BK 3708

WHEREAS, on April 22, 1960, at a special meeting of the Board of Zoning Appeals of Davidson County, Tennessee, the appeal of Joe H. Baker, appellant and owner of the property was considered and the following resolution was adopted to wit:

"BE IT RESOLVED by the Davidson County Board of Zoning Appeals in a special meeting this 22nd day of April, 1960, having fully considered in public hearing at its meeting on May 28, 1959, and having again considered at its meeting on April 14, 1960, and having further reconsidered in public hearing on this date Appeal Case No. 59-50, Joe H. Baker, appellant and owner of the property located on the southerly side of an unnamed street, 250 feet west of Page Road, 7th Civil District, wherein is requested variances in lot area requirements of the Residential A District and the accessway requirements of the General Provisions so as to permit the construction of a two-family dwelling on the rear of the lot where there now exists a one-family dwelling on the front of the lot; and it appearing among other things from the information and evidence before the Board that the appellant was the owner of a parcel of land fronting 129 and 5/10 feet along the southerly margin of an unnamed road lying south of Cheek Road and extending to a depth of 359 and 8/10 feet along its northwesterly side line and to a depth of 387 and 5/10 feet along its southeasterly side line; that there exists on the front portion of the property a dwelling having a maximum width of 80 feet and a maximum depth of 35 feet and situated some 11 feet of the westerly property line and within 13 feet of the easterly side property line and is situated approximately 135 feet from the unnamed road; that it was proposed under this application to create a building site to the rear having an average width of approximately 95 feet and a depth of 160 feet and to construct thereon a two-family dwelling having a width of 56 feet and a depth of 29 feet to be situated some 75 feet from the rear property line and within 18 feet of each of the side property lines; that the building site as proposed would contain an area of 14,948 square feet, 20,000 square feet being required; that under the Regulations a 12 foot accessway would be required to the unnamed street to the front, only 3 feet being provided; that the property in question was part of an original tract of land extending between the unnamed street and a dedication to the south known as Meadowwood Drive; that the southerlymost portion of the property has been conveyed and a dwelling placed thereon with its legal ingress and egress to Meadowwood Drive; that the properties to the east have been resubdivided and a street dedicated and constructed to the east line of the property in question which street is known as Clydelan Court; that the dwelling to the south, together with the dwelling as proposed would have the appearance of facing upon the extension of Clydelan Court; that the property in question has been percolated and the lot size as proposed has been approved by the Chief Sanitary Engineer of Davidson County; that at its meeting on May 28, 1959, the Board granted the application in part provided that the owner, together with the owner to the south, would dedicate the extension of Clydelan Court throughout the width of said property; that the appellant was unable to secure the agreement of the owner to the south for the dedication of his portion of the extension of Clydelan Court; and the Board being of the opinion that the granting of this request under certain conditions would not cause unnecessary damage to the surrounding properties and that justice would be done: Now,

PG 545