

APPLICATION FOR HEARING
BOARD OF ZONING APPEALS
OAK HILL, TENNESSEE

Application Date: 1/17/2023

BZA Meeting Date: 2/21/2023

The undersigned hereby requests consideration for a hearing on the zoning regulations for property noted below in accordance with plans, application, fee, and all data heretofore filed, all of which are attached and made a part of this initial appeal.

Property Address: 920 Cadillac Ave Nashville, TN 37204 Zone District: B

Is this application a request to either obtain a new Commercial Use Permit (CUP) or to change an existing CUP? Yes No

Description of Request(s) (for Residential - if encroaching into setback, specify measurement of encroachment in number of feet/inches):

Seeking a variance in the height zones as defined in the Oak Hill Bulk regulations due to the limitations of the lot dimensions and existing footprint of the structure.

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Lot Area: 25,813 s.f.

Lot Coverage: 8,540 s.f. → which equals 33 % of Lot Area (noted above)
(total existing & proposed impervious surfaces on lot - ie: roofs, concrete driveways/patios/walks/pool decks, etc.)

Heat/Cooled Area: 4,512 s.f. → which equals 17.5 % of Lot Area

Proposed Height: 32 feet / 2 stories

Lot Depth/Width Ratio: 3.8:1 (maximum ratio allowed is 4:1 for all Zones)
(Lot width is measured at the narrowest point of the lot, and lot depth is measured at the deepest point of the lot)

Avg. front setback of 4 adjacent homes: _____ feet (if applicable)

(THE FOLLOWING SECTION IS FOR RESIDENTIAL VARIANCE REQUESTS ONLY)

Based on the powers and jurisdiction of the Board of Zoning Appeals as set forth in the Zoning Ordinance, a variance is hereby requested as applied to this property. The undersigned understands that the BZA reviews all cases with respect to the following hardship standards, and that it is incumbent upon the applicant to present the manner in which each of these hardships compel the applicant to request this variance. These hardships do not apply to Conditional Use Permits.

1. The particular physical surroundings, shape, or topographic conditions of the specific property involved that would result in a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict application of this chapter were carried out must be stated.
2. The conditions upon which the petition for a variance is based would not be applicable, generally, to other property within the same district.
3. The variance will not authorize activities in a zone district other than those permitted by this chapter.
4. Financial returns only shall not be considered as a basis for granting a variance.
5. The alleged difficulty or hardship has not been created by any person having an interest in the property after the effective date of this chapter (Ord. #12-16, Jan. 2013)
6. That granting the variance requested will not confer on the applicant any special privilege that is denied to other lands, structures, or buildings in the same districts.
7. The variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located.
9. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the area.

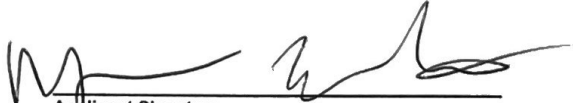
Michael and Molly Esworthy

Applicant Name
1416 5th Ave N Nashville, TN 37208

Applicant Address
(630) 253-6743

Applicant Phone Number
mollyslayton@gmail.com

Applicant Email Address


Applicant Signature

City of Oak Hill Code Compliance Officer

CASE NO. (to be completed by City of Oak Hill)

PROJECT INFORMATION:

920 CADILLAC AVENUE
NASHVILLE, TN 37204

PROJECT DESCRIPTION: THE EXISTING SINGLE-FAMILY RESIDENCE IS A SINGLE-STORY STRUCTURE WITH AN ATTACHED TWO-STORY GARAGE WITH LIVING SPACE ABOVE. THE PROPOSED PROJECT INCLUDES THE GUT RENOVATION OF THE RESIDENCE, WITH THE ADDITION OF A PARTIAL SECOND STORY. THE EXISTING FOOTPRINT WILL REMAIN (NO ADDITIONS).

