



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
MAY 21, 2024, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
MAY 21, 2024, 05:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Board of Zoning Appeals (BZA), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the BZA. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

The minutes of the Board of Zoning Appeals held April 16, 2024.

Attachment: [Minutes BZA April 16 2024.pdf](#)

III. Old Business - None

IV. New Business

A. The application of Tommy and Seaneen Brown, BZA 2024-10, 211 Scotland Place, for two variances to exceed the allowable driveway area by 5%, and rear yard setback.

Attachment: [REVISED APP.pdf](#)

Attachment: [211 Scotland Proposed Site Plan 4-8-24.pdf](#)

Attachment: [211 Scotland Survey.pdf](#)

Attachment: [STAFF REPORT 211 Scotland Place.pdf](#)

B. The application of Patricia Johnston, BZA 2024-11, 4424 Forsythe Place, for a variances to exceed the allowable footprint by 17%.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [Johnston Porch 2024.pdf](#)

Attachment: [Johnston Site Plan.pdf](#)

Attachment: [Johnson Tony - Tree removal SURVEY 8-30-17.pdf](#)

Attachment: [STAFF REPORT 4424 Forsythe Place.pdf](#)

C. The application of Hayes and Houston Estes, BZA 2024-12, 630 Royal Oaks Place, for two variances to exceed the allowable side yard setback by 1.5' and to exceed the allowable front yard setback by 3'.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [4-19-24 Estes BZA Set.pdf](#)

Attachment: [STAFF REPORT 630 ROYAL OAKS PL.pdf](#)

D. The application of Steve and Lyn Cates, BZA 2024-13, 215 Lynwood Terrace, for a variance to exceed the allowable side yard setback by 13'.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [Cates Residence BZA.PDF](#)

Attachment: [STAFF REPORT 215 LYNWOOD TERRACE.pdf](#)

E.The application of Keith and Susan Hoogland, BZA 2024-14, 116 Jackson Boulevard, for a variances for fence placement in an alternative location.

Attachment: [APPLICATION PAID.pdf](#)

Attachment: [Hoogland-BZASubmittal_2024.04.19.pdf](#)

Attachment: [Morgan Letter of Support.pdf](#)

Attachment: [STAFF REPORT 116 JACKSON BLVD.pdf](#)

F.Adoption of By-laws

Attachment: [BZA Rules of Procedure 2024 DB Revisions 04-05-24 27391193.1 .docx](#)

V.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held June 18, 2024 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
APRIL 16, 2024, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

The meeting was called to order at 5:01 p.m. by Chairman Joe Dughman

Board Members Present

Chairman Joe Dughman
Vice Chairman Pete Zabaski
Eric Clifford
Ron Farris
Chris Tardio

Board Members Not Present

Charlie Atwood
Johnny Phipps

Staff Present

Planning Director Mary Samaniego
City Recorder Rusty Terry
City Attorney Doug Berry

Approval of Minutes

The minutes of the Board of Zoning Appeals held March 19, 2024.

Motion to approve: Zabaski Second: Farris Vote: All aye

Old Business - None

New Business

The application of Amy and Craig Clark, BZA 2024-5, 403 Sunnyside Drive, for Conditional Use for a garden shed and a Variance for the rear yard setback from 60' to 44'.

Amy Clark, owner/resident at 403 Sunnyside Drive reviewed the documents submitted for garden shed project at their residence.

Clark responded to questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Zabaski Second: Farris

A discussion of the board ensued.

Vote: Farris Aye, Tardio Aye, Zabaski Aye, Clifford Aye, Dughman Aye

The application of Patrick Lowry, BZA 2024-6, 215 Lynwood Terrace, for Conditional Use for a swimming pool and a Variance for a fence in an alternative location.

Patrick Lowry, owner of 215 Lynwood Terrace, reviewed the plans submitted for the pool and fence projects at the home, noting the pool permit had been previously approved but that due to Covid and other issues, the permit was not pulled and he needed a pre-approval.

Questions from the board, addressed by Lowry followed the presentation.

**Public Comment Opened
No Public Comment
Public Comment Closed**

Motion to approve: Farris Second: Clifford Vote: Farris Aye, Tardio Aye, Zabaski Aye, Clifford Aye, Dughman Aye

The application of Shelton and Drew Kitchen, BZA 2024-7, 313 Lynwood Boulevard, for two Variances to exceed the maximum retaining wall height of 3' and to exceed the maximum percentage of grading allowed.

Wade Rick, Landscape Architect with Daigh Rick Landscape Architects, representing Shelton and Drew Kitchen, reviewed the plans for the project at their home located at 313 Lynwood Boulevard.

A period of questions from the board, addressed by Rick, followed the presentation.

**Public Comment Opened
No Public Comment
Public Comment Closed**

Motion to approve: Tardio Second: Farris Vote: Clifford Aye, Zabaski Aye, Tardio Aye, Farris Aye, Dughman Aye

The application of Barry Stowe, BZA 2024-9, 428 Westview Avenue, for a Variance to exceed the allowable footprint by 12%.

Steve Durden, Durden Architecture, representing Barry Stowe, owner of 428 Westview Avenue reviewed the plans for the proposed project, explaining the request for the Variance request.

Durden and Stowe answered questions from the board during the presentation.

A period of questions, addressed by Durden and/or Stowe followed the presentation.

**Public Comment Opened
No Public Comment
Public Comment Closed**

Motion to deny the application: Zabaski Second: Farris

A board discussion ensued.

Vote: Zabaski, Aye, Farris No, Tardio No, Clifford No, Dughman No
Motion to approve: Tardio Second: Farris

Vote: Farris Aye, Tardio Aye, Zabaski No, Clifford Aye, Dughman Aye

Adoption of By-laws - Deferred

Other Public Comment - None

The meeting adjourned at 6:03 p.m.

Chairman Joe Dughman

City Recorder Rusty Terry



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Tommy & Seaneen Brown PHONE # 615-522-4866

APPLICANT EMAIL ADDRESS seaneenrose@gmail.com

PROPERTY ADDRESS: 211 Scotland Place, Nashville, TN 37205

REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT. 18,000	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	2,160 (12%)	2,752	2,752	27% existing
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	4,050 (x.225)	3,492	4,050	0
FRONT YARD AREA	7,800			
TOTAL DRIVEWAY AREA	2,160 (12%)	1,300	2,270	5%
DRIVEWAY IN FRONT YARD AREA	1,716	1,300	1,360	0
HARDSCAPE AREA	1,440	530	985	0
POOL AREA	N.A.	N.A.	N.A.	N.A.
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

- ☐ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☐ Site plan (1 inch = 30 feet)
- Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

All of the lots in this particular area of Belle Meade are on the smaller side and does not allow for much building beyond the rather stringent design requirements of the neighborhood. Our particular lot is wide and shallow therefore limiting any development beyond a small footprint.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

Due to the footprint and volume requirements of our area of Belle Meade, we do not have any outdoor storage and the ability to store lawn equipment or cars. Also, as more and more cars become electric we are currently unable to store and plug in a car to replenish a battery. Having a garage tucked at the rear of our property would allow for these opportunities.

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

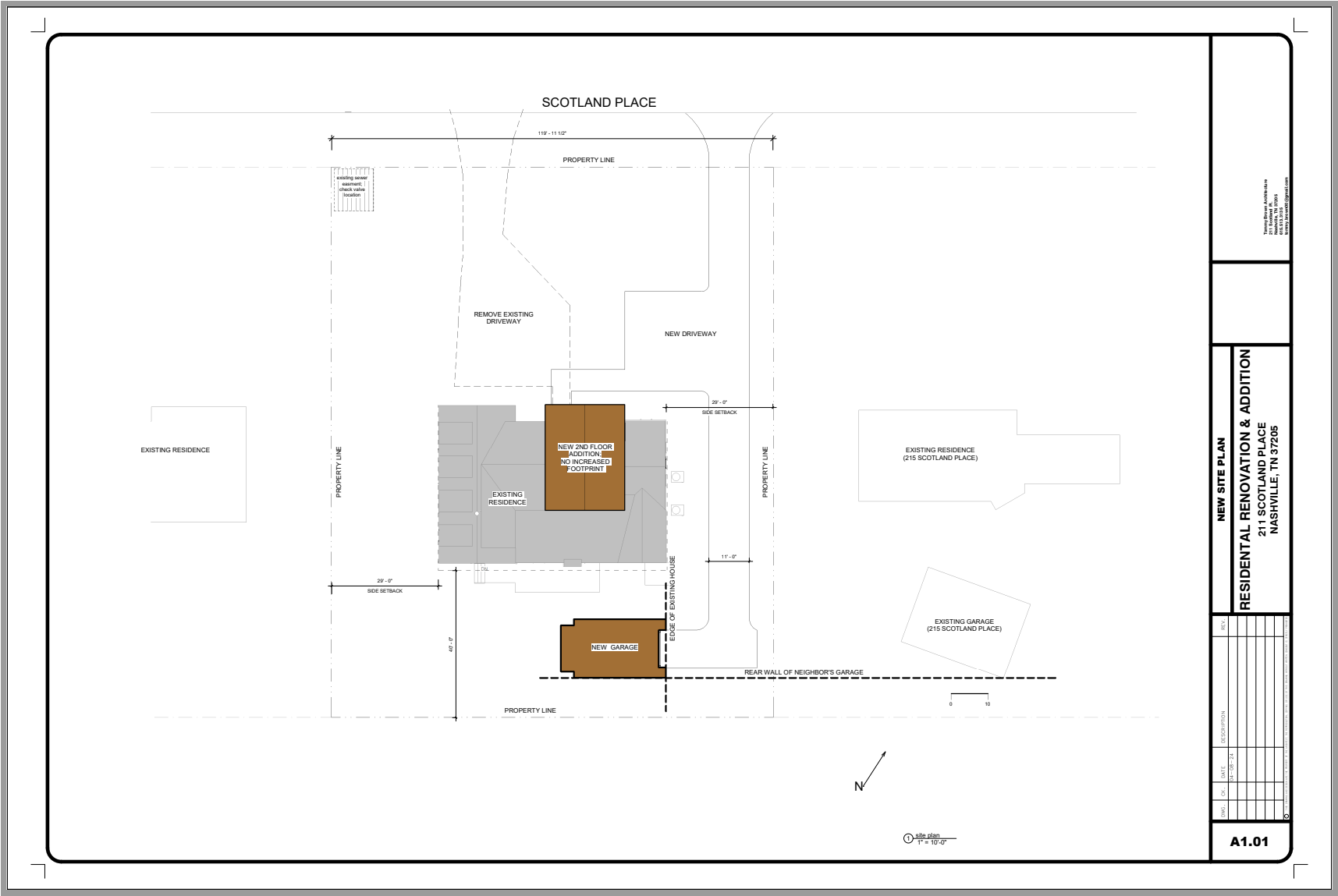
Before undergoing this exercise we reviewed additions and other granted variances in our neighborhood. Our requests for a variance are all in line with approved variances in our neighborhood. There are precedents that have been approved that do exist on these streets and have really improved the quality of the houses in this neighborhood. We are looking to do the same.

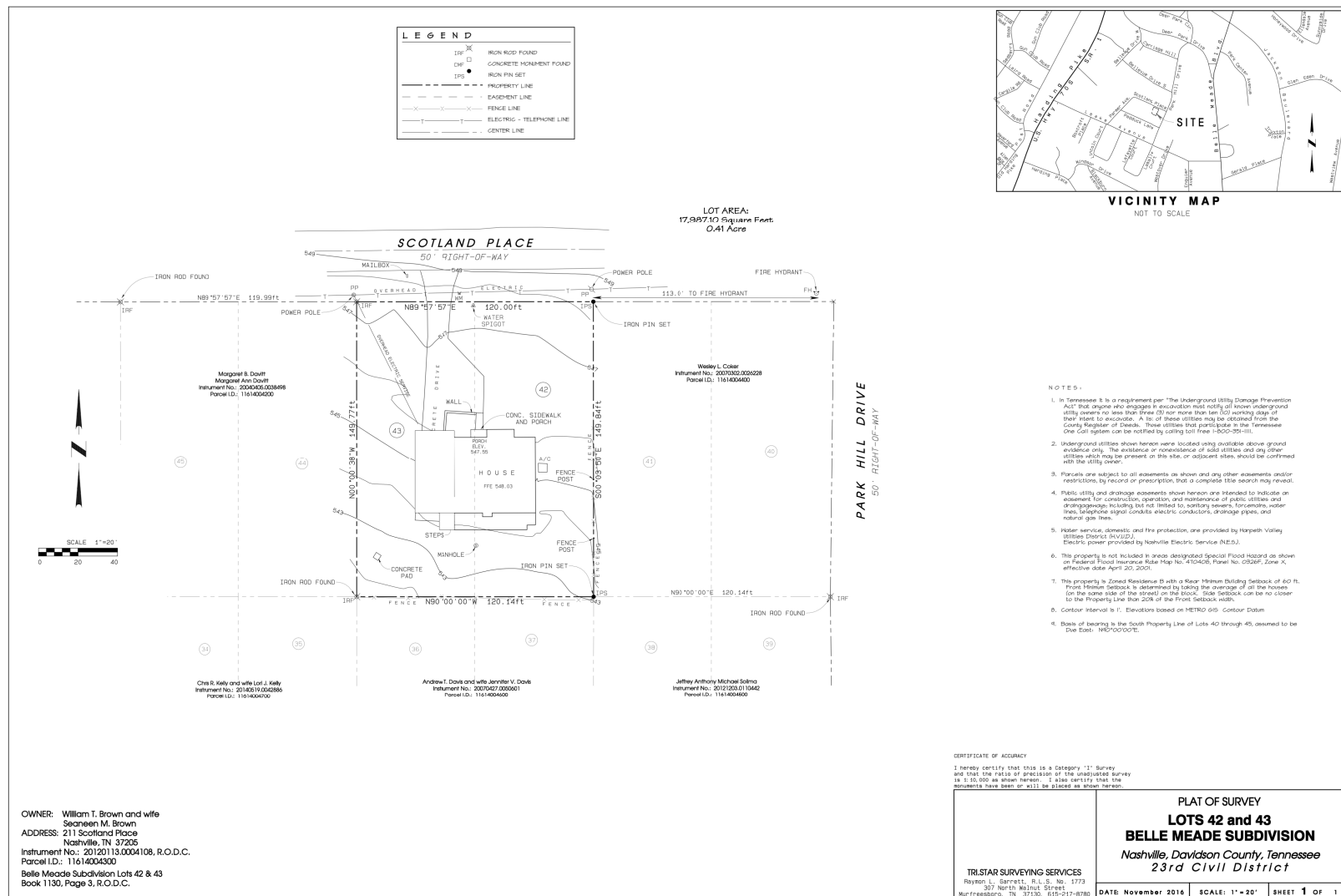
How would the resulting construction not be out of harmony with other homes in the neighborhood?

The proposed garage is not to be visible from the street and will be tucked at the rear of the property adjacent to our neighbors garage location. Our current front elevation has two pitches that are not aligned. The addition would align the pitches and provide a better, more harmonious elevation more in line with the neighborhood.

SIGNATURE: William and Seaneen Brown (Owner/Agent) **DATE:** 4/2/2024

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org





Staff Report

Agenda No.: IV.A.
Case No.: BZA 2024-10
Staff: Mary Samaniego, Planning Director
Applicant: Tommy and Seaneen Brown
Request: Two Variances to exceed the allowable driveway area by 5% and rear yard setback.
Location: 211 Scotland Place

Summary:

The applicants/property owners are requesting two variances for a detached garage with associated driveway that will exceed the maximum allowable parking area and rear yard setback. The specific request is to construct a detached garage ten feet (10') from the rear property line and associated driveway in the rear yard will exceed the maximum allowable driveway area by 5%.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.41 acres (18,000 square feet).
2. The existing dwelling was constructed in 1940 and does not include any garage or accessory structures.
3. Per Section 14-204(1)(d)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,160 square feet. The existing residence has a building footprint of 2,752 square feet and is proposed to remain unchanged.
4. Per Section 14-204(1)(d)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 4,050 square feet. The existing residence has a building area of 3,492 square feet and the proposed addition of 558 square feet will then provide as overall building footprint of 4,050 square feet.
5. Per Section 14-204(2)(d)(3), the Residence B zoning district requires a rear yard setback of sixty feet (60') for those parts of any building which are twenty-five feet (25') in height or less and a minimum depth of eighty-five feet (85') for those parts of any building which are more than twenty-five feet (25') in height. The proposed detached garage is ten feet (10') from the rear property line and is in compliance with the side yard setback.
6. Per Section 14-204(1)(d)(4) of the Zoning Ordinance, The total of all drive and parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of parking area for the proposed lot is 2,160 square feet.

7. The proposed area of drive and parking area is 2,270 square feet, which is over the requirement by 110 square feet.

Findings of Fact and Staff Recommendation:

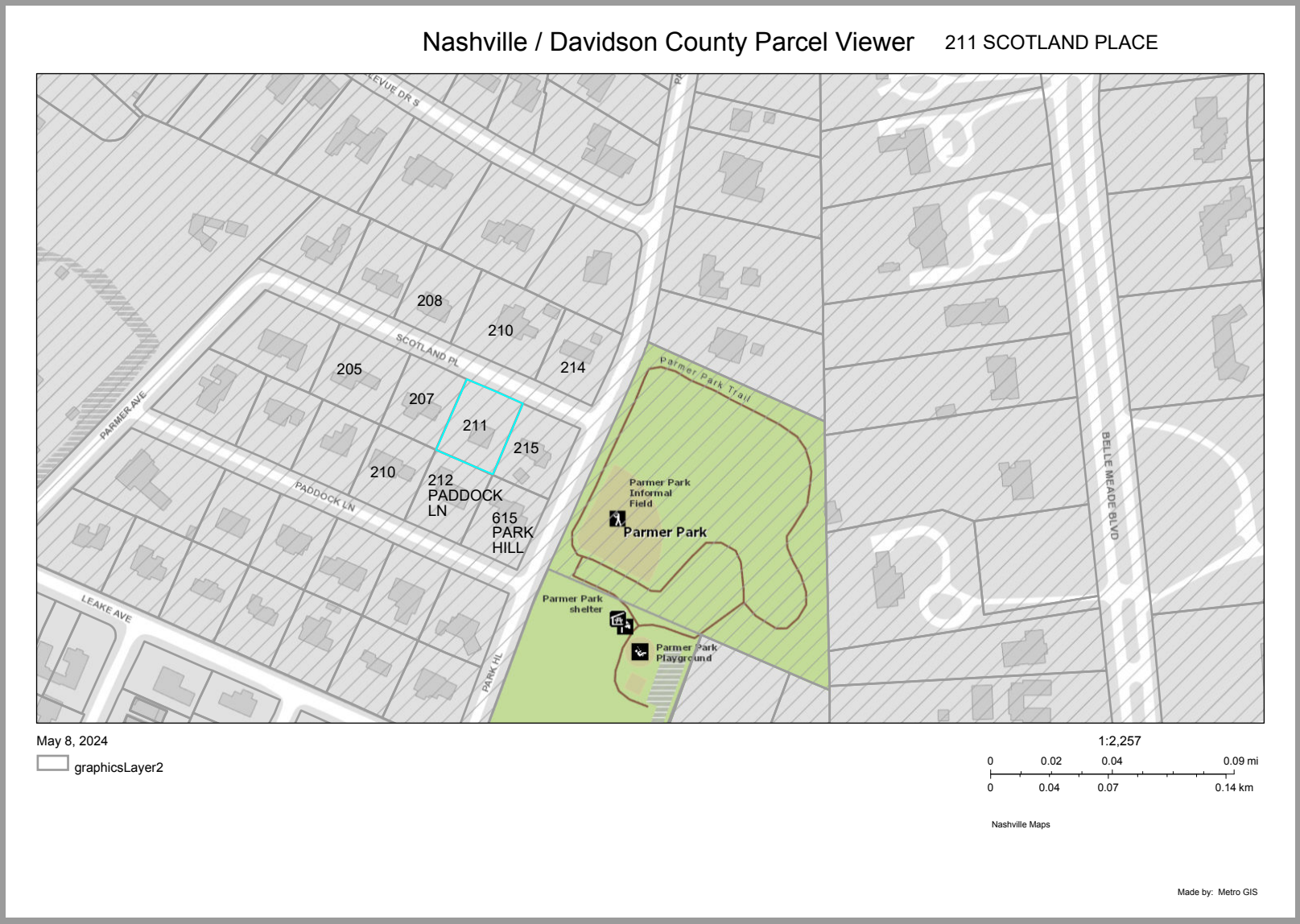
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size, or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

