

**City of White House
Municipal Board of Zoning Appeals
MINUTES
Tuesday, December 20, 2011**

Call to order 7:00 p.m.
Roll Call
Members Present **Dolly Peay, Bob Dorris, John Wilkinson, Matthew West, Chairman John Decker**

Members Absent

Others Present **Addam McCormick, Secretary and David Amonette, City Attorney.**

Approval of prior minutes-October 18, 2011: Motion was made to approve by Matthew West, seconded by Bob Dorris. Motion passed unanimously.

Chairman Decker opened the public hearing.

AGENDA

PUBLIC HEARING:

Item # 1 **Jimmy Belcher:** Requests a variance regarding the size of a residential accessory structure. Property is referenced as Sumner County Tax Map 77-J, Group B, Parcel 7.00. Property is zoned R-20, Low-Density Residential and is located at 212 Fischer Drive.

Chairman Decker asked Staff why there are limits for accessory structures on residential lots especially on larger lots as the one that is being requested. Staff stated that the Zoning Ordinance has this restriction in place regarding the size of accessory structures for the appearance in residential areas, for the house to be the primary use for the property, to prevent warehouse size accessory structures, and fire prevention. Staff explained that an accessory structure cannot be larger than 50% of the size of the house on the property. Staff stated that the Zoning Ordinance Section 5.052.2 limits the total area of the primary home and accessory buildings to 35% coverage of the lot in R-20, Low Density Residential areas. Staff stated that Zoning Ordinance Section, 3.100 state accessory use regulations limits the area of accessory buildings at 50% of the size of the primary home structure. Staff stated that this section would include the primary structure (house) and all accessory structures. Staff explained that this issue has come before the Board before that due to the smaller size of

the house the owner is limited to the size of the accessory building that can be built even though he has a large lot. Staff stated that the property is limited by a drainage easement on the rear of the property due to the cross lot drainage. Chairman Decker stated his concerns that this is private property and the advantages of having a garage to store vehicles, boats, etc. is aesthetically more pleasing than being stored outdoors. Chairman Decker stated that the drainage easement in the rear of the property also puts limitations on the size and location of the accessory building. Staff stated in the Zoning Ordinance, 9.060, one of the conditions to grant a variance is the physical condition of the lot which would result in practical difficulty or unnecessary hardship.

Motion was made to approve by John Wilkinson, seconded by Matthew West. Motion passed unanimously.

Staff stated that he would work on an ordinance amendment to develop Review criteria for larger acreage properties. Staff stated he would bring back to the Board for review.

The board expressed appreciation to David Amonette, City Attorney for all his service to the City. Mr. Amonette stated that this would be his last Board of Zoning and Appeals Meeting. Mr. Amonette stated that he had enjoyed working with all the board members.

Motion was made to adjourn by John Wilkinson. Meeting adjourned at 7:20 p.m.

ATTEST:

Addam McCormick, Secretary

Chairman, John Decker