PROJECT DATA:

LOT SIZE	25,813 SF (0.593 ACRE)
PROPOSED AREA	
LEVEL 1	2,598 SF (NOT INCLUDING GARAGE)
LEVEL 2	1,913 SF
TOTAL	4,512 SF

ZONING:

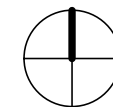
OAK HILL ZONING, REQUIREMENT B

REQ'T:	REQ'D:	PROPOSED:	
MIN LOT AREA	20,000 SF	25,813	(EXISTING UNCHANGED, CONFORMING)
MIN FRONT LOT LINE	50 FEET	82.4 FEET	(EXISTING UNCHANGED, CONFORMING)
MAX LOT DEPTH LOT WIDTH RATIO	4:1	3.8:1	(EXISTING UNCHANGED, CONFORMING)
MAX LOT COVERAGE	36%, MAX 9,000SF	33%, 8,540 SF	
MAX FAR	32%, MAX 7,000SF	17%, 4,512 SF	
FRONT SETBACK	60 FEET	74.8 FEET	(EXISTING UNCHANGED, CONFORMING)
SIDE SETBACK*	12.4 FEET	11.1 FEET	(EXISTING UNCHANGED, NON-CONFORMING)
SIDE STREET SETBACK*	40 FEET	25.9 FEET	(EXISTING UNCHANGED, NON-CONFORMING)
REAR SETBACK	40 FEET	141.3 FEET	(EXISTING UNCHANGED, CONFORMING)
MAX STORIES	2	2	
MAX HEIGHT (ZONE 1)**	28 FEET	28 FEET	
MAX HEIGHT (ZONE 2)**	32 FEET	32 FEET	
MAX HEIGHT (ZONE 3)	28 FEET	N/A	

**SEEKING BZA VARIANCE FOR HEIGHT ZONES. SEE PROPOSED HEIGHT ZONE DIAGRAMS ON FOLLOWING PAGES



LOCATION MAP (NTS)