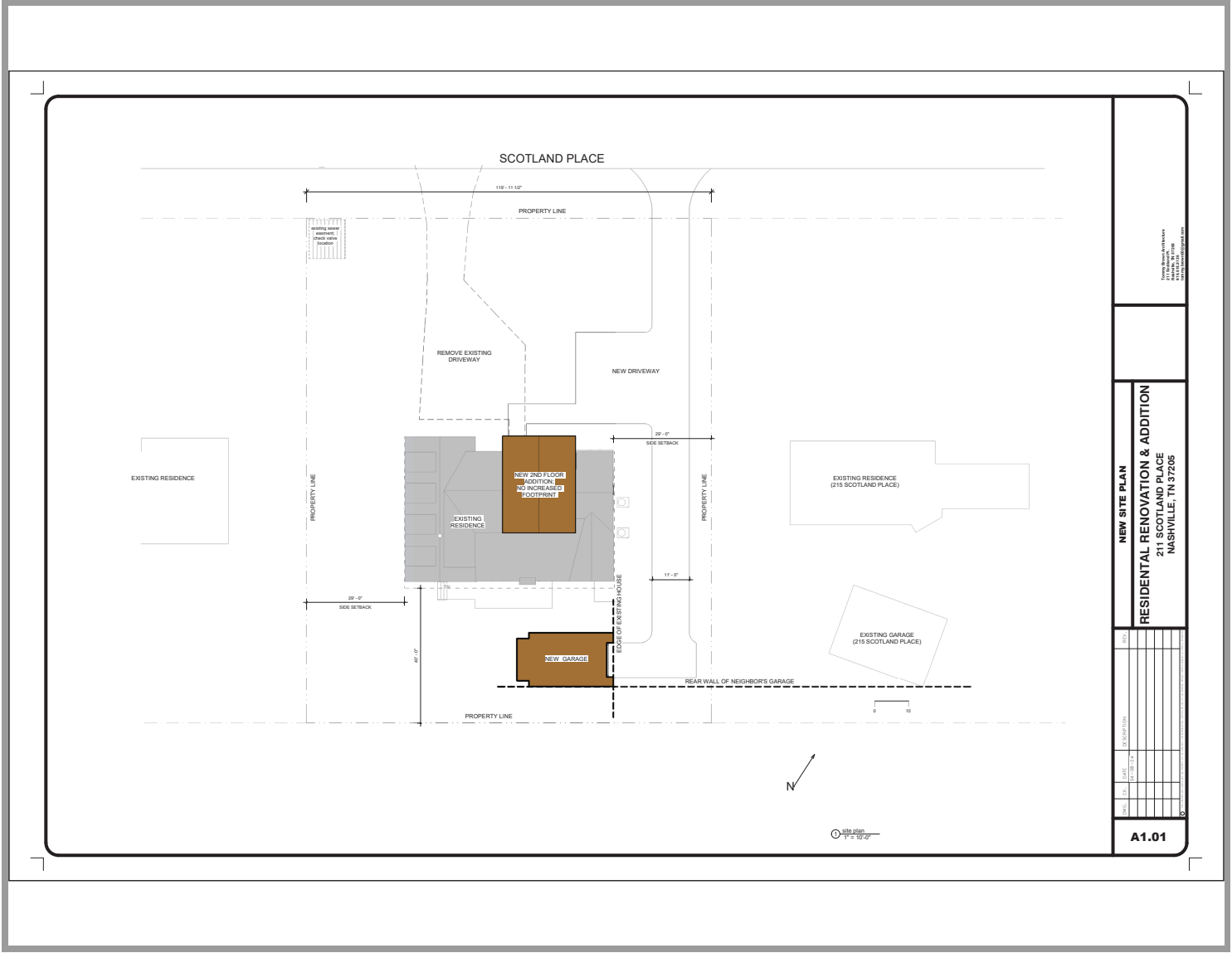
1. The variance shall be granted that will not be a detriment to the public good;
The applicant is proposing to exceed the maximum allowable parking area and setback that were adopted in the Zoning Ordinance to benefit the public good. However, the total amount of driveway in the front yard is proposed to be reduced and the amount of total driveway over the maximum allowable is marginal at 110 square feet.
2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and
It is staff's professional opinion that the requirement for parking area and setbacks is to limit the amount of hardscape and structure within proximity of property lines. However, in this neighborhood of the City, it is known that the existing development pattern is generally not in compliance with the required rear yard setbacks. Similarly, the City has a Zoning Code requirement that all residences should have at least a one-car garage that does not face the street. The size and depth of the lots in this neighborhood creates a hardship with trying to maneuver a vehicle into a side facing garage while at the same time complying with rear yard setbacks and parking area maximums. The intent and purpose of these design and bulk provision, in staff's professional opinion, is to ensure that the placement and scales of structures ensures this development pattern of large, open yards.
3. The resulting home will not be out of harmony with the other homes in the neighborhood.
The slight increase in the turnaround area adjoining the detach garage is necessary to facilitate turning movements on a solid surface and not the yard. Although the amount of drive and parking area is over the requirement by 110 square feet, the amount of parking in the front yard is following City standards. The proposed rear yard setback of 10' is generally in compliance with the development pattern in the immediate area.

Staff recommends approval of the variance requests based on the written findings of fact.

Attachments:

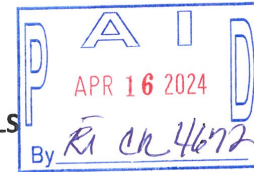
1. Location Map
2. Staff Analysis of Site Plan







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



APPEAL # 2024-11

APPEAL FEE: 500 -

APPLICANT (Owner's Name) Patricia Johnston

PHONE # 615-210-2887

APPLICANT EMAIL ADDRESS ptricia@aol.com

PROPERTY ADDRESS: 4424 Forsythe Place, Nashville, TN 37205

REQUEST: ☒ VARIANCE

☐ CONDITIONAL USE

REASON FOR REQUEST: Add roof over existing patio.

PROJECT CALCULATIONS

LOT SQ. FT: 23,200	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA 12%	2784	2831	3249	16.7%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.) <u>no change</u>				
FRONT YARD AREA <u>no change</u>				
TOTAL DRIVEWAY AREA <u>no change</u>				
DRIVEWAY IN FRONT YARD AREA <u>no change</u>				
HARDSCAPE AREA 8%	1856	976	1068	0%
POOL AREA				
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

- ☒ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☒ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

At 23,200 sq ft, this is one of the smallest lots in Belle Meade. After a 2 car garage, there is only 2,300 sq ft left for the first floor. Since all the living for Patricia is on the first floor, we need a little more room to add some outdoor living space. The location being addressed is totally private both from a visual and sound standpoint. Adding coverage to the existing terrace would have no impact or be objectionable to anyone and would enhance the the livability and value of the home.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

With the existing situation, I am unable to fully utilize the existing outdoor space without adding coverage. The space is enclosed on two sides with the "L" shape of the home and the entire yard provides landscape screen. The area is shielded from the neighbors.

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

There would be no impact on the neighbors or neighborhood. The additional coverage would add protection to the home from weather conditions, especially heavy downspouts.

How would the resulting construction not be out of harmony with other homes in the neighborhood?

The proposed cover would be in the most minimalist style and compatible with the overall simplicity of the home's design.

SIGNATURE:

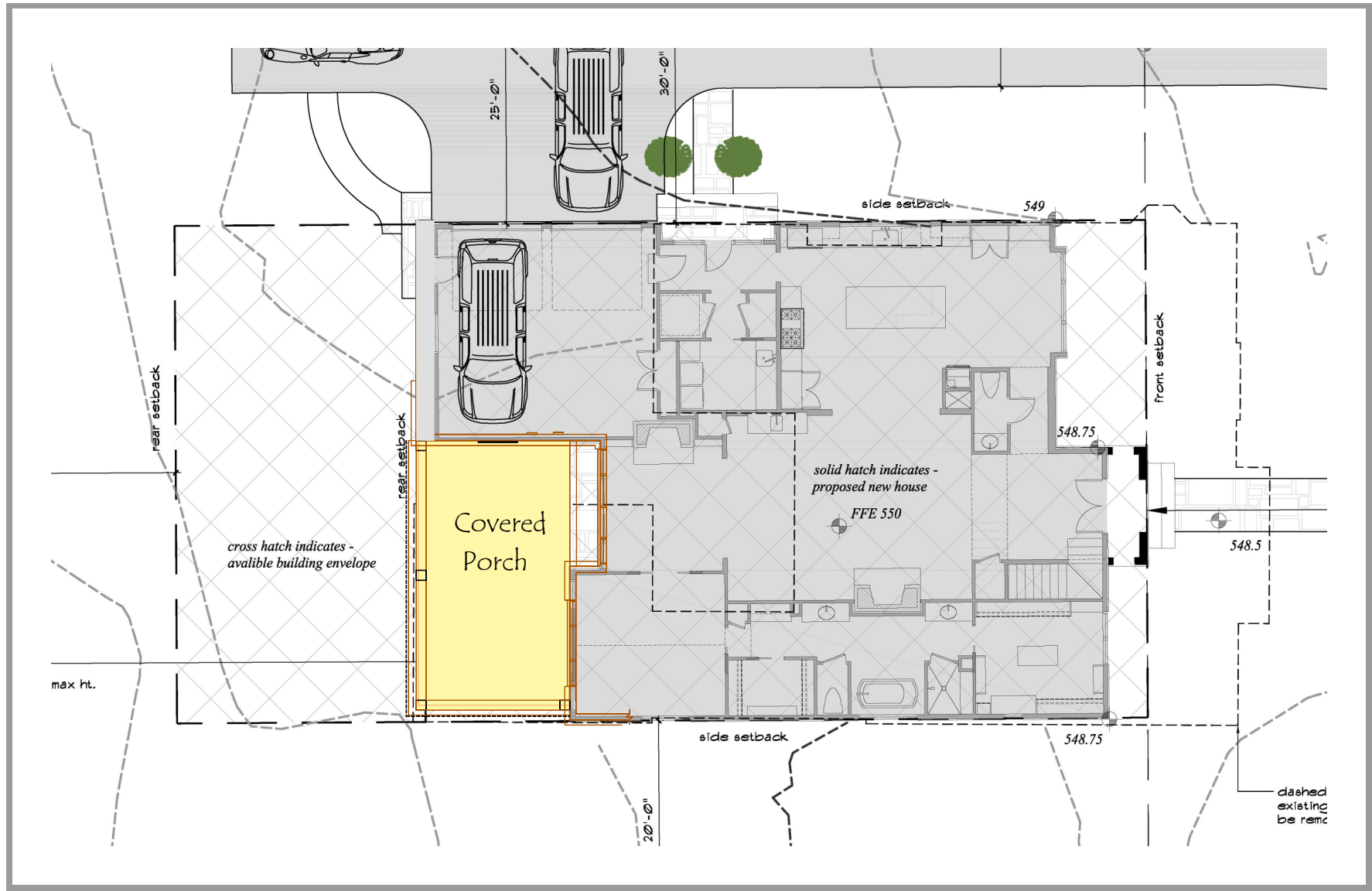
Patricia Plunk

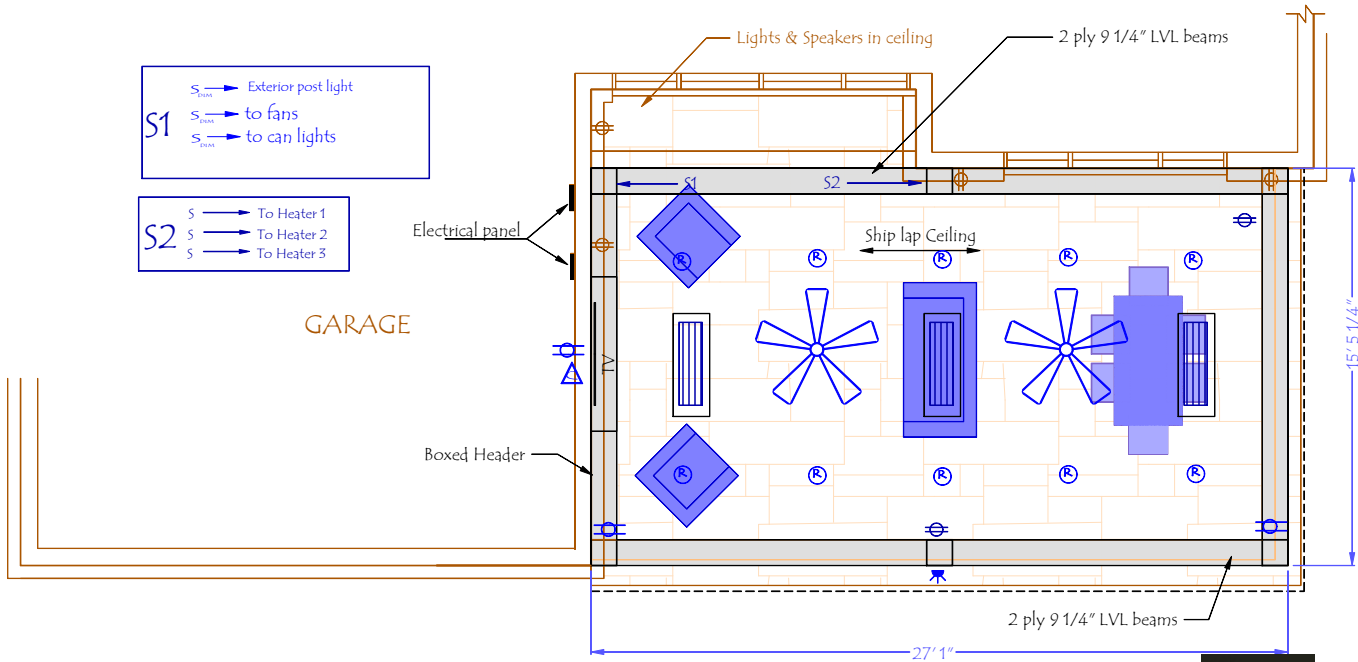
(Owner/Agent)

DATE:

4/11/24

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org



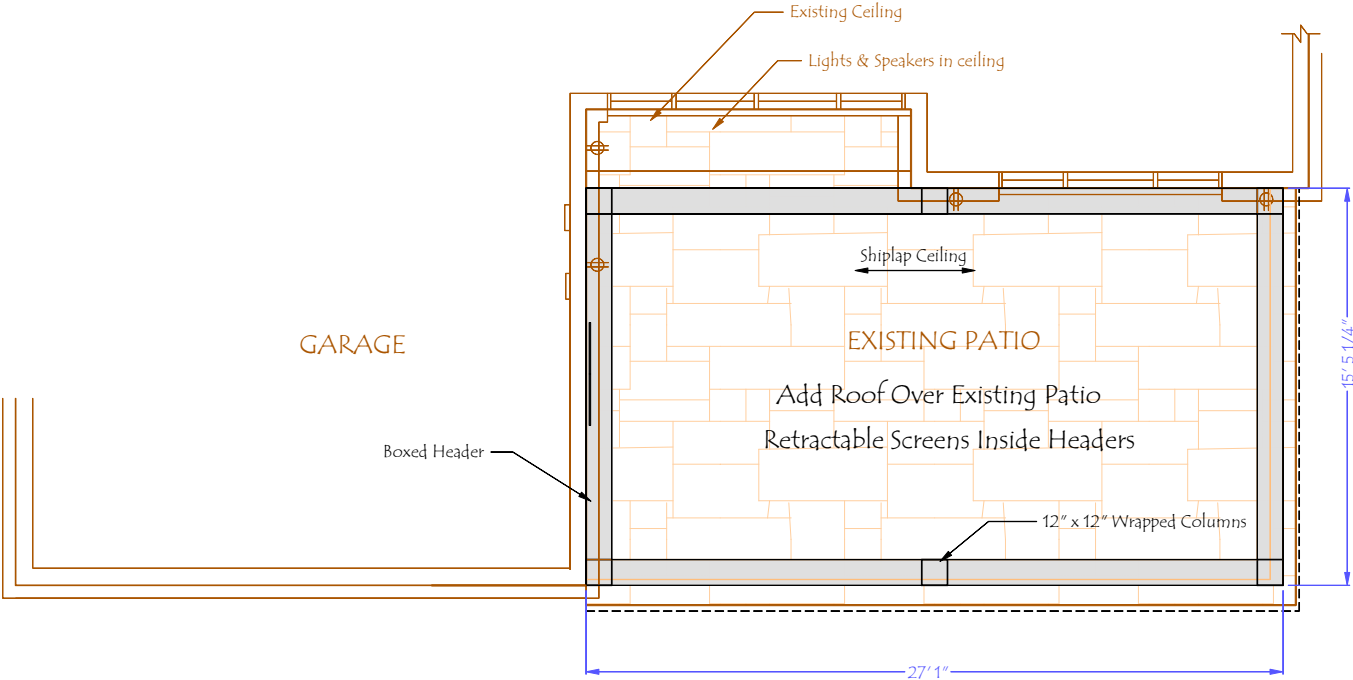


PATRICIA JOHNSTON
4424 Forsythe Place
Nashville, TN 37205

Furniture Plan



www.PorchCo.com



PATRICIA JOHNSTON
4424 Forsythe Place
Nashville, TN 37205

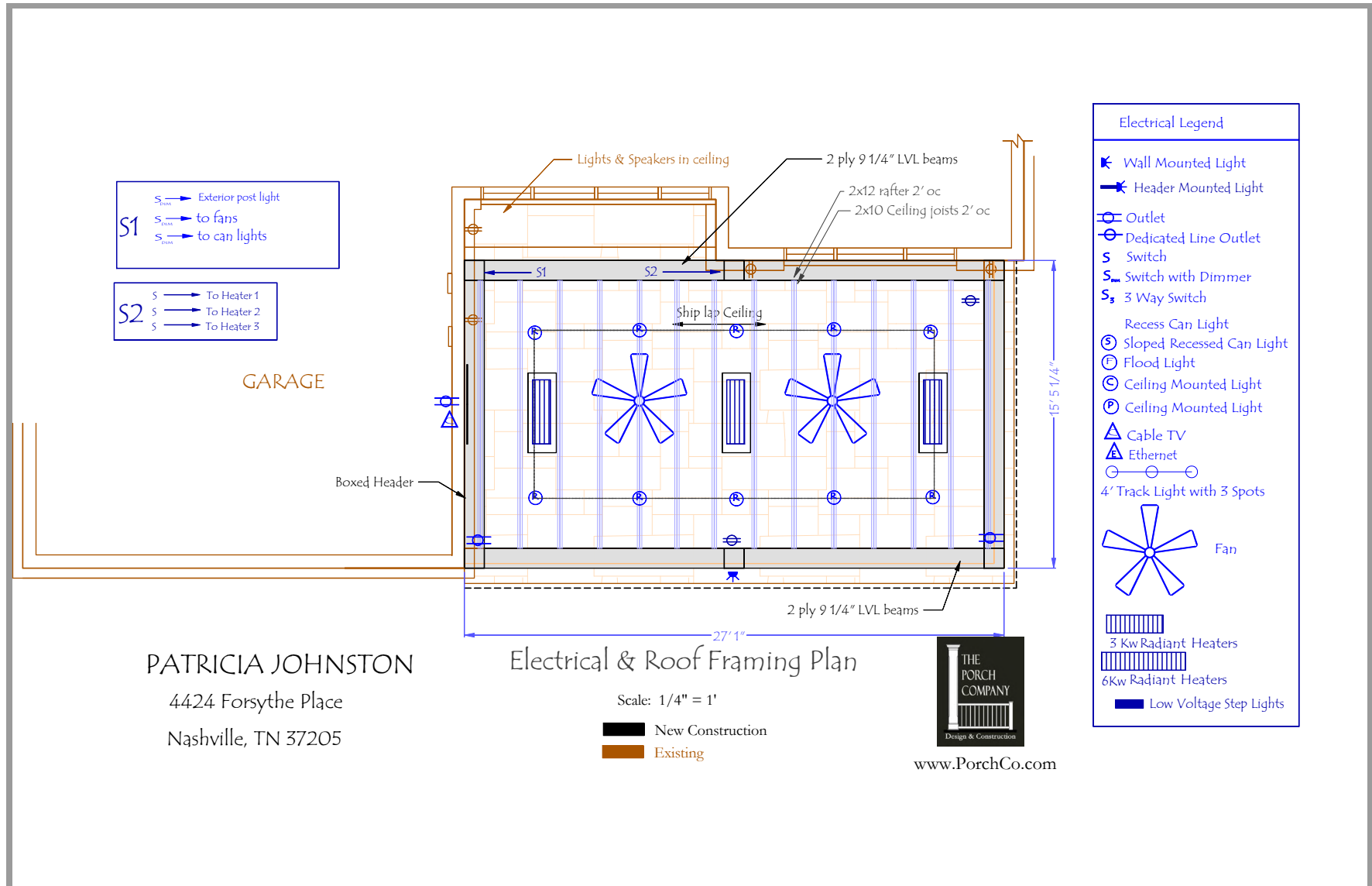
PLAN VIEW

Scale: 1/4" = 1'

