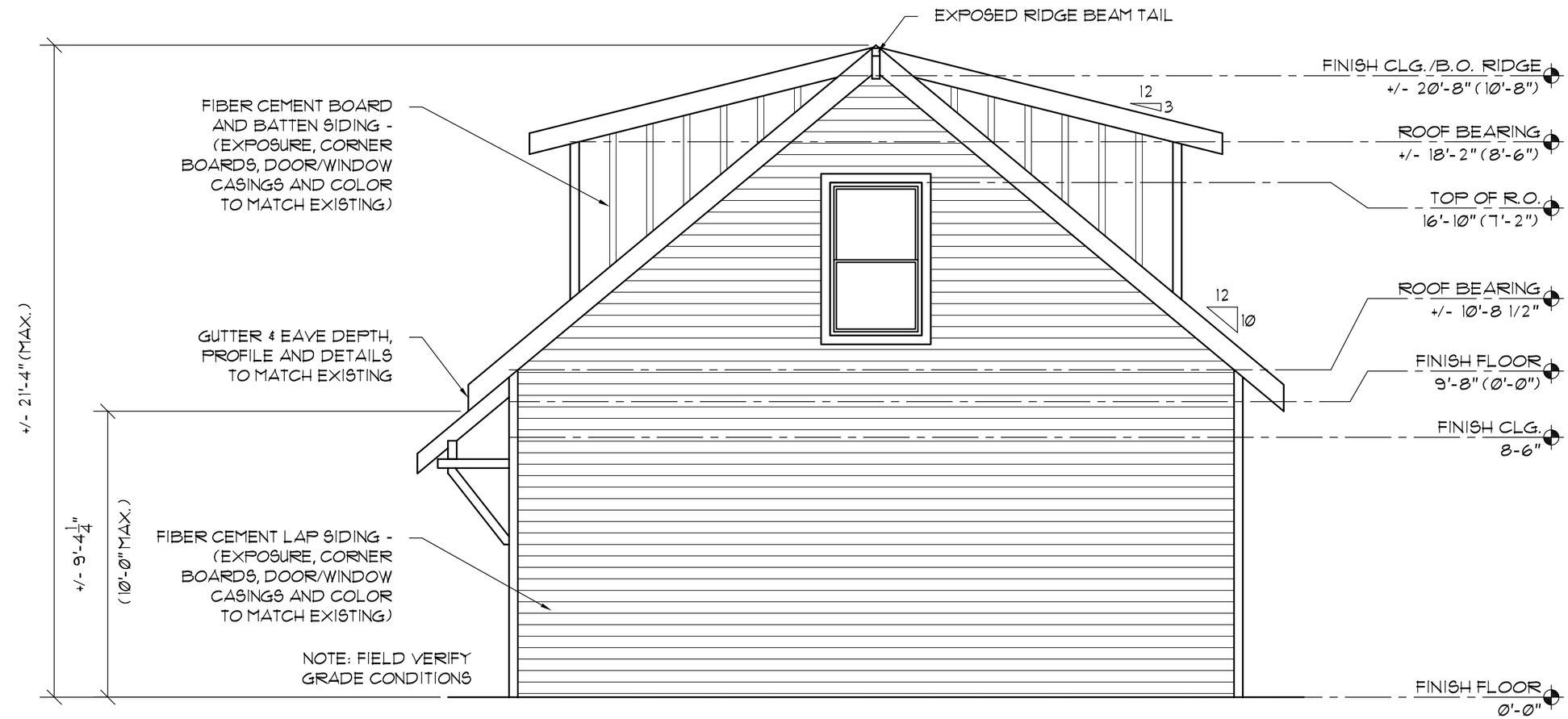
SCALE: 1/4"=1'-0"

A105

REAR ELEVATION



01 LEFT ELEVATION (WEST)

Scale: 1/4"=1'-0"

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SCALE: 1/4"=1'-0"

A106

LEFT ELEVATION