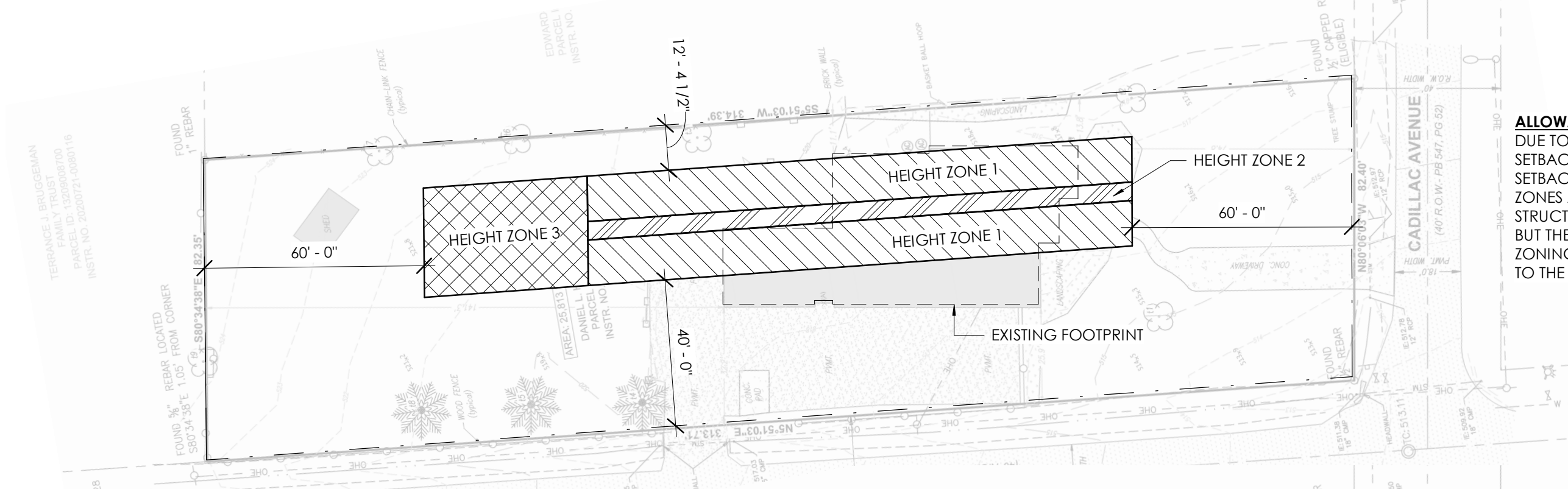


ESWORTHY RESIDENCE

920 CADILLAC AVENUE
NASHVILLE, TN 37204

MANUEL ZEITLIN
ARCHITECTS **4** YEARS

A0.0
PROJECT INFO
1/17/2023

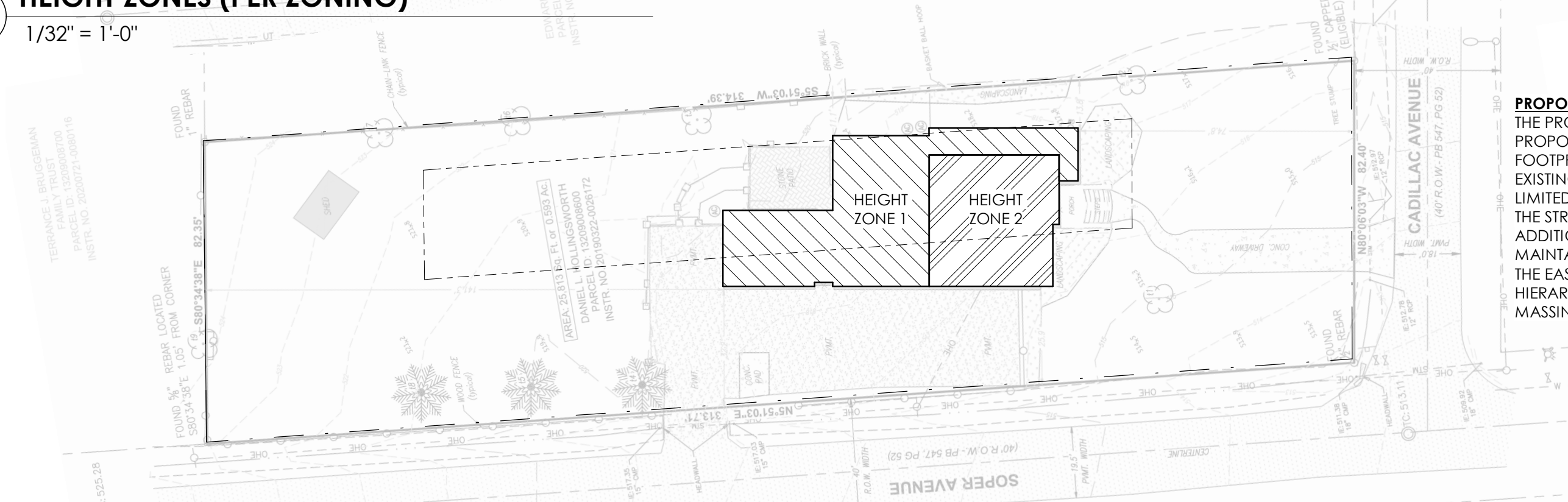


ALLOWABLE HEIGHT ZONES PER SETBACKS
 DUE TO THE NARROWNESS OF THE LOT AND SETBACKS (MOST NOTABLY THE 40' SIDE STREET SETBACK), THE BUILDABLE AREA AND HEIGHT ZONES ARE LARGELY RESTRICTED. THE PROPOSED STRUCTURE LIES WITHIN THE EXISTING FOOTPRINT BUT THE HEIGHT ZONES AS ESTABLISHED BY THE ZONING BULK REGULATIONS HAVE NO RELATION TO THE EXISTING BUILDING OR ITS FOOTPRINT.