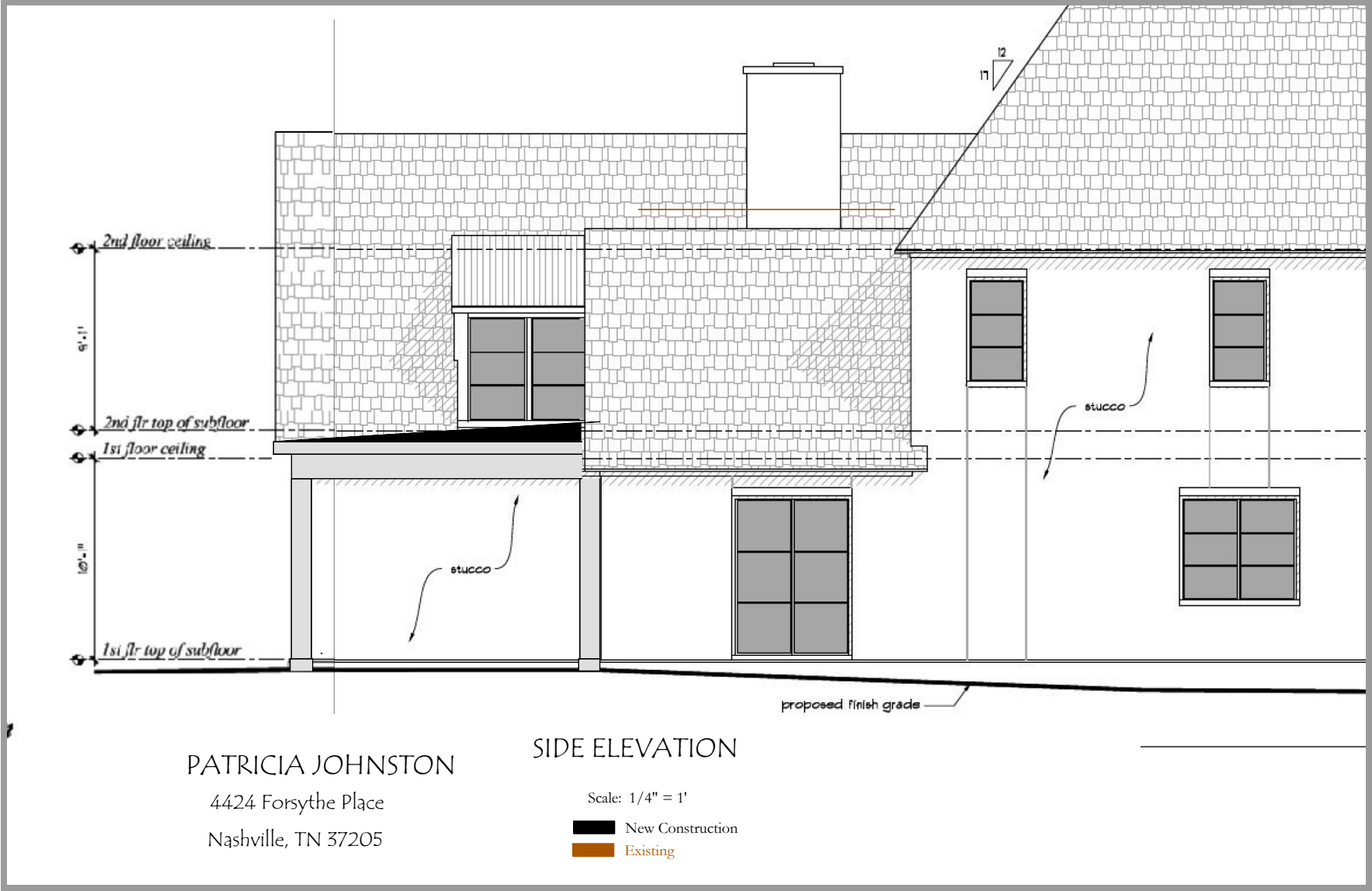
- New Construction
- Existing

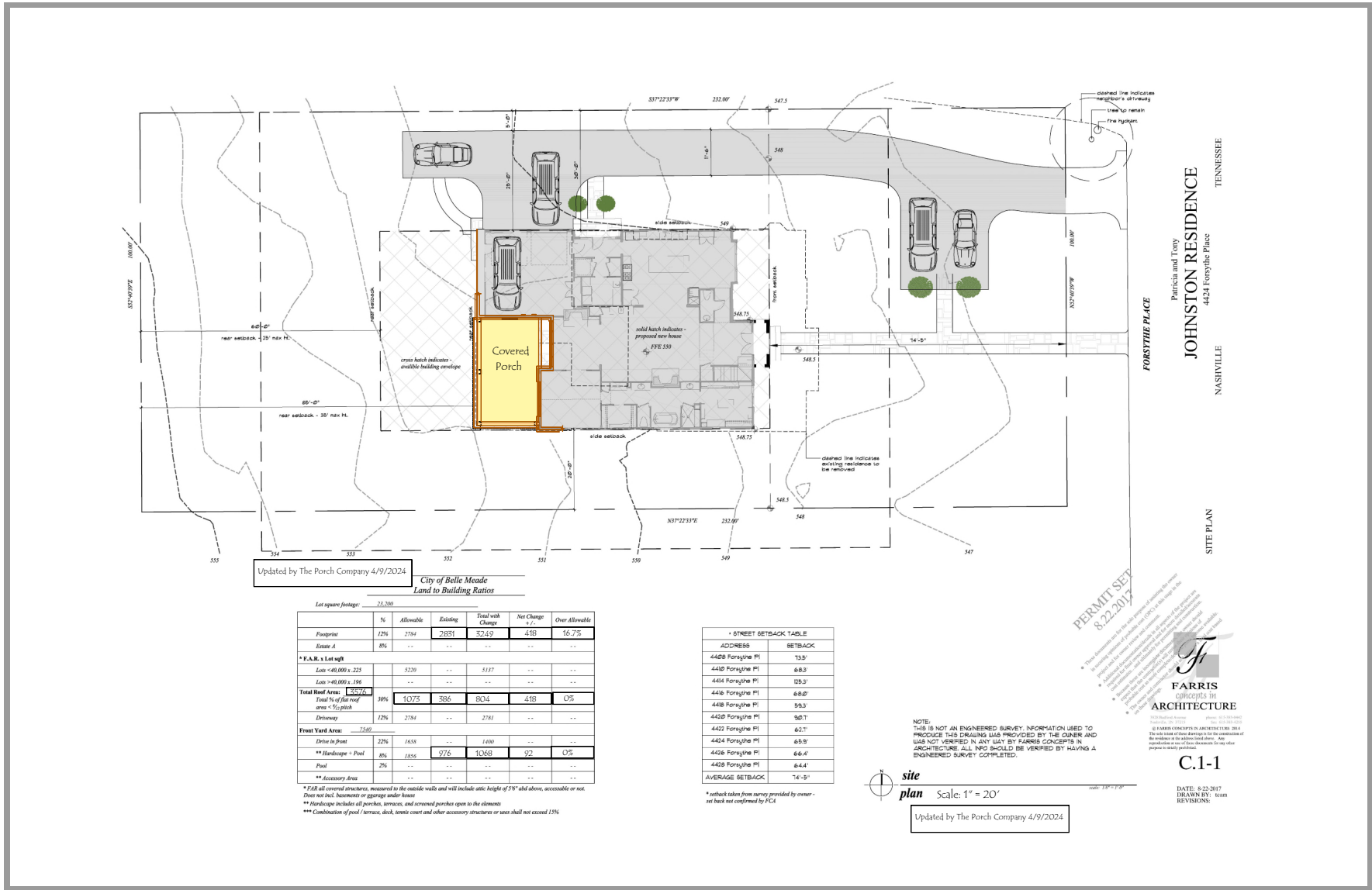


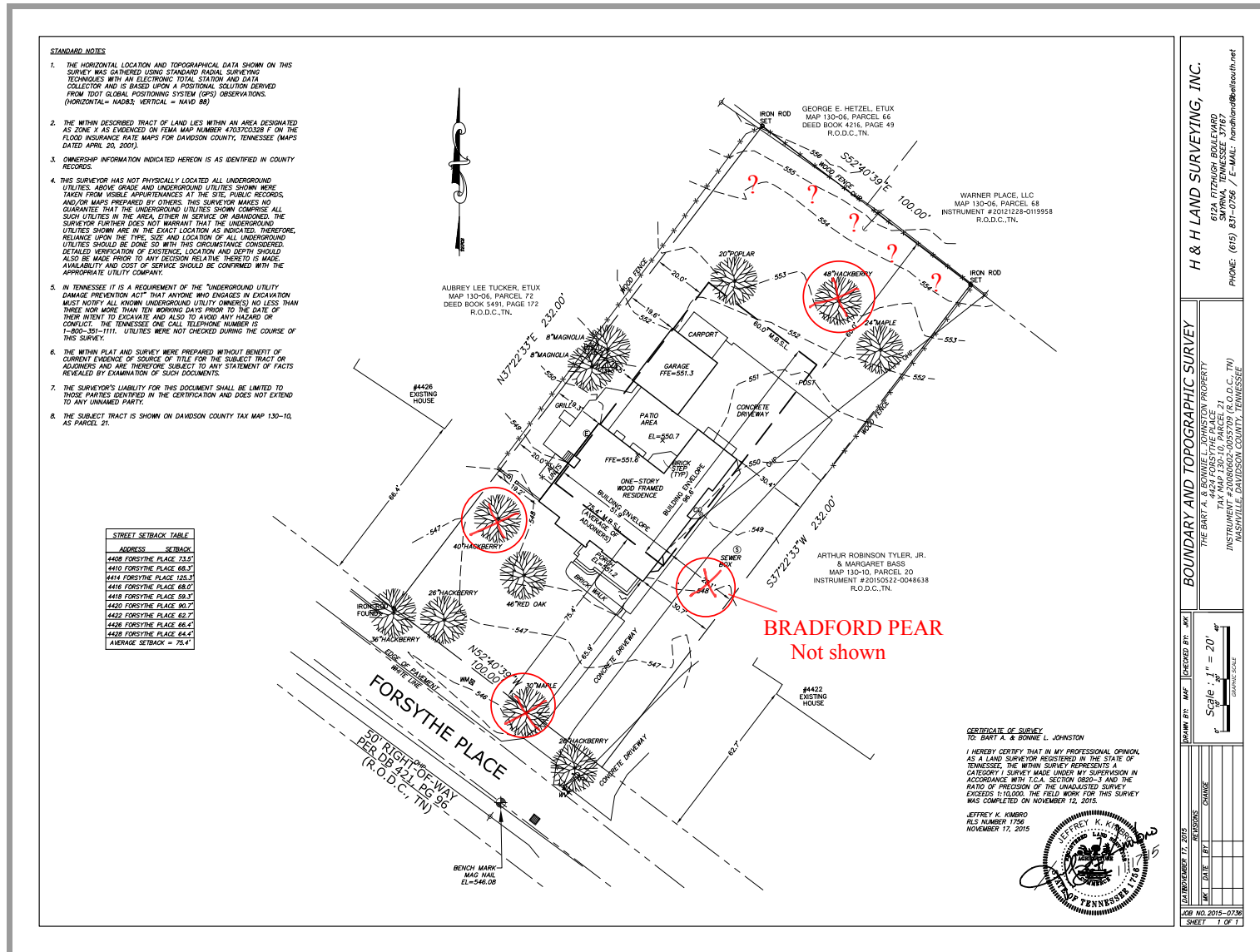
www.PorchCo.com











Staff Report

Agenda No.: IV.B.
Case No.: BZA 2024-11
Staff: Mary Samaniego, Planning Director
Applicant: Patricia Johnston
Request: A variance approval for an additional that exceeds the maximum allowable building footprint.
Location: 4424 Forsythe Place

Summary:

The applicant/property owner is requesting a variance for a 418 square feet addition that exceeds the maximum allowable building footprint by 17%. The specific request is to construct an enclosed porch on to the rear of the existing residence.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.53 acres (23,200 square feet).
2. The existing dwelling was constructed in 2019 and includes a two-car attached garage.
3. Per Section 14-204(1)(d)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,784 square feet.
4. The existing residence has a building footprint of 2,831 square feet and the proposed unenclosed porch addition of 418 square feet will then provide as overall building footprint of 3,249 square feet (12% over the maximum allowable).
5. The proposed addition is within the required building envelope.

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16,1950, an extraordinarily unusual shape, size, or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. The variance shall be granted that will not be a detriment to the public good;
The applicant is proposing to exceed the maximum footprint that were adopted in the Zoning Ordinance to benefit the public good.
2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and

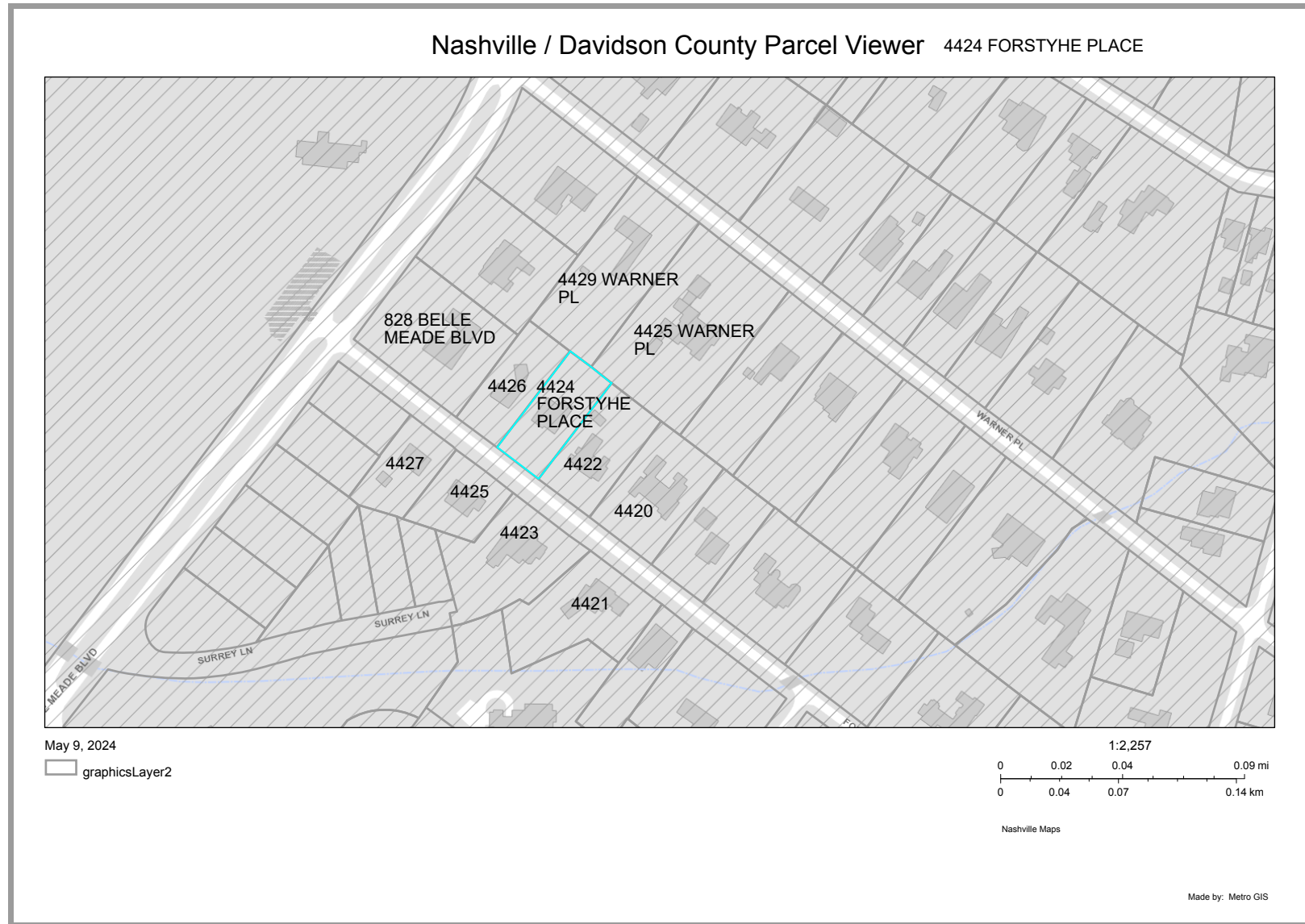
It is staff's professional opinion that the requirement for building footprint to limit the massing and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. The intent and purpose of these design and bulk provision, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. The proposed variance does not meet this intent as it provides a large dwelling on a smaller lot.

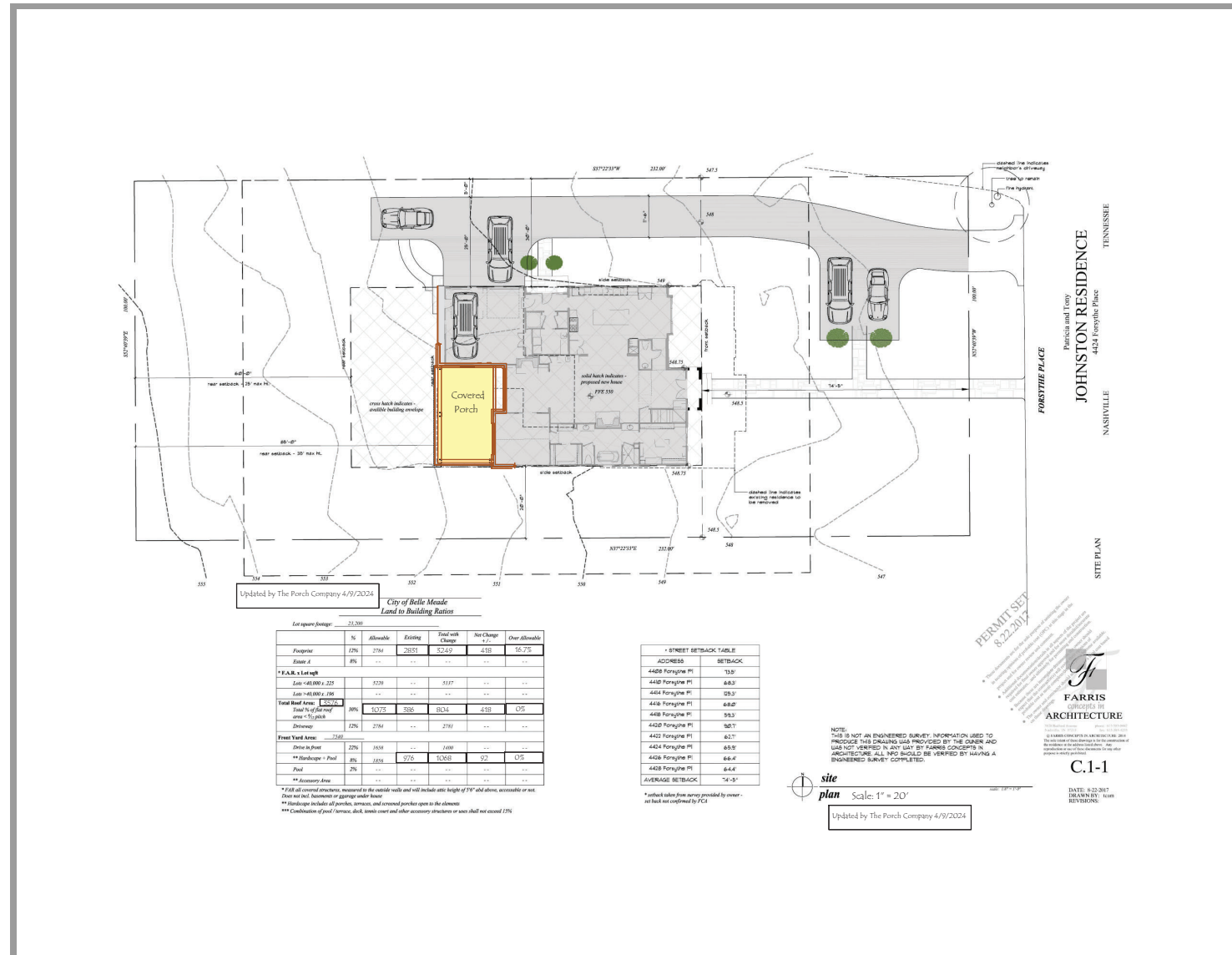
3. The resulting home will not be out of harmony with the other homes in the neighborhood. *The subject property was recently developed at the maximum allowable building footprint. The further expansion of the footprint to the proposed 12% will bring this property out of compliance with zoning standards required by adjoining properties.*

Staff recommends denial of the variance request based on the written findings of fact.

Attachments:

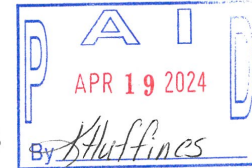
1. Location Map
2. Staff Analysis







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



APPEAL # ^{BZA} 2024-12

APPEAL FEE: \$500.00

APPLICANT (Owner's Name) Hayes & Houston Estes PHONE # _____

APPLICANT EMAIL ADDRESS ron@farrisarchitecture.com

PROPERTY ADDRESS: 630 Royal Oaks Place

REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: Applicant is proposing to add a 2nd floor to an existing residence and a small front porch. A small portion of the existing residence is outside the side setback and the proposed new front porch (30 sq.ft.) is outside the front building line.

PROJECT CALCULATIONS

LOT SQ. FT: 22,740 sq.ft.	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	2,729 sq.ft.	2,770 sq.ft.	no change	1.02%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)				
FRONT YARD AREA	7,616 sq.ft.			
TOTAL DRIVEWAY AREA	2,729 sq.ft.	3,230 sq.ft.		
DRIVEWAY IN FRONT YARD AREA	1,676 sq.ft.	1,228 sq.ft.		
HARDSCAPE AREA	1,819 sq.ft.	930 sq.ft.		
POOL AREA				
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =	5,117 sq.ft.	2,740 sq.ft.	4,075 sq.ft.	0%

Complete Check List

- ✓ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ✓ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

The existing residence, constructed in 1955, is outside setbacks under current ordinance. Existing residence is grandfathered in and applicant is asking to maintain setback established by existing residence. Existing residence does not have a front porch. Applicant would like a small covered porch to protect guests when entering.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

Side setback: In order to comply, the proposed 2nd story addition would need to step in approximately 18" and the new 2nd story would not stack over the existing structural wall.

Front setback: Strict application to zoning ordinance would not allow applicant a covered porch.

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

A small side yard violation (18") currently exists. Granting the side yard variance would eliminate an awkward transition to the proposed 2nd story addition and would allow existing perimeter structural wall to carry the new 2nd story addition.

Granting of variance for the small covered front porch (30 sq.ft.) would provide guests cover in inclement weather and would complement the architectural style and context of the neighborhood.

How would the resulting construction not be out of harmony with other homes in the neighborhood?

Royal Oaks is a street that has been in transition architecturally. The proposed 2nd story addition would bring the existing ranch into harmony with the emerging context of Royal Oaks.

Front Porch: Architecturally a small covered front porch would insure the front elevation has interest and scale appropriate to the architectural style and other homes found on Royal Oaks.

SIGNATURE: Ron Farris (Owner/Agent) **DATE:** 4/19/2024

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org



630 Royal Oaks Place





Estes
RESIDENCE
630 Royal Oaks Pl
TENNESSEE

Belle Meade

VICINITY MAP

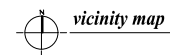
BZA SET
4-19-24



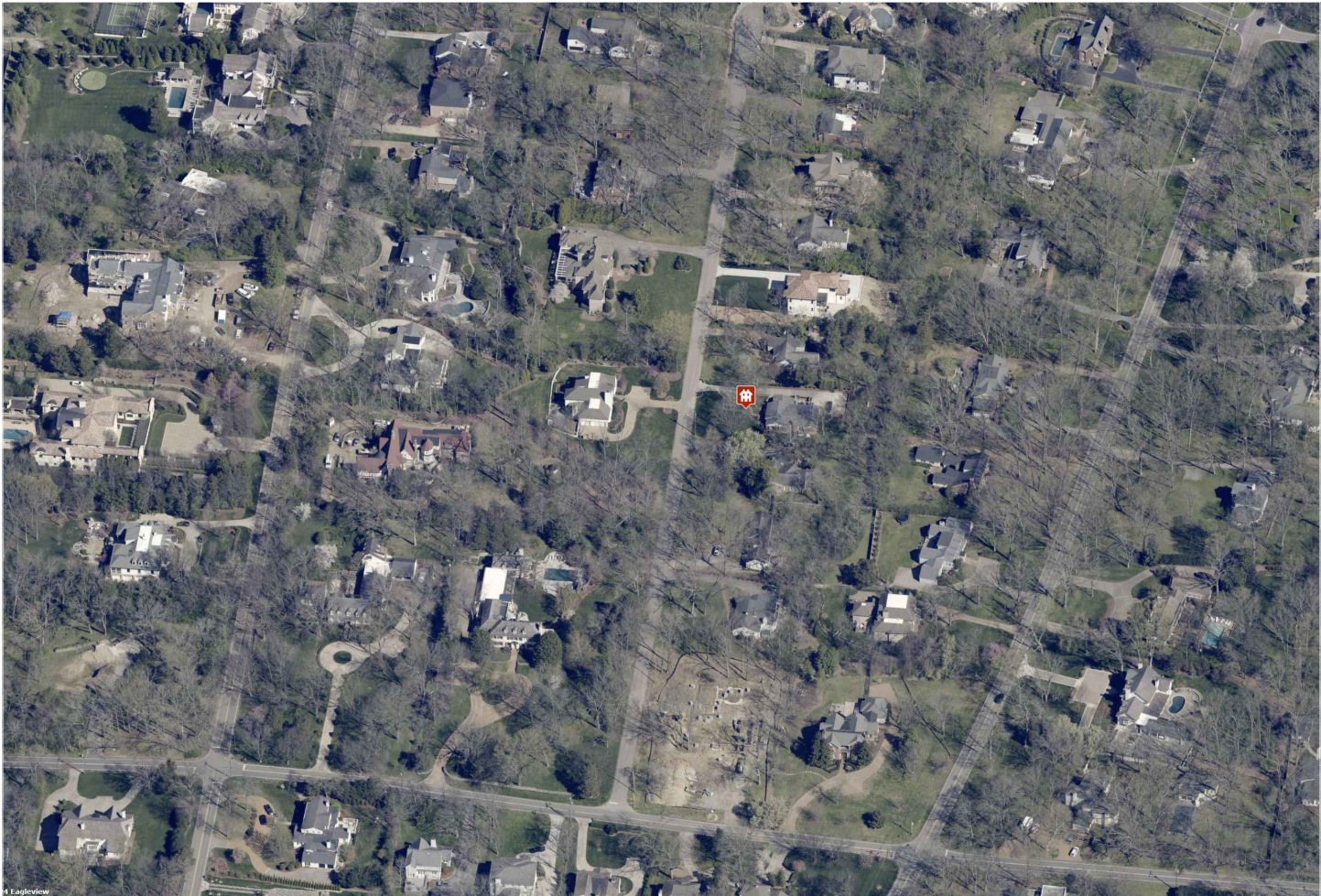
3828 Bedford Avenue phone: 615-383-0442
Nashville, TN 37215 fax: 615-383-4255
FARRIS CONCEPTS IN ARCHITECTURE 2014
The sole intent of these drawings is for the construction of
the residence at the address listed above. Any
reproduction or use of these documents for any other
purpose is strictly prohibited.

C.1-1

DATE: 4-19-24
DRAWN BY: team
REVISIONS:



scale: 132° = 1·0°



Estes
RESIDENCE
630 Royal Oaks Pl
TENNESSEE

Belle Meade

BZA SET
4-19-24

OVERHEAD CONTEXT

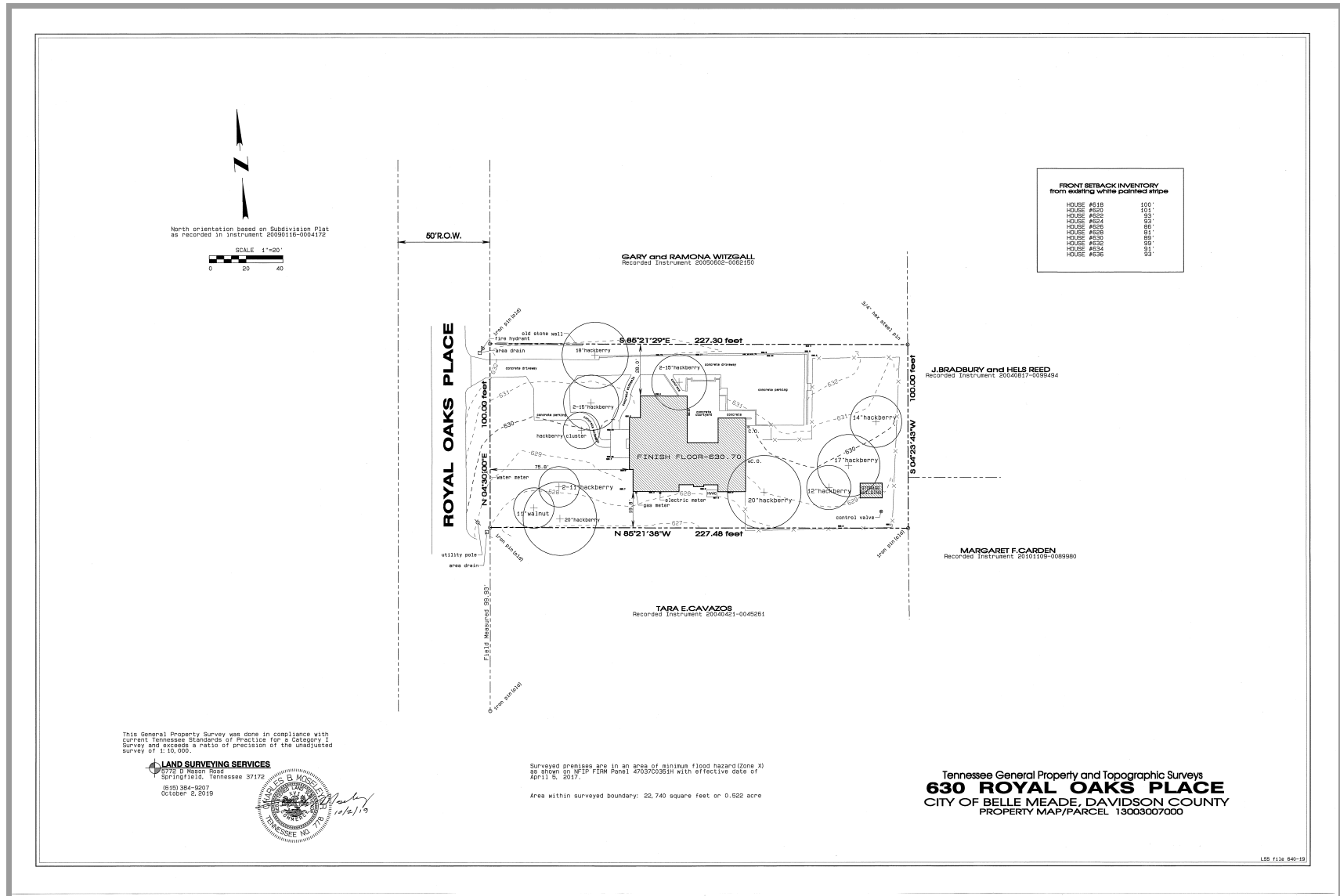


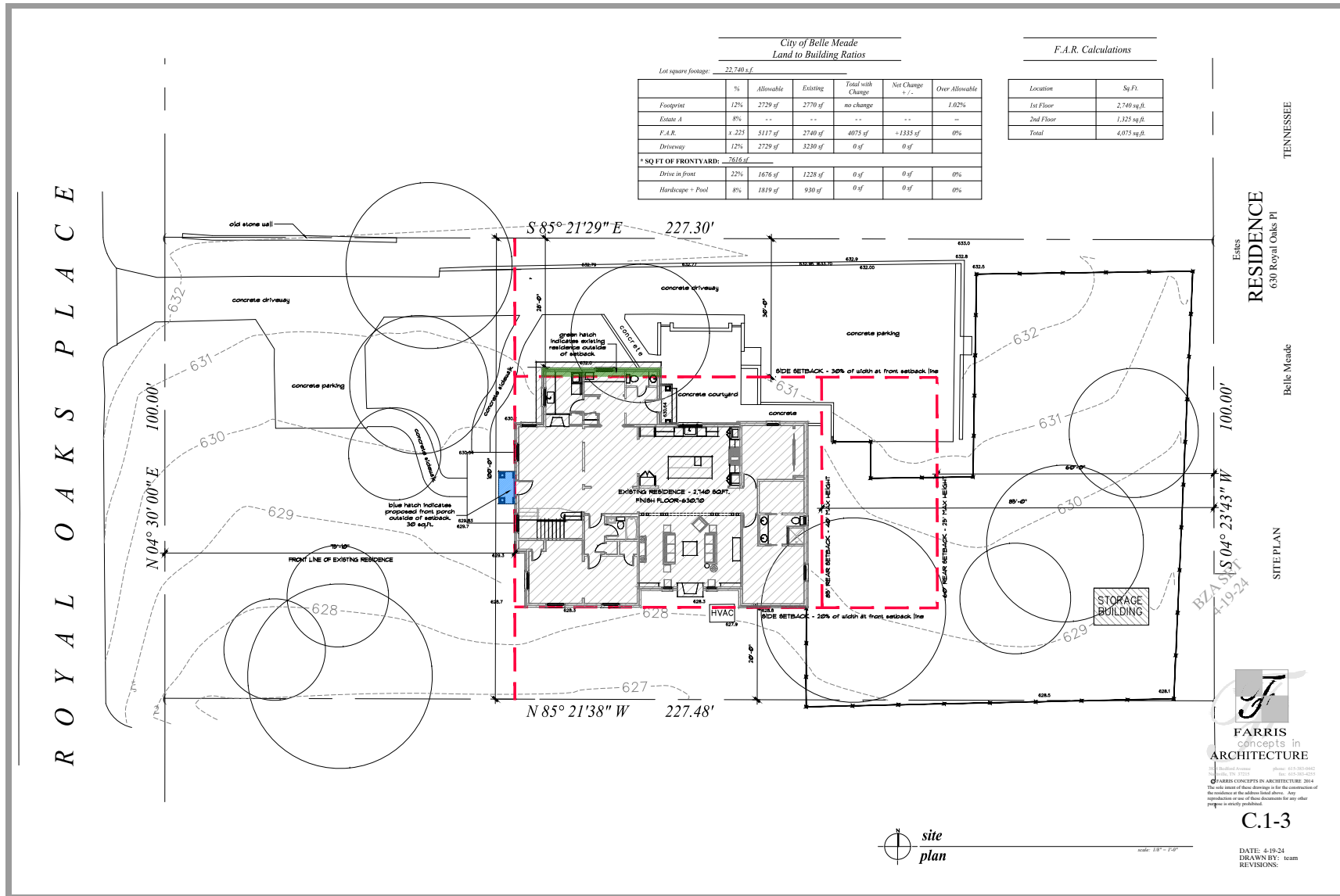
1025 Bedford Avenue
Nashville, TN 37211
Phone: 615-262-0422
Fax: 615-262-0274
© FARRIS CONCEPTS IN ARCHITECTURE 2014
The sole intent of these drawings is for the construction of
the work as shown on the sheets listed above. Any
reproduction or use of these documents for any other
purpose is strictly prohibited.

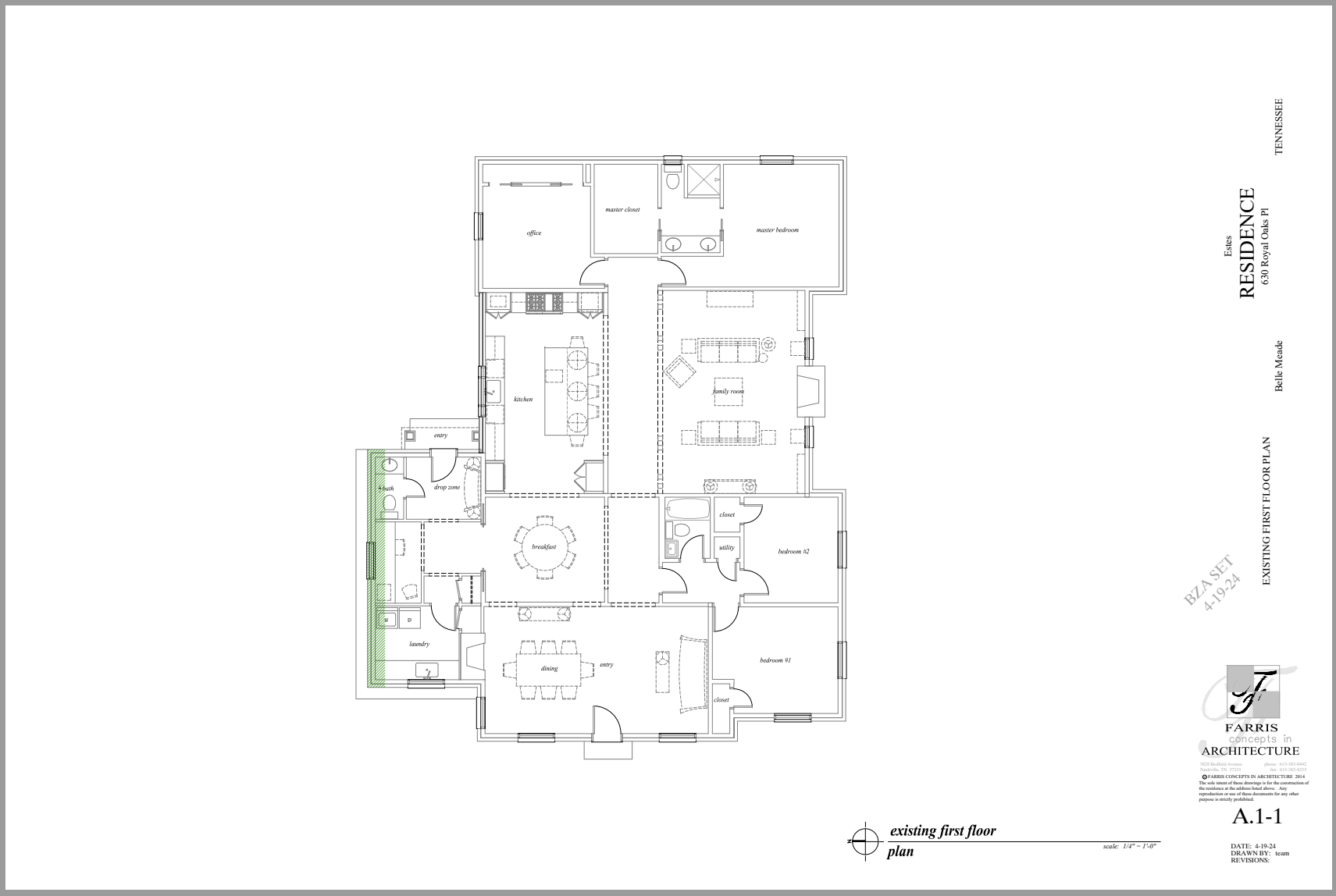
C.1-2

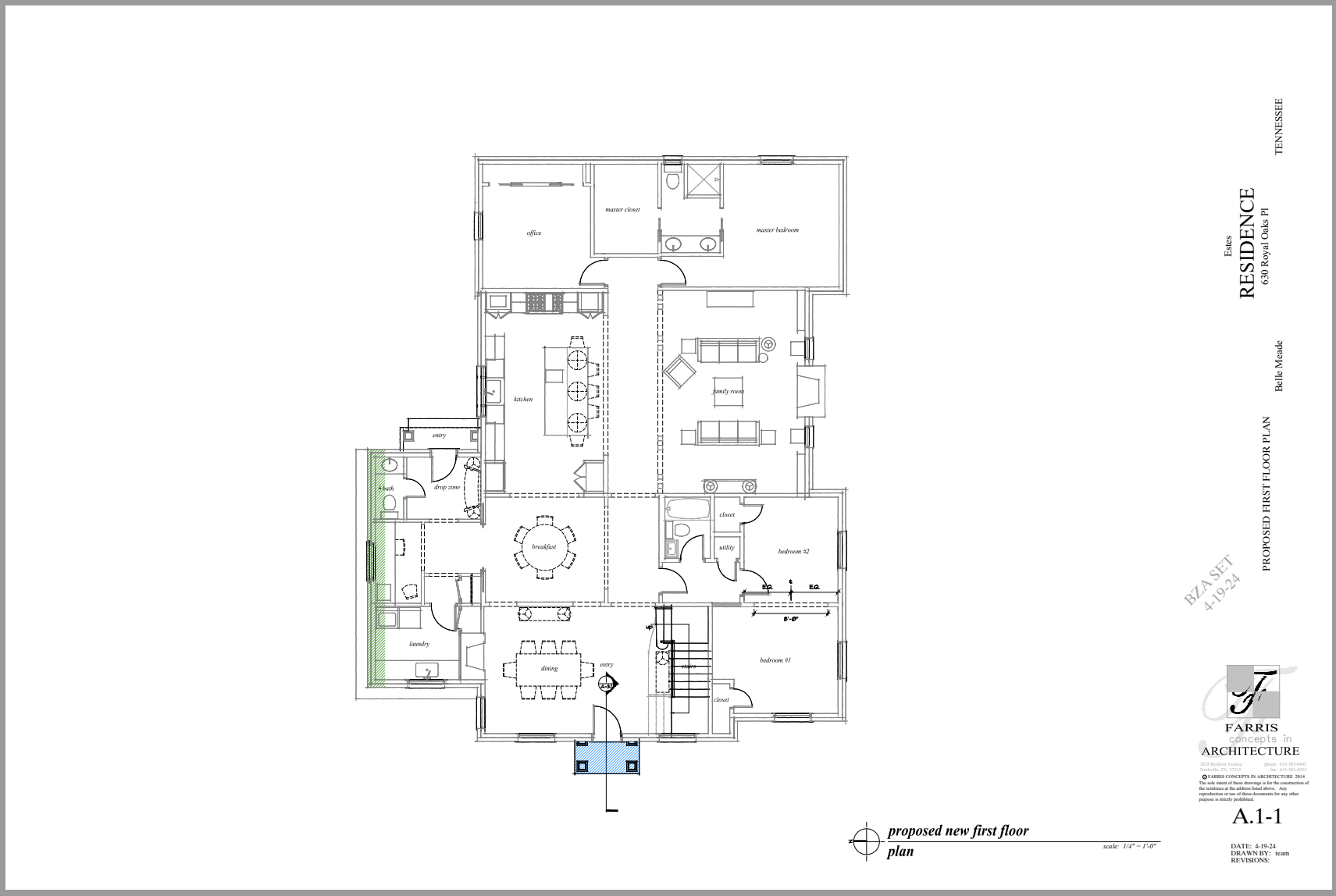
DATE: 4-19-24
DRAWN BY: team
REVISIONS:

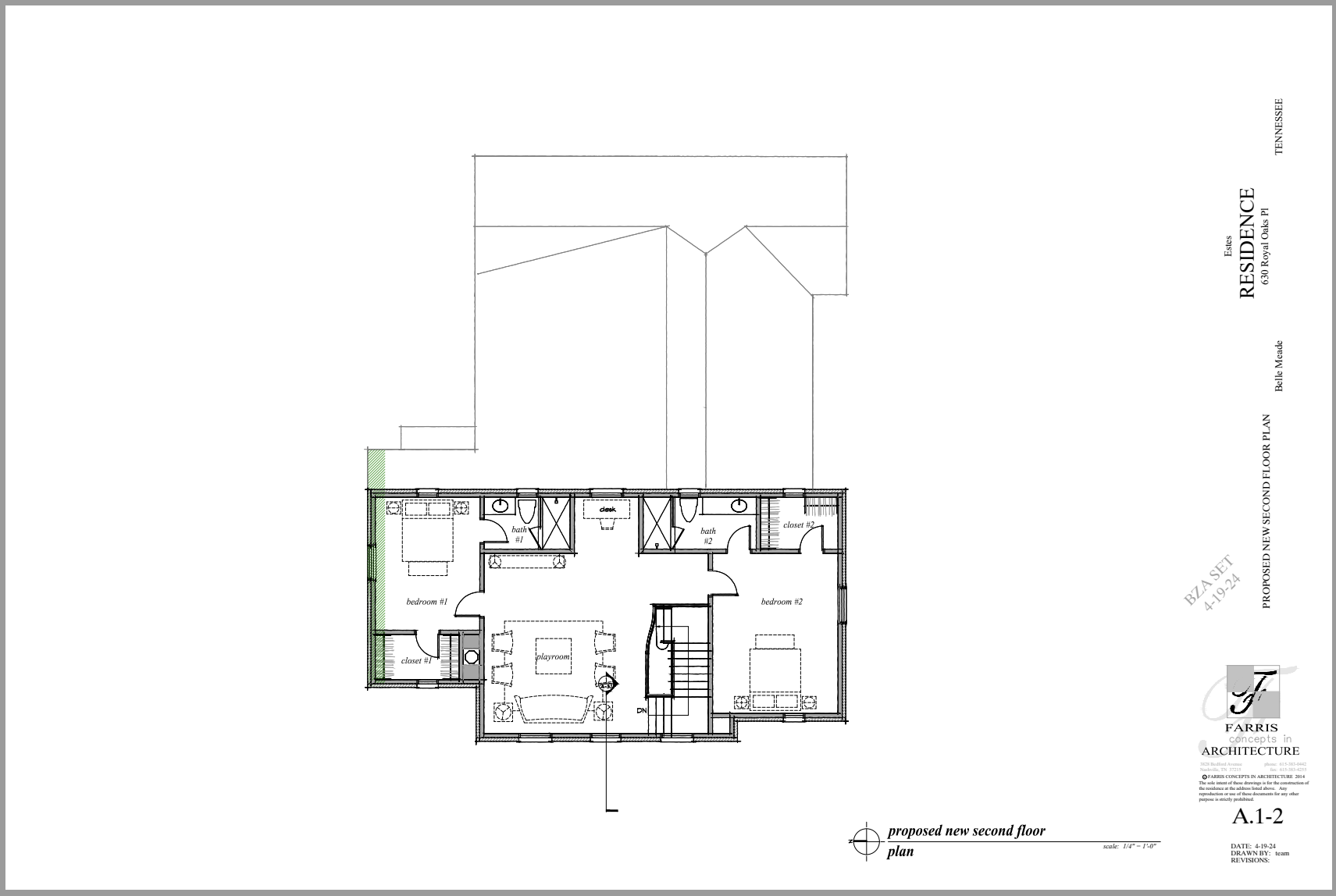
overhead context

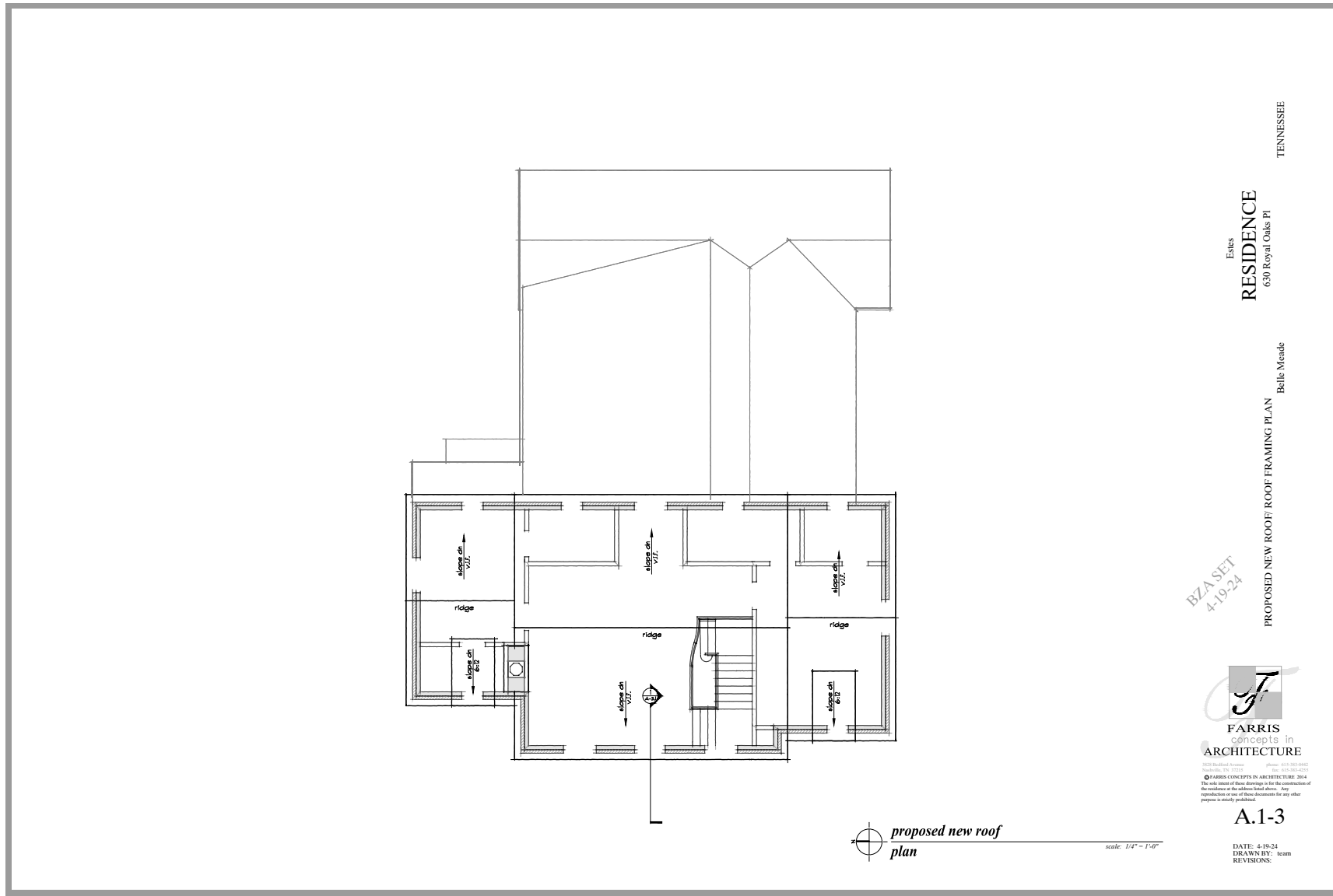




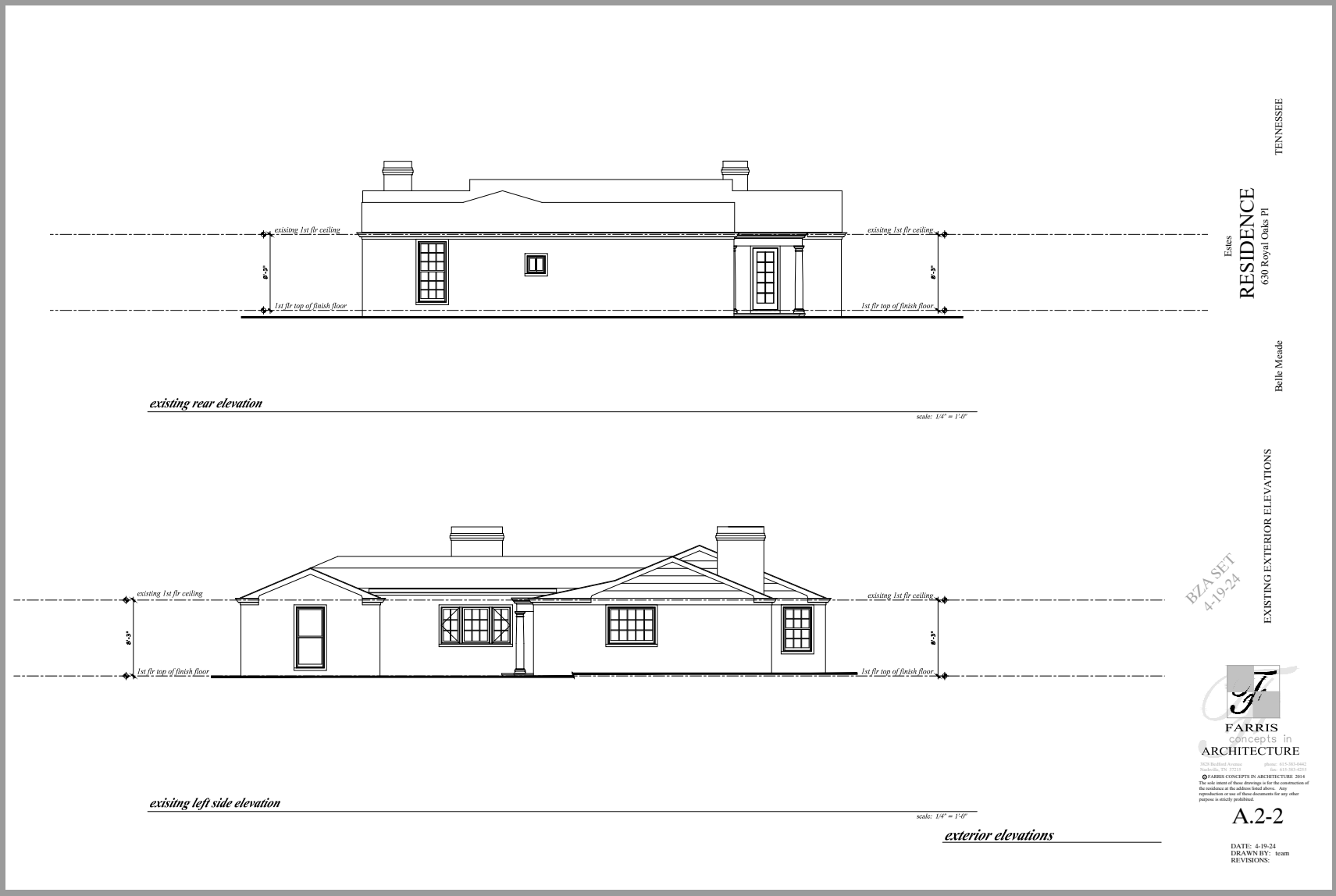




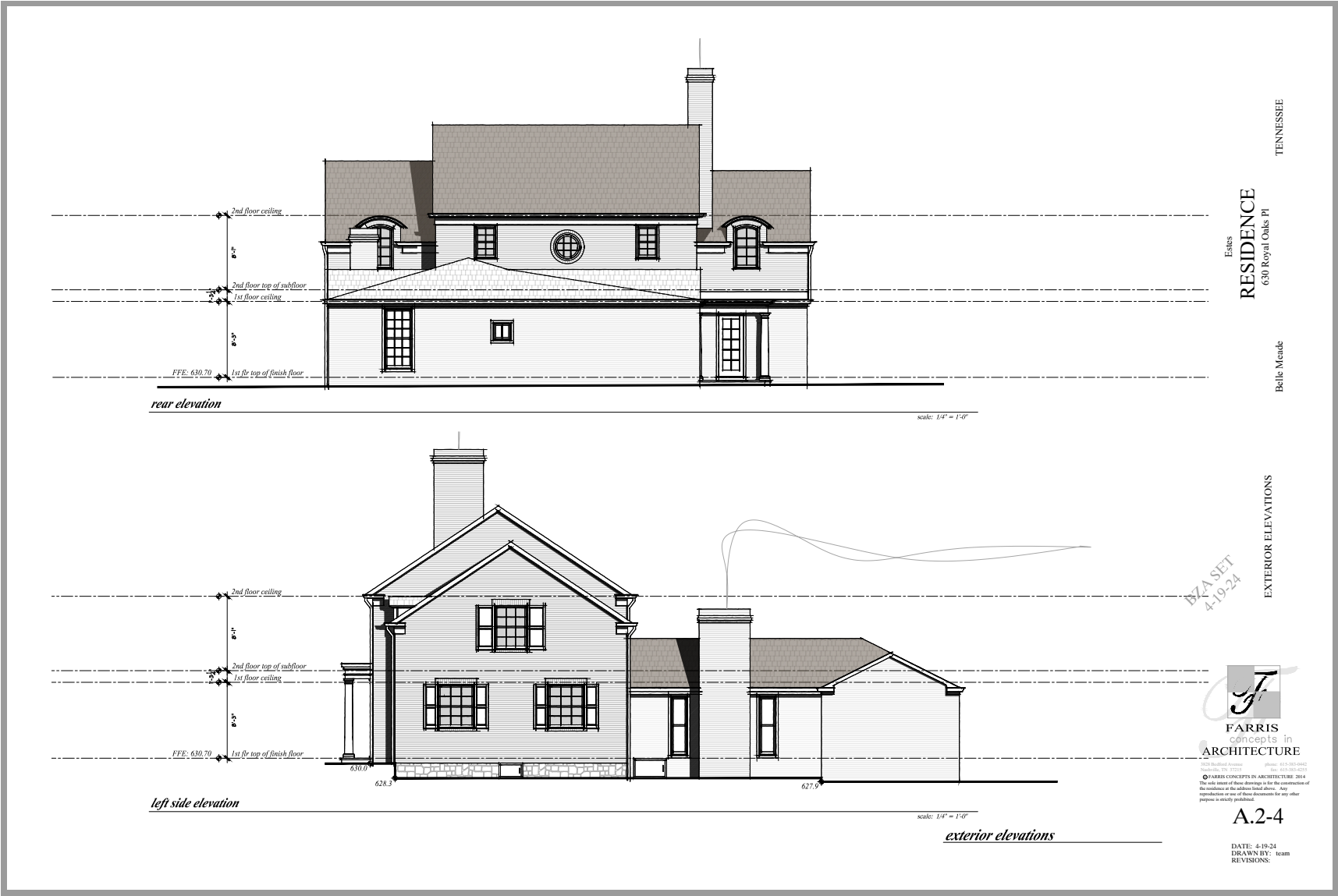


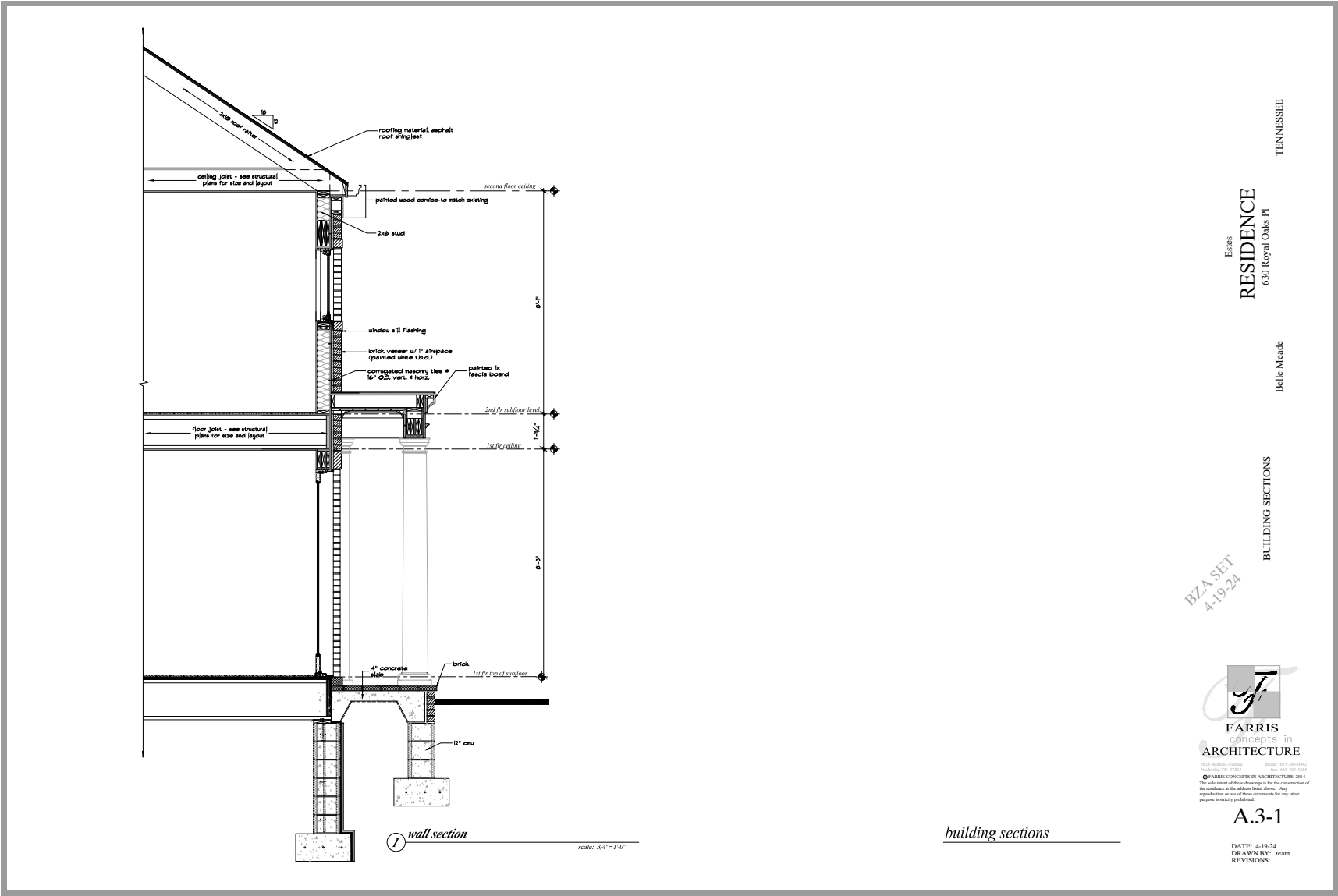














Estes
RESIDENCE
630 Royal Oaks Pl
Tennessee
Belle Meade

BZA SET
4-19-24

RED BRICK EXTERIOR RENDERINGS



FARRIS
concepts in
ARCHITECTURE
1020 Bedford Avenue Nashville, TN 37211 Phone: 615-262-0422 Fax: 615-262-4274

© FARRIS CONCEPTS IN ARCHITECTURE 2014
The sole intent of these drawings is for the construction of the residence at the address listed above. Any reproduction or use of these documents for any other purpose is strictly prohibited.

A.4-1

DATE: 4-19-24
DRAWN BY: jcm
REVISIONS:

*red brick
exterior renderings*



Estes
RESIDENCE
630 Royal Oaks Pl
Tennessee
Belle Meade

BZA SET
4-19-24

PAINED BRICK EXTERIOR RENDERINGS



1020 Bedford Avenue
Nashville, TN 37211
Phone: 615-362-0422
Fax: 615-362-0274
© FARRIS CONCEPTS IN ARCHITECTURE 2014
The sole intent of these drawings is for the construction of the work as shown on the sheets listed above. Any reproduction or use of these documents for any other purpose is strictly prohibited.

A.4-2

DATE: 4-19-24
DRAWN BY: jcm
REVISIONS:

*painted brick
exterior renderings*

Staff Report

Agenda No.: IV.C.
Case No.: BZA 2024-12
Staff: Mary Samaniego, Planning Director
Applicant: Hayes and Houston Estes
Request: Two variances for additions that exceed the front yard setback by 3' and the side yard setback by 1.5'.
Location: 630 Royal Oaks Place

Summary:

The applicants/property owners are requesting variances for two additions that exceed the front yard setback by 3' and the side yard setback by 1.5'. The specific request is to construct an addition of a front porch beyond the front yard setback and a second story addition to a portion of the existing residence that is already slightly outside of the required side yard setback. These additions were heard at the May 2024 Historic Zoning Commission meeting.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.52 acres (22,740 square feet) and the existing residence is 2,740 square feet in size.
2. The residence was originally constructed in 1955 and is architecturally designated as Ranch.
3. The allowable building area per the Zoning Code is 5,117 square feet with 4,075 square feet proposed.
4. The proposed addition of a second story will increase the overall residence area by 1,335 square feet.
5. Per Section 14-204(1)(h), The minimum width of any side yard shall be twenty percent (20%) of the lot width at the front building line: provided, however, that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front set back line, and provided further that, in the case of a lot having an irregular front lot line, the width of the lot shall be measured at the midpoint of the front setback line.
6. The required side yard setbacks from the north property line is 28' and from the south property line is 20'.
7. The existing residence is 26.5' from the north side property line and the proposed addition is within the same setback area.
8. Per Section 14-204(2)(d)(ii), no building shall be erected, reconstructed, or altered so as to project in any manner beyond a line which is distant from the street line the average distance therefrom of the dwelling fronting on the same side of the street within the block,

or else same shall conform with the setback line established in the plan of subdivision previously approved by the Municipal Planning Commission of the City of Belle Meade applicable to the building site.

9. The required front yard setbacks from the edge of pavement on Royal Oaks Place is 90'. The existing residence is 90' from the edge of pavement and the proposed front porch addition is 87' from edge of pavement.

Findings of Fact and Staff Recommendation:

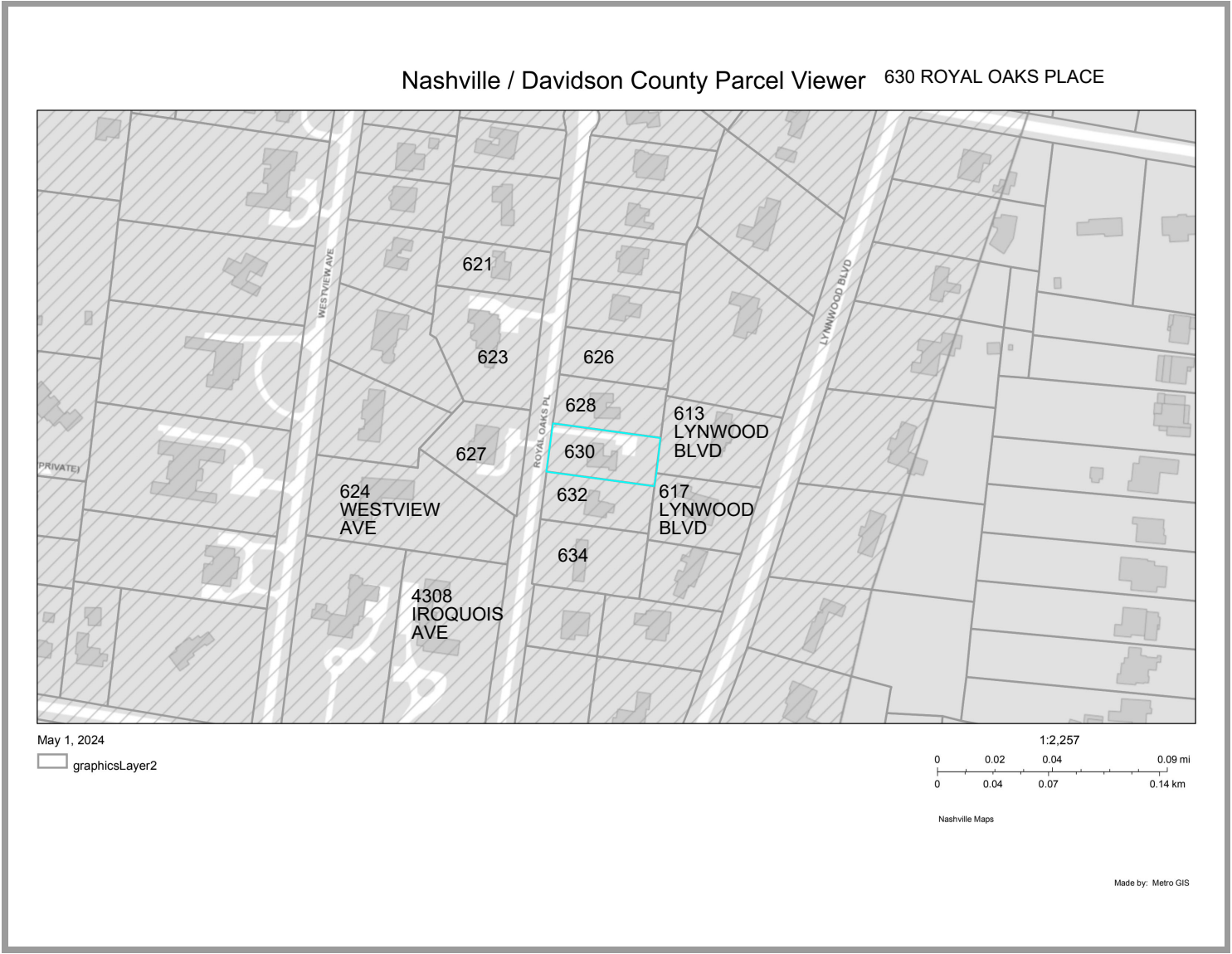
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size, or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