1

HEIGHT ZONES (PER ZONING)

1/32" = 1'-0"

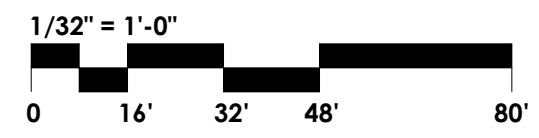


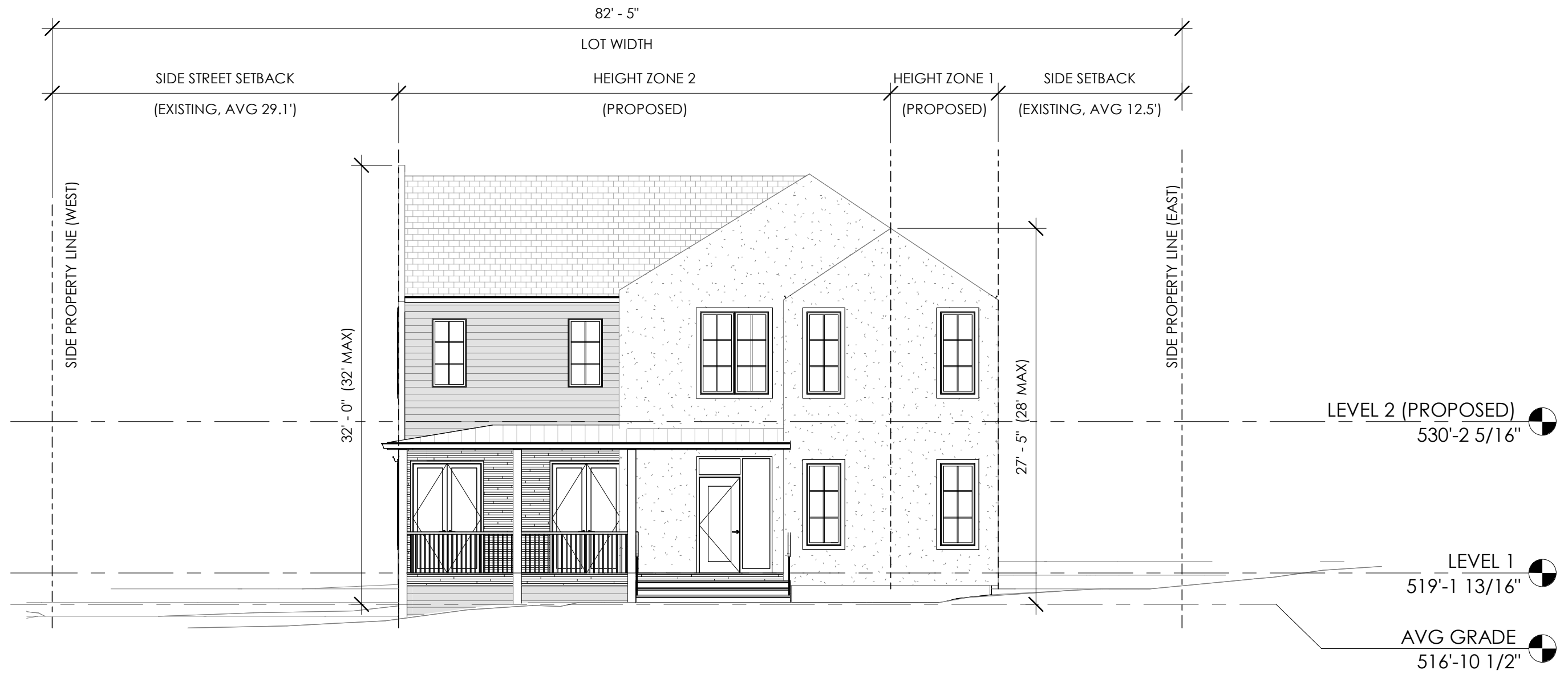
PROPOSED HEIGHT ZONES
 THE PROPOSED HEIGHT ZONES ARE BASED ON THE PROPOSED STRUCTURE MAINTAINING THE FOOTPRINT AND ESTABLISHED SETBACKS OF THE EXISTING STRUCTURE. THE HEIGHT ZONE 2 AREA IS LIMITED TO THE SOUTH/SOUTHWEST PORTION OF THE STRUCTURE, WHERE THE SECOND STORY ADDITION IS PROPOSED. HEIGHT ZONE 1 IS MAINTAINED AT THE SIDE NEIGHBOR SETBACK TO THE EAST AS WELL AS TO THE REAR TO MAINTAIN HIERARCHY AND STEPPING OF THE OVERALL MASSING.