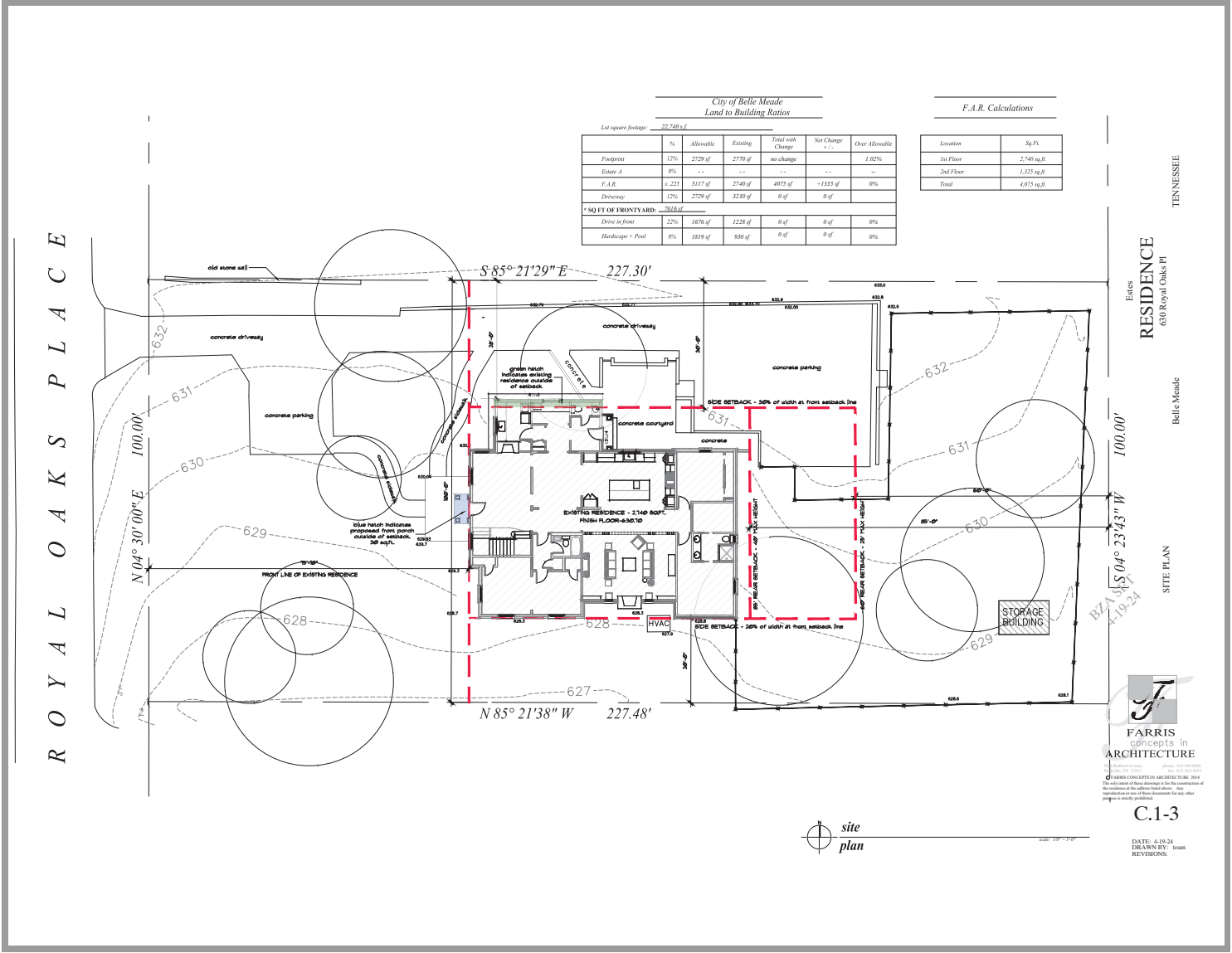
1. The variance shall be granted that will not be a detriment to the public good;
The applicant is proposing to exceed the setbacks that were adopted in the Zoning Ordinance to benefit the public good. However, the proposed addition does not further extend to the farthest edge of the residence closest to the side yard. The addition of an unenclosed front porch onto the existing flat front elevation will not be detrimental to the intent of the front building line setback. Most of the bulk and massing of the residence is within the required setback distance.
2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and
It is staff's professional opinion that the requirement for setbacks is to limit the massing and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. The intent and purpose of these design and bulk provision, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. The proposed variances do meet this intent as they provide for a slight expansion of the residence.
3. The resulting home will not be out of harmony with the other homes in the neighborhood.
Upon review of the existing development pattern within the immediate area, it appears that the surrounding dwellings are of similar scale to the proposed project. However, many of these surrounding dwellings are non-conforming with the side setback standards of the current Zoning Code or were the result of previous Board of Zoning Appeals approvals. Similarly, it is not uncommon to have an unenclosed porch project slightly beyond the front façade of a residence.

Staff recommends approval of the variance request based on the written findings of fact.

Attachments:

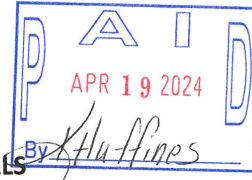
1. Location Map
2. Staff Analysis of Site Plan







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



APPEAL # BZA 2024-13 APPEAL FEE: \$500

APPLICANT (Owner's Name) Steve & Lyn Cates PHONE # (615) 812-2177

APPLICANT EMAIL ADDRESS scates@catesbuilders.com

PROPERTY ADDRESS: 215 Lynwood Terrace

REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: Small expansion (40sq.ft.) of master closet

PROJECT CALCULATIONS

LOT SQ. FT: 54,504	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	6,528	4,904	closet: 40 addition: 1,481	0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	10,663	5,878	7,407	0
FRONT YARD AREA	12,998	12,998	12,998	0
TOTAL DRIVEWAY AREA	6,528	4,975	5,158	0
DRIVEWAY IN FRONT YARD AREA	2,857	1,695	1,695	0
HARDSCAPE AREA	4,352	3,240	3,170	0
POOL AREA	1,088 s.f.	684	684	0
F.A.R. = LOTS < 40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 = 10,663 s.f.				

Complete Check List

- ☐ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☐ Site plan (1 inch = 30 feet)
- Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

The existing historical residence was built before the current ordinance was established. The proposed master closet addition is within setback or envelope established by the existing residence.

How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

The location of the master suite was established by the residence when designed/built in 1922. The master suite is outside set back. Applicant would like to bring closet up to modern living standards. Expanding the closet within setback would require reworking the master bath.

How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

The proposed small master closet expansion is within the envelope & set backs established by the existing residence. A variance for this addition would not cause the house to encroach any closer to any neighbor.

How would the resulting construction not be out of harmony with other homes in the neighborhood?

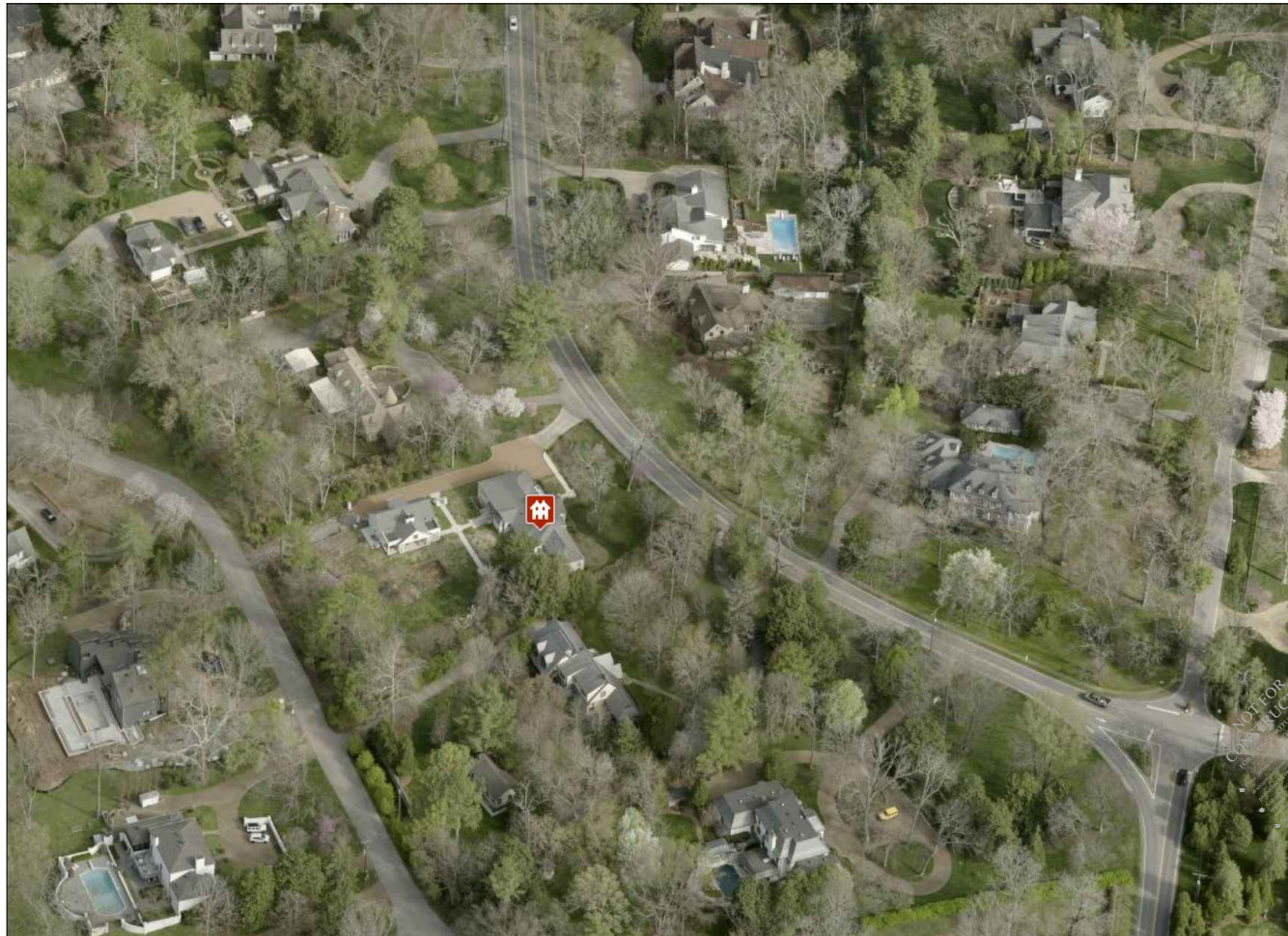
The addition would match the existing character and materials of this historic home and would not be in conflict with the other homes or context of the neighborhood.

SIGNATURE: Ron Farris (Owner/Agent) **DATE:** 4-19-24

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org







CATES RESIDENCE
215 Lywood Terrace
NASHVILLE
TENNESSEE

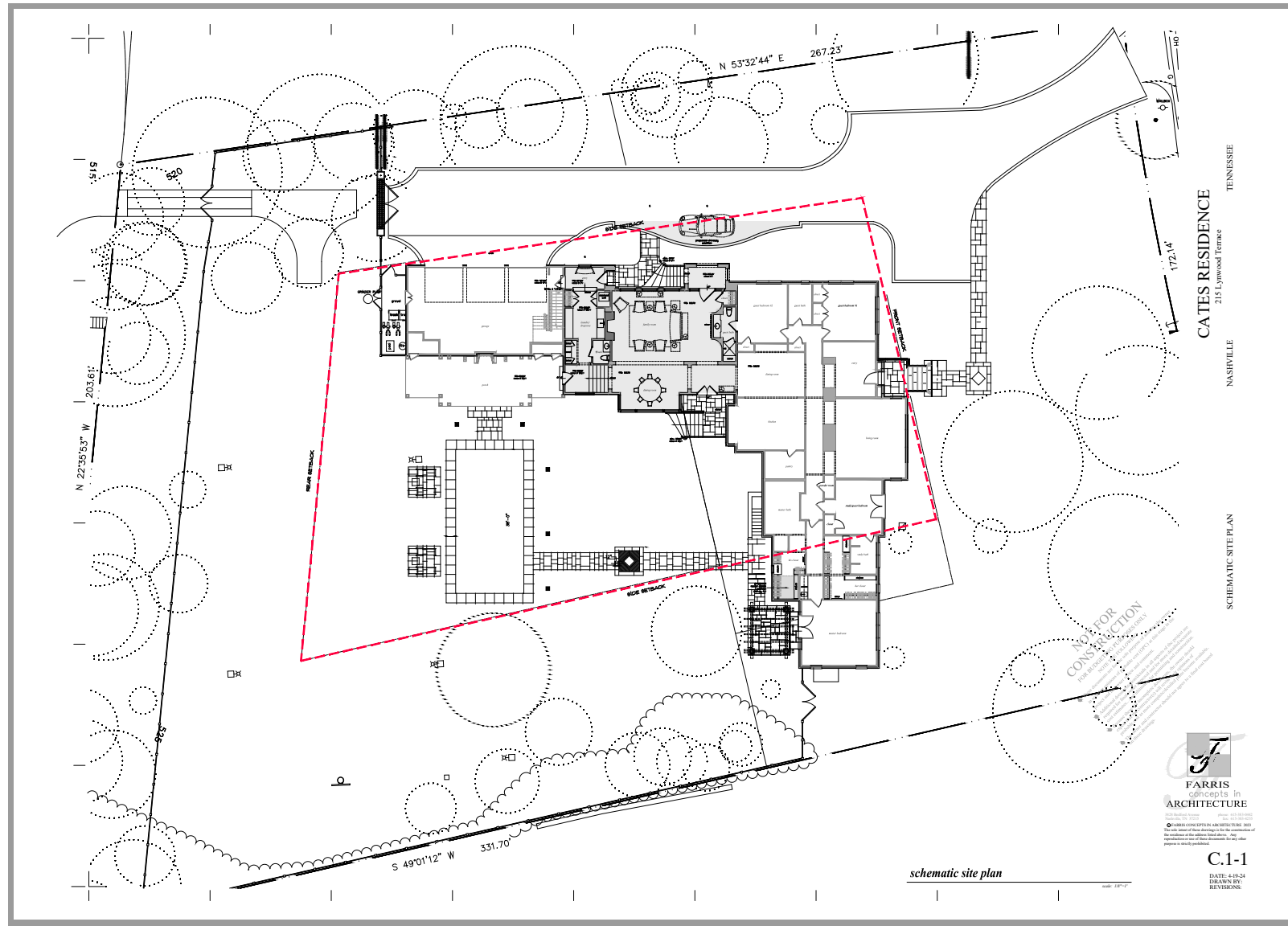
OVERHEAD CONTEXT

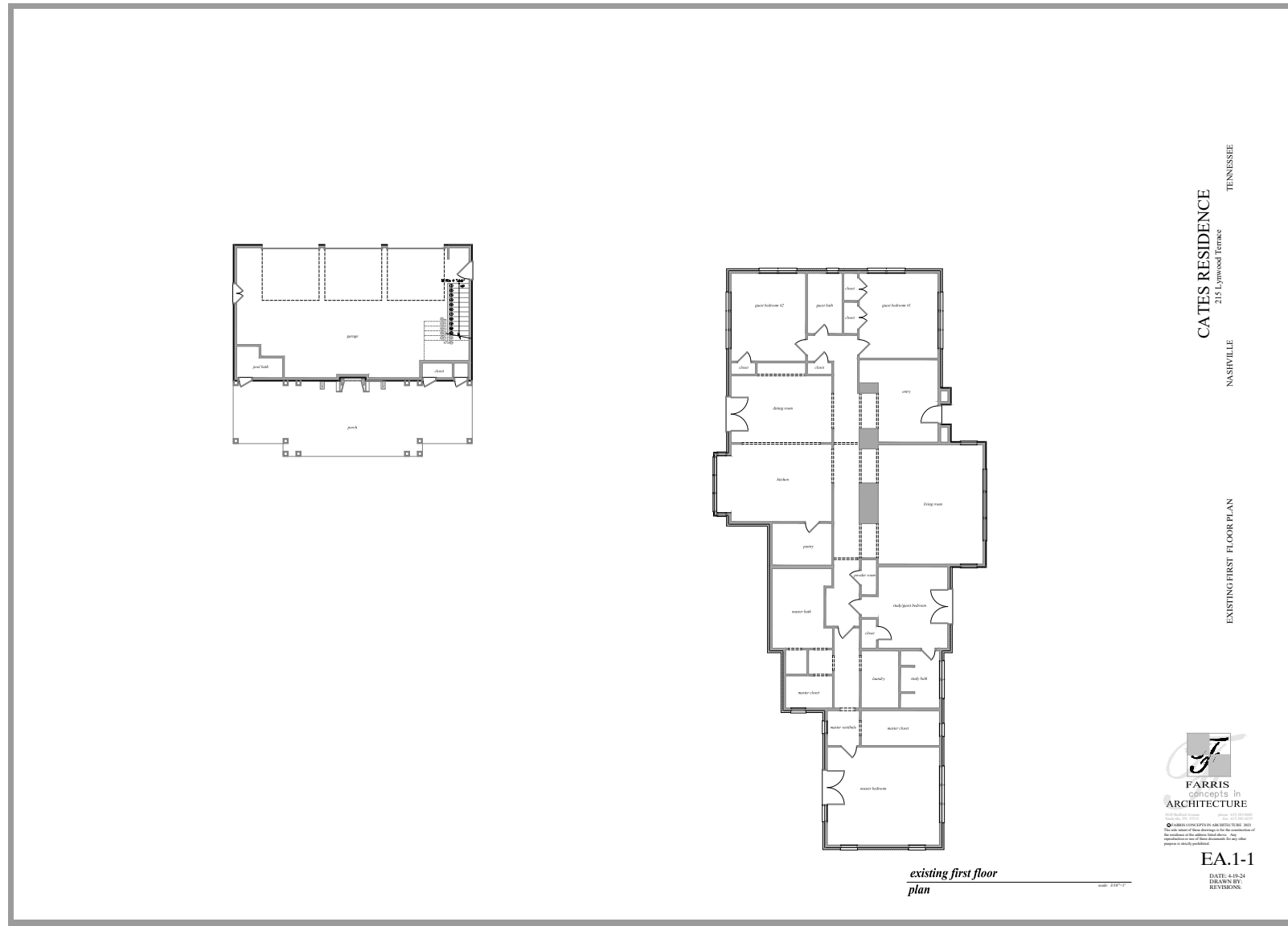
NOT FOR
CONSTRUCTION

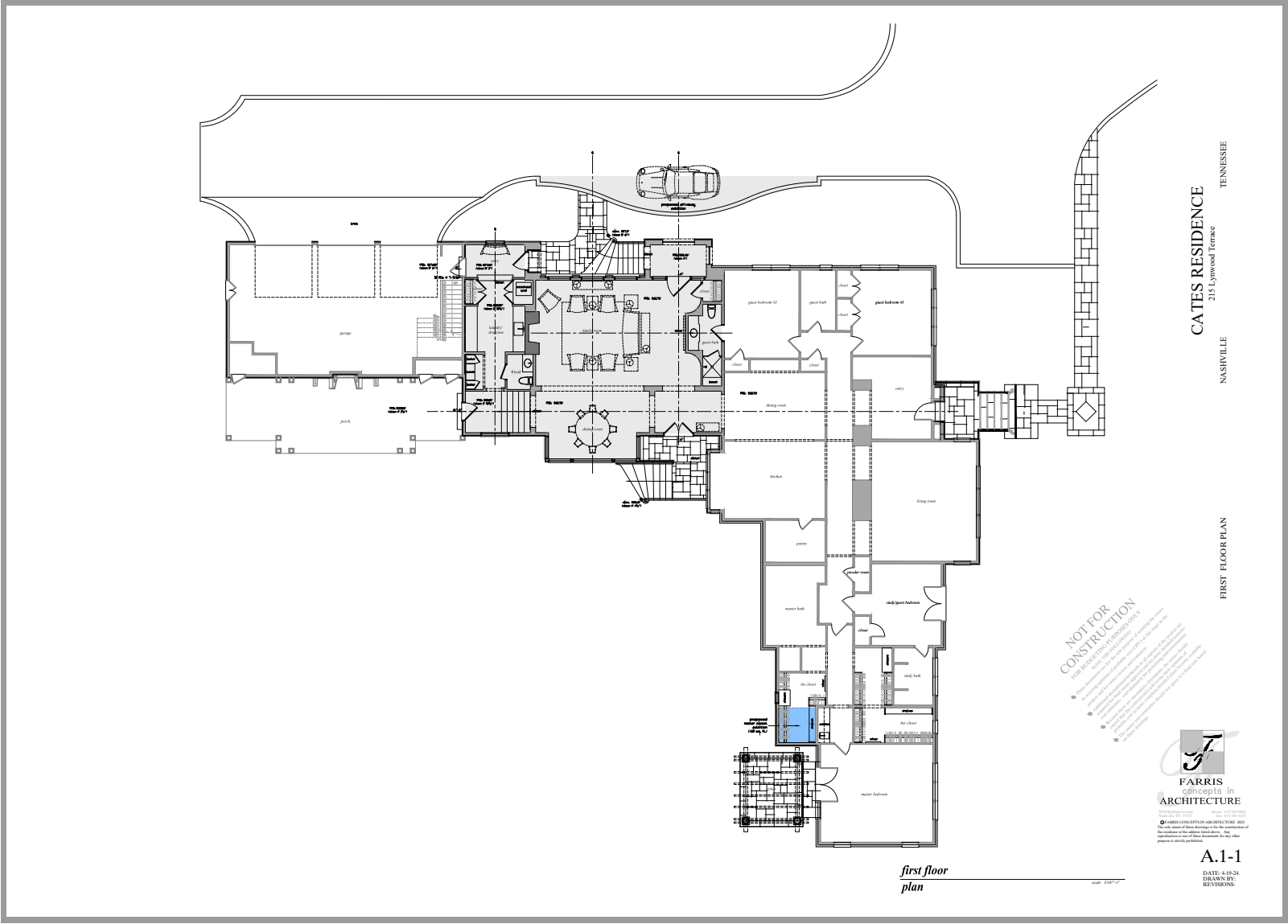
FARRIS
CONCEPTS in
ARCHITECTURE
1111 17th Avenue South, Suite 100
Nashville, TN 37203
Phone: 615.259.0001
Fax: 615.259.0002
©2008 CONCEPTS IN ARCHITECTURE, INC. All
rights reserved. No part of this drawing may be
reproduced or transmitted in any form or by
any means, electronic or mechanical, including
photocopying, recording, or by any information
storage and retrieval system, without the
written permission of the architect.

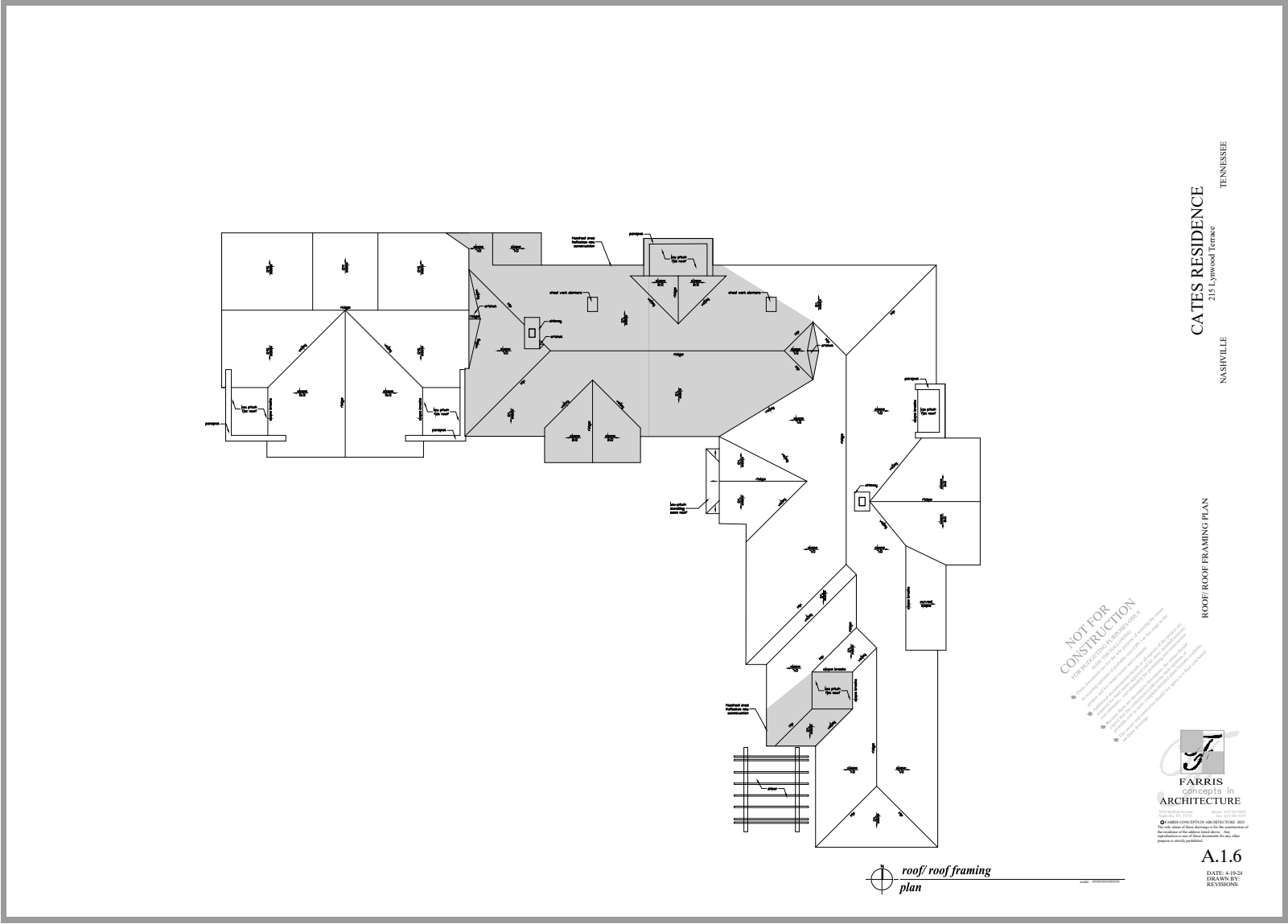
C.1-2
DATE: 4-19-24
DRAWN BY:
REVISIONS:

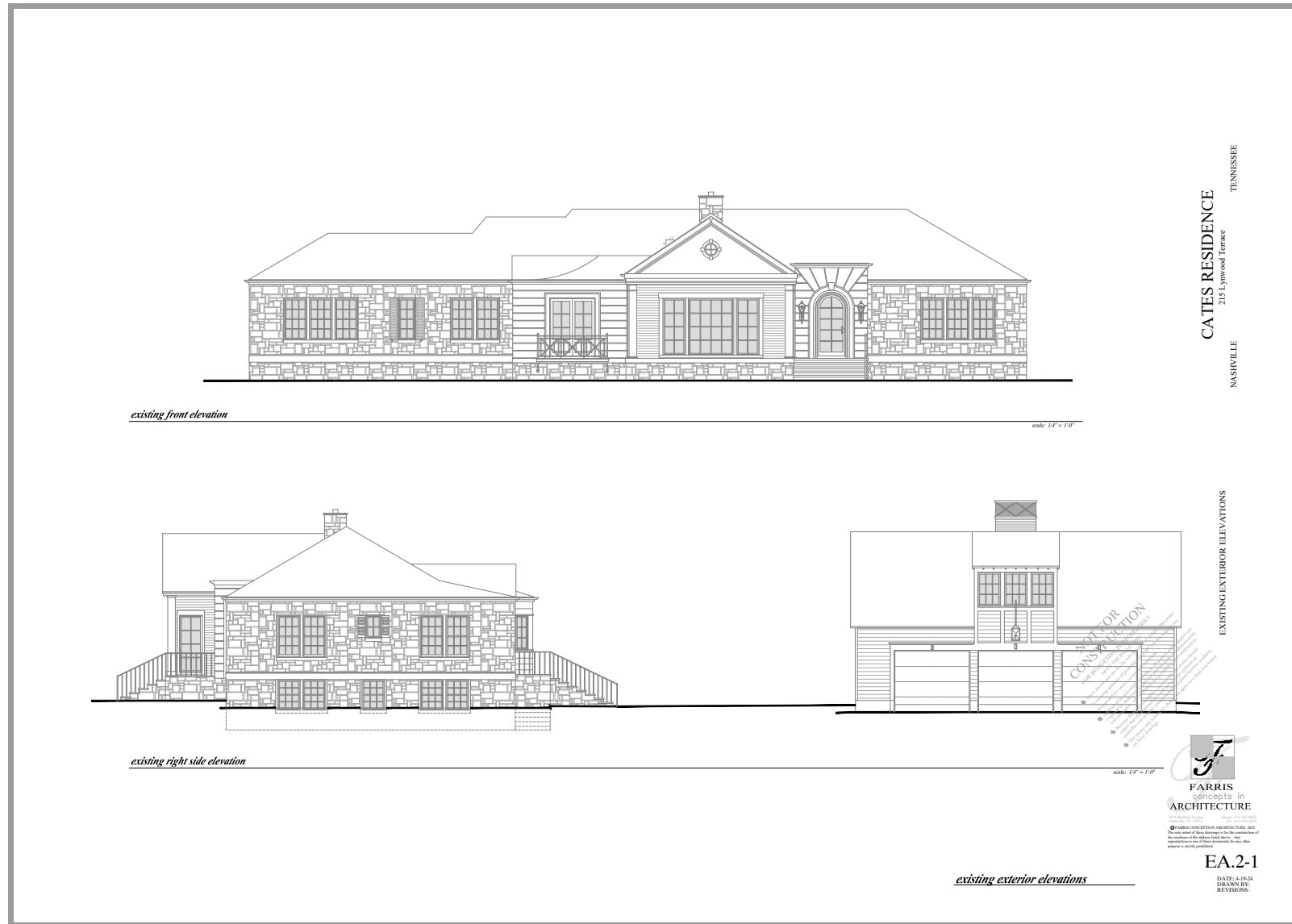
overhead context



















front elevation



right side elevation



rear elevation



left side elevation

existing residence imagery

CATES RESIDENCE
215 Lywood Terrace
NASHVILLE
TENNESSEE

EXISTING RESIDENCE IMAGERY



A.2-3
DATE: 4/18/24
DRAWN BY:
REVISIONS:

Staff Report

Agenda No.: IV.D.
Case No.: BZA 2024-13
Staff: Mary Samaniego, Planning Director
Applicant: Steve and Lyn Cates
Request: A variance for an addition that exceeds the side yard setback by 13'.
Location: 215 Lynwood Terrace

Summary:

The applicants/property owners are requesting for an addition that exceeds the side yard setback by 13'. The specific request is to construct an addition to a portion of the existing residence that is already well outside of the required side yard setback. This addition with other new construction was heard at the May 2024 Historic Zoning Commission meeting.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 1.25 acres (54,504 square feet) and the existing residence is 5,878 square feet in size.
2. The residence was originally constructed in 1925 and is architecturally designated as a Neoclassical Ranch.
3. The allowable building area per the Zoning Code is 10,663 square feet with 7,407 square feet proposed.
4. The allowable building footprint of 6,528 square feet with 6,425 square feet proposed.
5. The proposed addition that is subject to the variance request will increase the overall residence area by 40 square feet.
6. Per Section 14-204(1)(h), The minimum width of any side yard shall be twenty percent (20%) of the lot width at the front building line; provided, however, that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front set back line, and provided further that, in the case of a lot having an irregular front lot line, the width of the lot shall be measured at the midpoint of the front setback line.
7. The required side yard setbacks from the north property line is 37' and from the south property line is 55'.
8. The existing residence is 20' from the side property line and the proposed addition (under 25' in height) is 42' from the southern side property line.

Findings of Fact and Staff Recommendation:

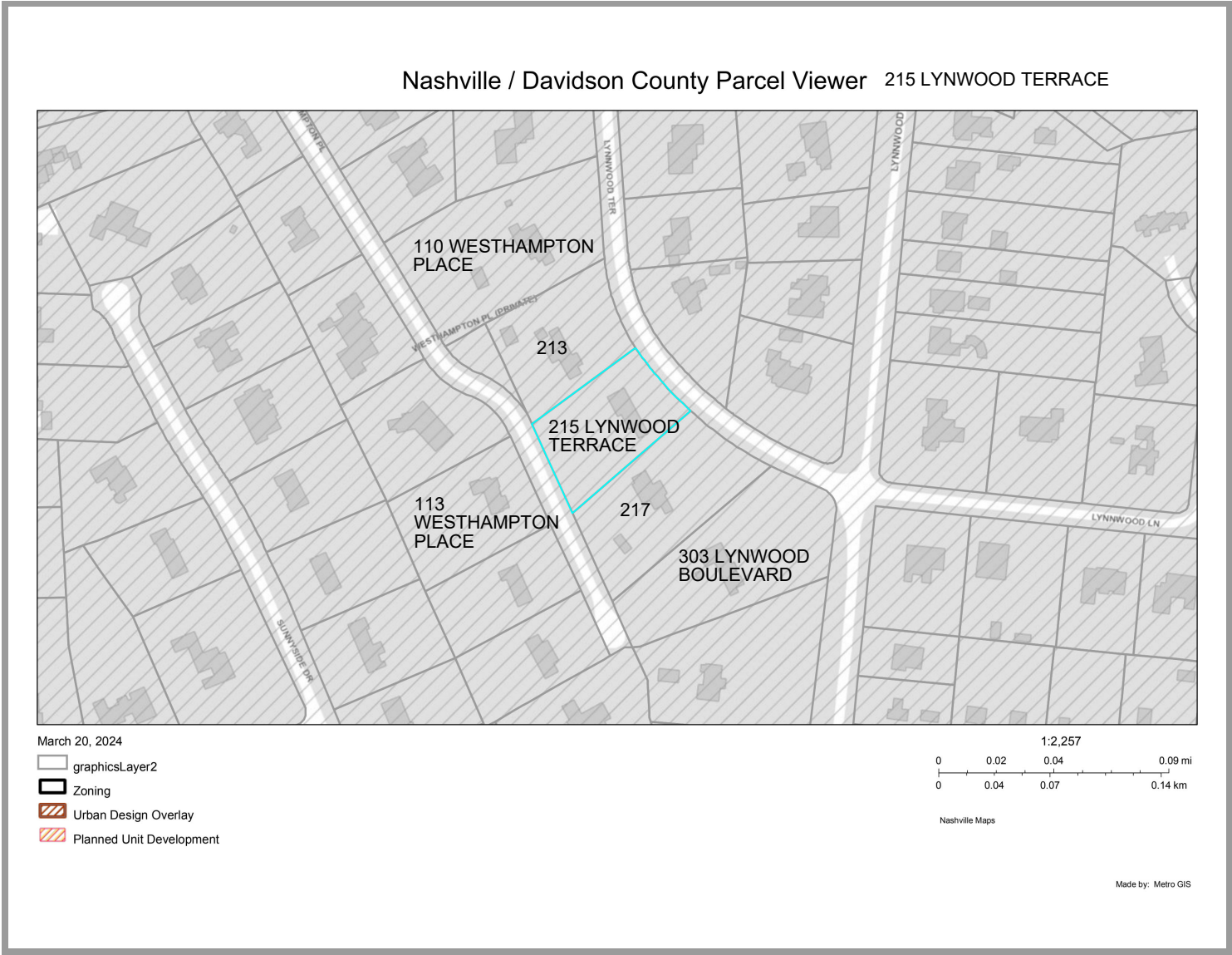
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size, or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

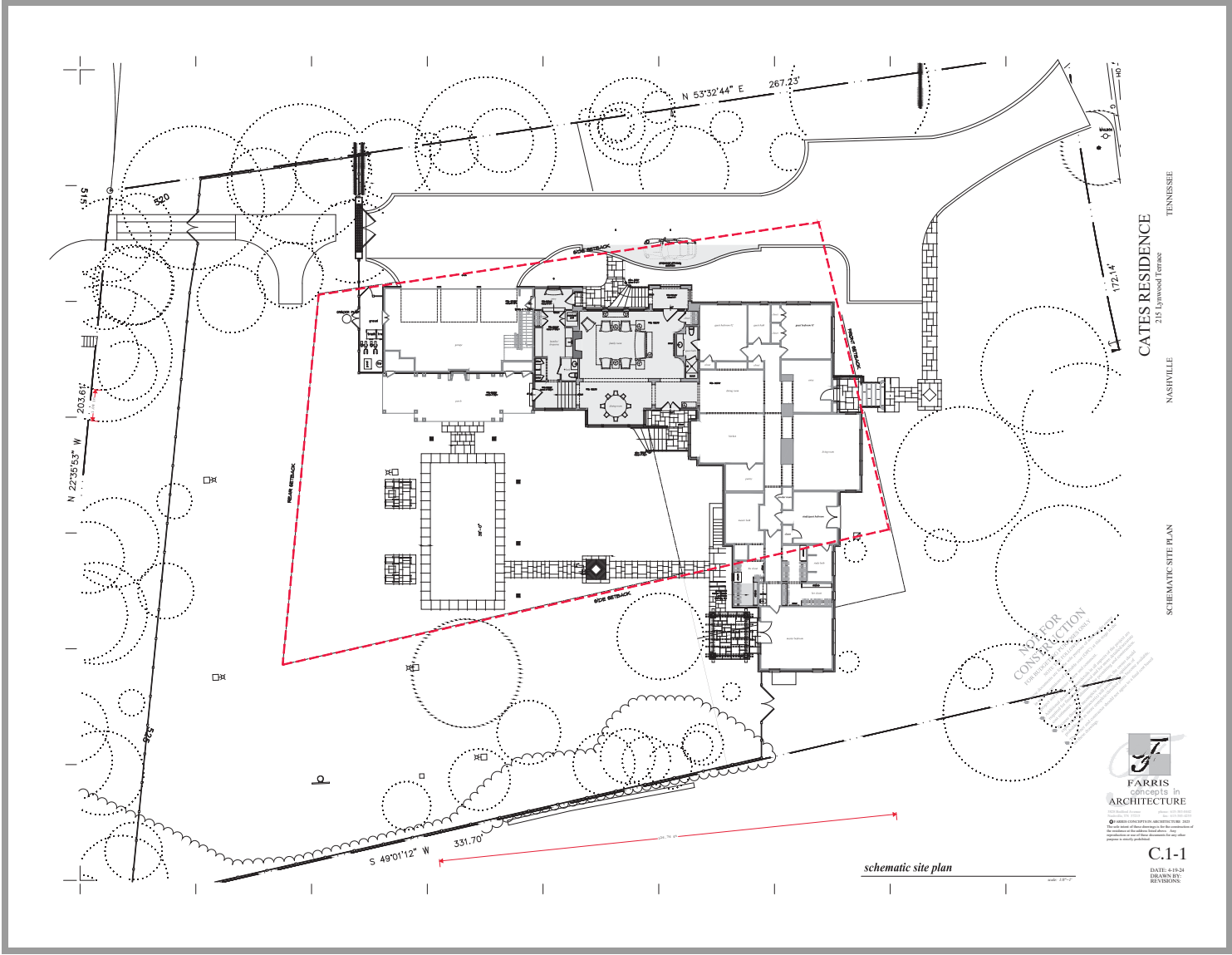
1. The variance shall be granted that will not be a detriment to the public good;
The applicant is proposing to exceed the setbacks that were adopted in the Zoning Ordinance to benefit the public good. However, the proposed 40 square feet addition does not further extend to the farthest edge of the residence closest to the side yard. Similarly, the addition is within the rear of the residence only visible from the property's backyard.
2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and
It is staff's professional opinion that the requirement for setbacks is to limit the massing and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. The intent and purpose of these design and bulk provision, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. The proposed variance does meet this intent as it provides for a slight expansion of a historic residence.
3. The resulting home will not be out of harmony with the other homes in the neighborhood.
Upon review of the existing development pattern within the immediate area, it appears that the surrounding dwellings are of similar scale to the proposed project. However, many of these surrounding dwellings are non-conforming with the side setback standards of the current Zoning Code or were the result of previous Board of Zoning Appeals approvals.

Staff recommends approval of the variance request based on the written findings of fact.

Attachments:

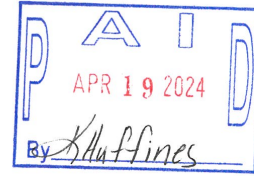
1. Location Map
2. Staff Analysis of Site Plan







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



APPEAL # BZA2024-14

APPEAL FEE: \$300.00

*Online
Payment*

APPLICANT (Owner's Name) Hoogland, Keith & Susa PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: 116 Jackson Blvd. Nashville, TN 37205

REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: The new proposed path of the pool enclosure is significantly shorter as well as less invasive to the site than what was previously approved. This new path is attached to the east side of the orangery and the follows the stepping stones down the slope. It then ties into the same path that was previously approved and wraps around the back side of the detached garage. The pool enclosure then becomes a masonry wall connecting the detached garage to the guest house. From there the existing carport will be retrofitted with wrought iron fence and gates that attaches back to the main body of the house.

PROJECT CALCULATIONS

LOT SQ. FT: 296,644 sf	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA				
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)				
FRONT YARD AREA				
TOTAL DRIVEWAY AREA	35,597 sf	11,930 sf	12,164 sf	0%
DRIVEWAY IN FRONT YARD AREA	26,237 sf	4,062 sf	4,062 sf	0%
HARDSCAPE AREA	23,751 sf	3,679 sf	13,301 sf	0%
POOL AREA (accessory area)	49,497 sf	N/A	0 sf	0%
F.A.R. = LOTS < 40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

- ☐ Survey (signed and sealed by a registered surveyor) of lot and topographic contours
- ☐ Site plan (1 inch = 30 feet)
 - Show existing and proposed structures
 - Building envelope
 - Show all topographic elevations, existing grade, finished grade, Finished Floor Elevations

Variance Approval Criteria

What special circumstances or conditions apply to the building or land by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property?