2

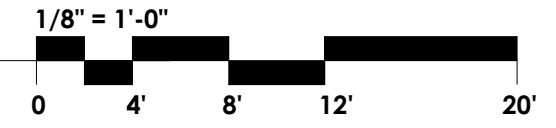
HEIGHT ZONES (PROPOSED)

1/32" = 1'-0"





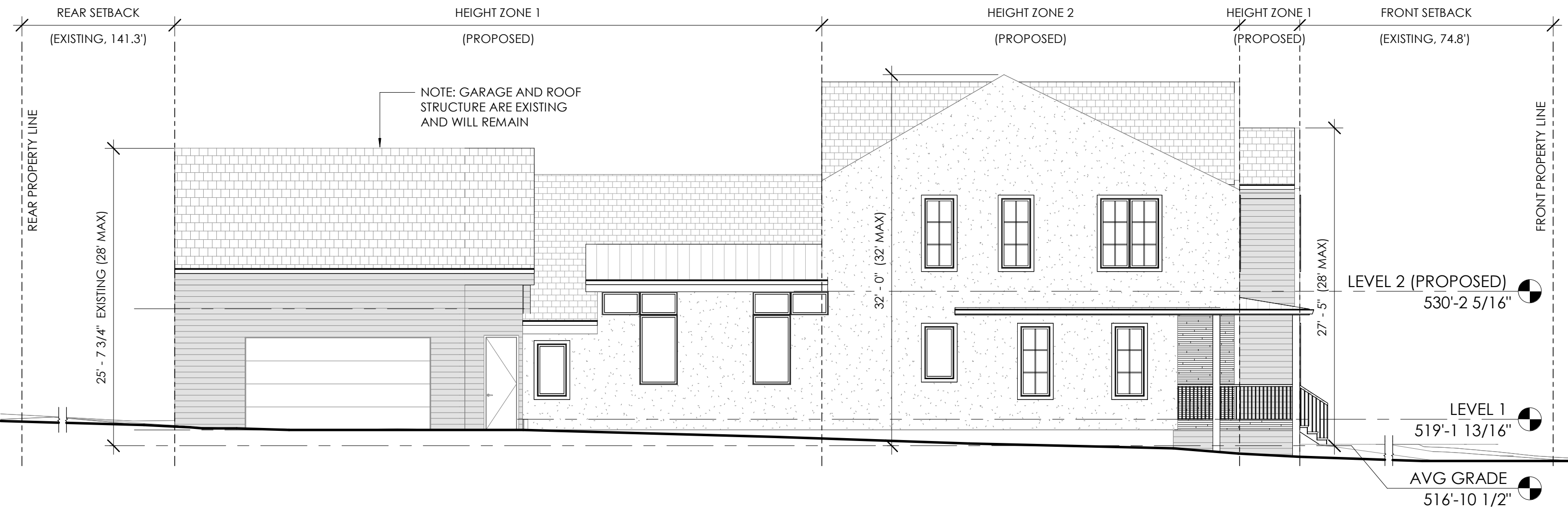
1 FRONT/SOUTH ELEVATION WITH PROPOSED HEIGHT ZONES
 1/8" = 1'-0"



ESWORTHY RESIDENCE
 920 CADILLAC AVENUE
 NASHVILLE, TN 37204

MANUEL ZEITLIN ARCHITECTS 4 YEARS

A2.0
 ELEVATIONS
 1/17/2023



1 LEFT/WEST ELEVATION WITH PROPOSED HEIGHT ZONES
 1/8" = 1'-0"