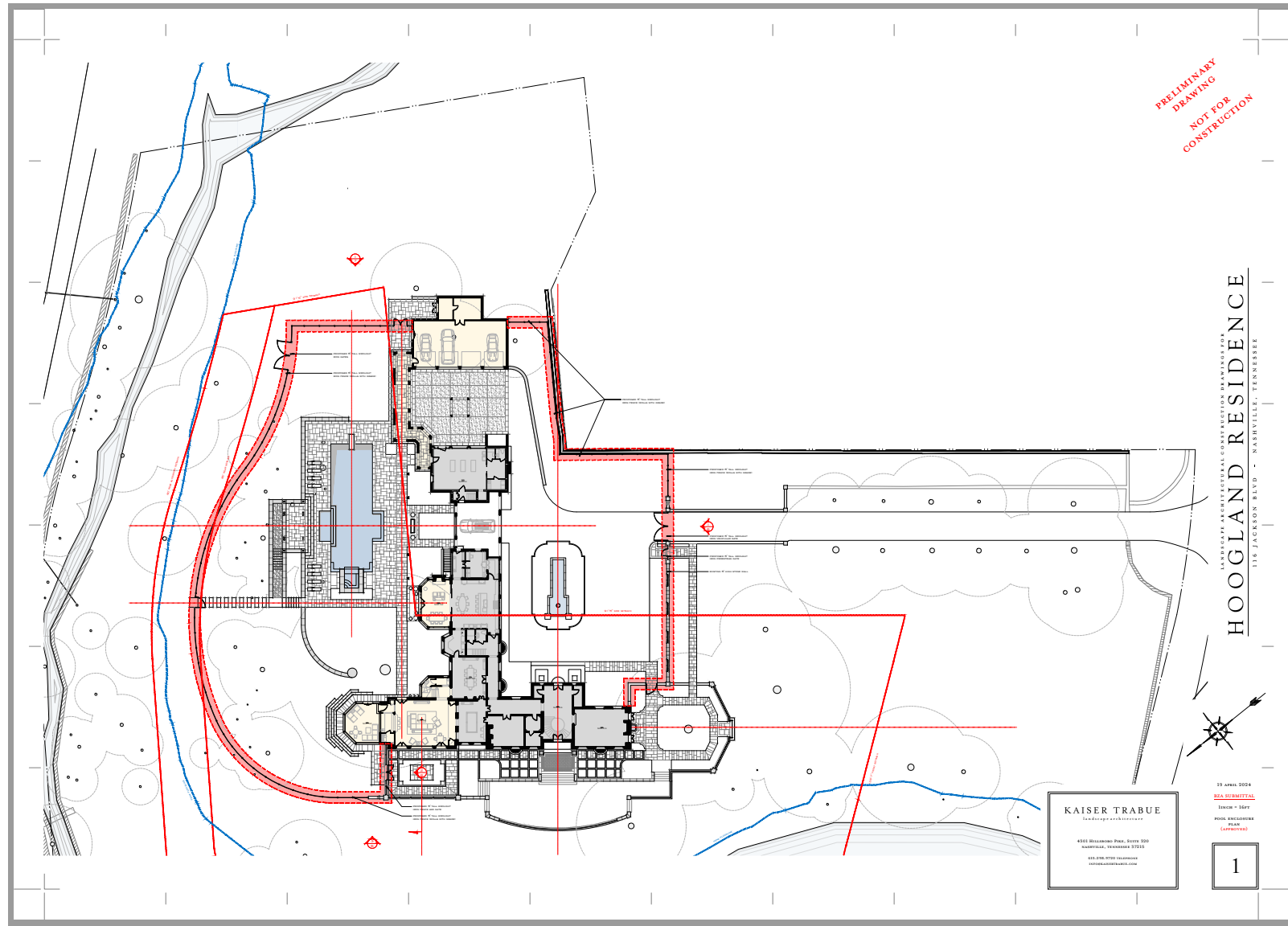
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

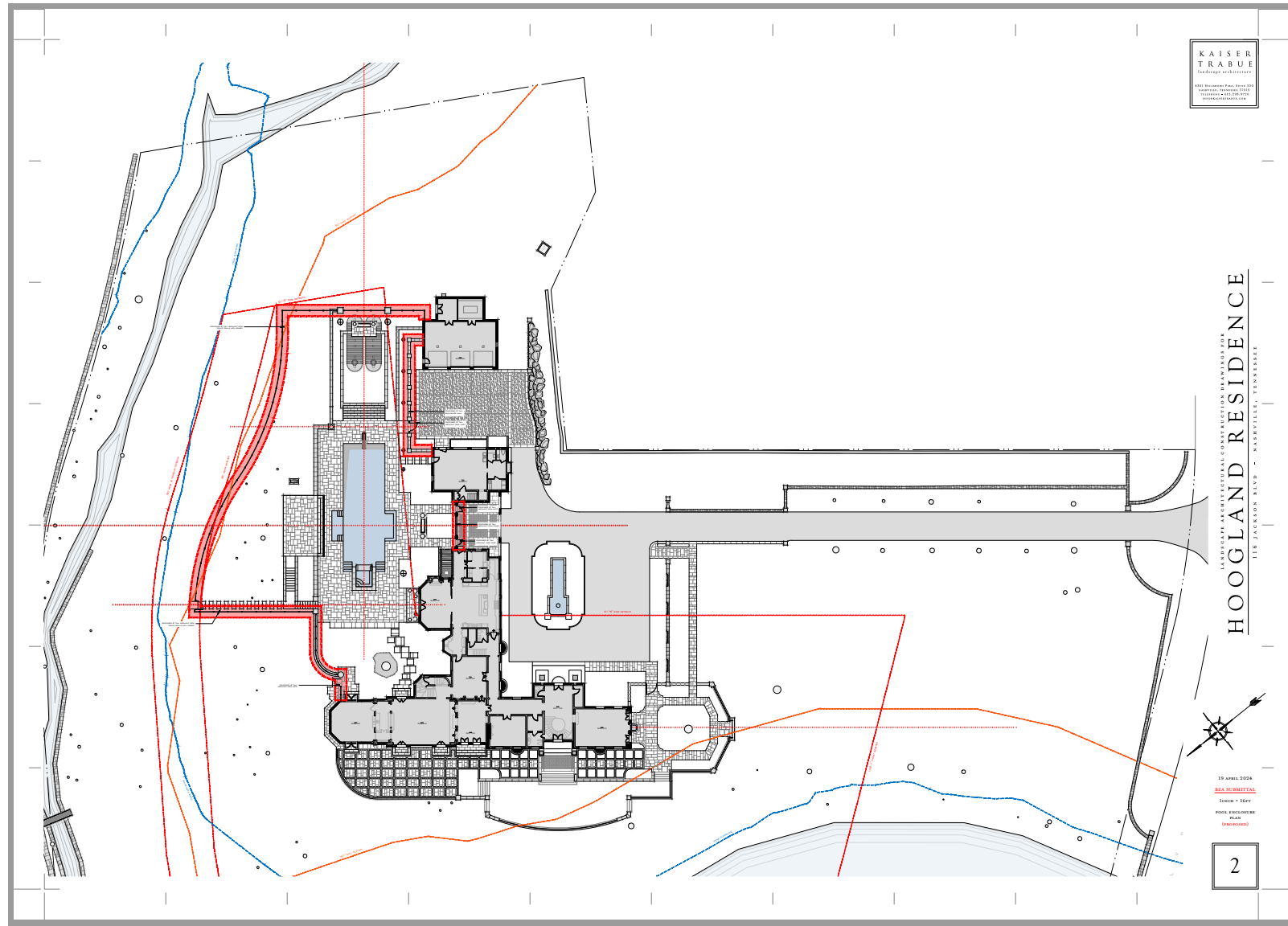
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

How would the resulting construction not be out of harmony with other homes in the neighborhood?

SIGNATURE: Clay Trabue (Owner/Agent) **DATE:** 04/19/2024

Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org







ORANGERY GATE & FENCE - MODEL VIEW



ORANGERY GATE & FENCE - MODEL VIEW



ORANGERY GATE & FENCE - MODEL VIEW



ORANGERY GATE & FENCE - MODEL VIEW

KAISER
TRABUE
landscape architecture
4401 HOLLYWOOD BLVD., SUITE 100
NASHVILLE, TENNESSEE 37204
615.259.1100
www.kaisertrabue.com

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR
HOOGLAND RESIDENCE
115 JACKSON BLVD. - NASHVILLE, TENNESSEE



19 APRIL 2024
FINAL SUBMITTAL
PHOTO RENDERINGS
GATE WOODS VIEWS

3



BREEZEWAY GATE & FENCE - MODEL VIEW



BREEZEWAY GATE & FENCE - MODEL VIEW



BREEZEWAY GATE & FENCE - MODEL VIEW



BREEZEWAY GATE & FENCE - MODEL VIEW

KAISER
TRABUE
landscape architecture

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR
HOOGLAND RESIDENCE
115 JACKSON BLVD - NASHVILLE, TENNESSEE

19 APRIL 2024
BZASUBMITTAL
PHOTO RENDERINGS
GATE MOVED VIEW

4



MOTORCOURT GATE & WALL - MODEL VIEW



MOTORCOURT GATE & WALL - MODEL VIEW



MOTORCOURT GATE & WALL - MODEL VIEW



MOTORCOURT GATE & WALL - MODEL VIEW

KAISER
TRABUE
landscape architecture

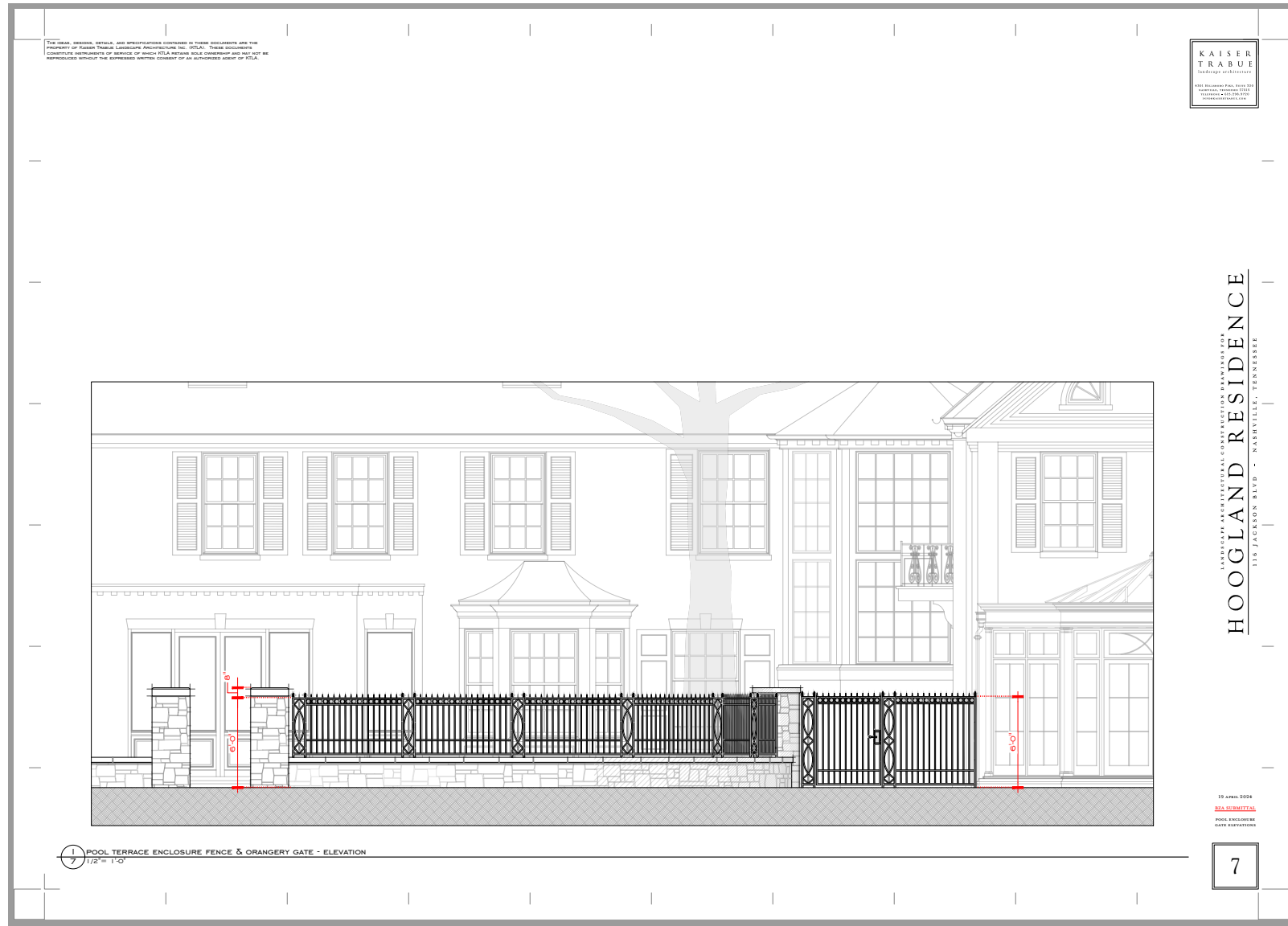
4401 HOLLYWOOD PARK, SUITE 100
NASHVILLE, TENNESSEE 37205
615.259.1100
WWW.KAISERTRABUE.COM

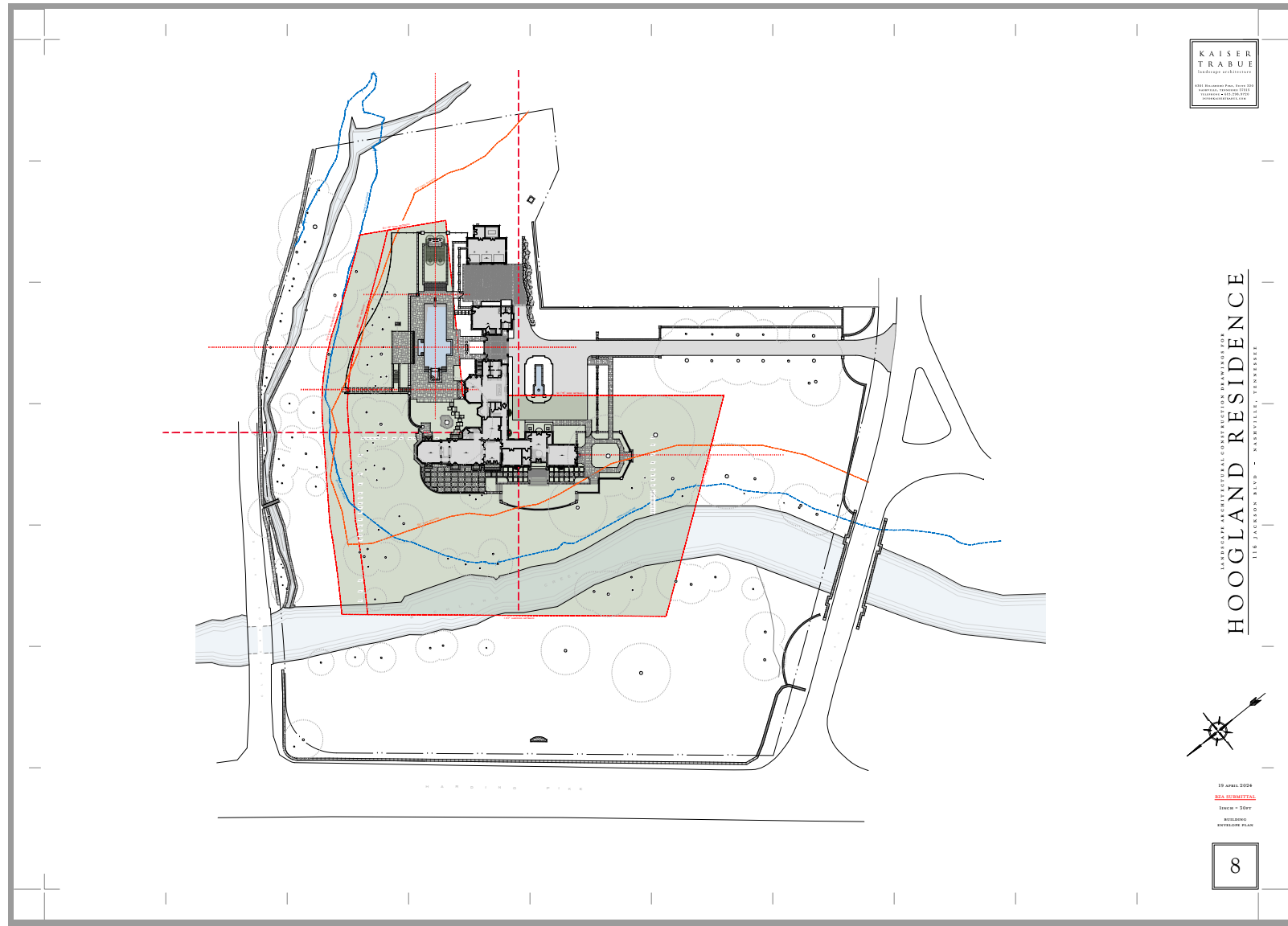
LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR
HOOGLAND RESIDENCE
115 JACKSON BLVD - NASHVILLE, TENNESSEE

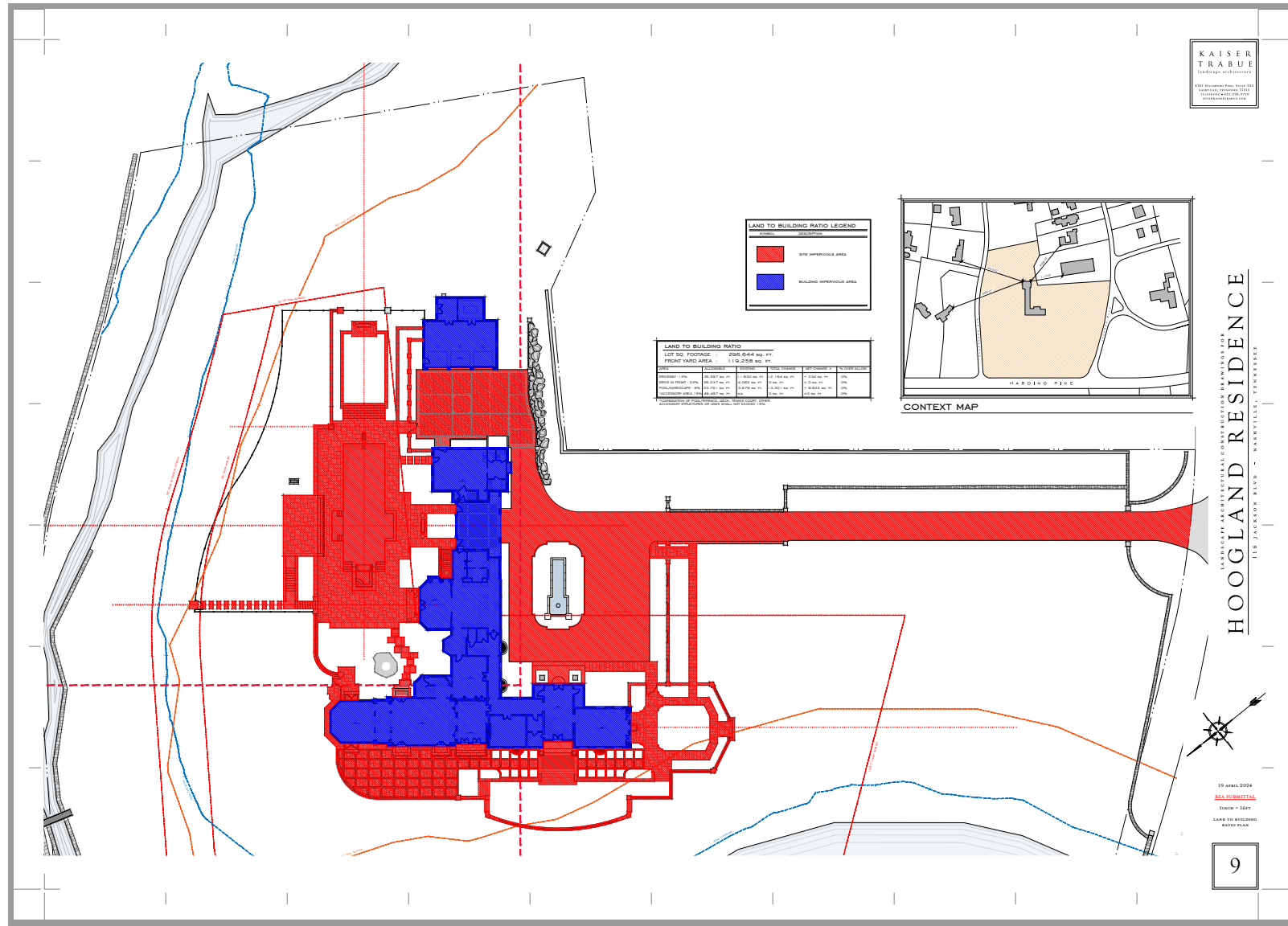
19 APRIL 2024
MA SUBMITTAL
PHOTO RENDERINGS
GATE WEDDED VIEWS

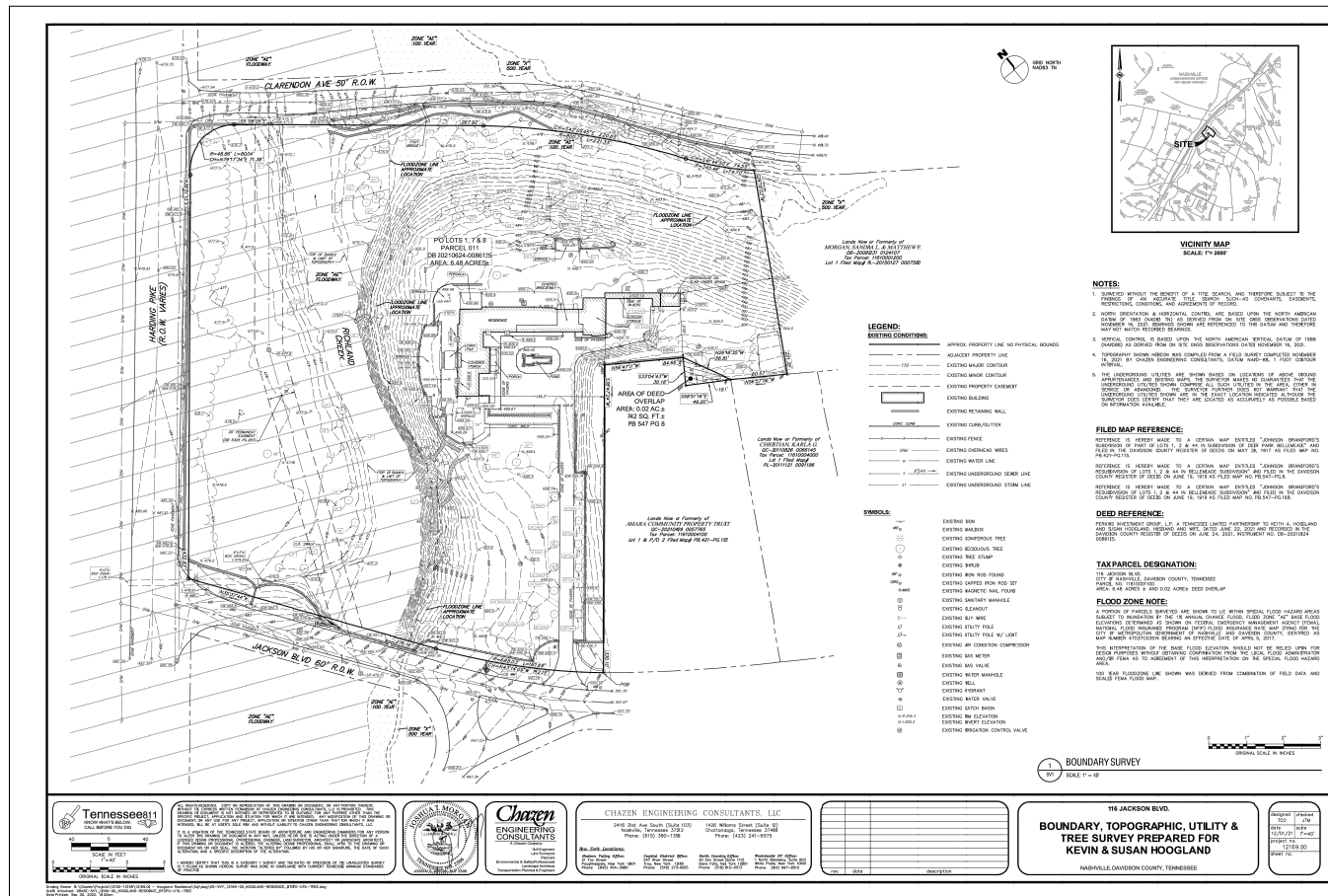
5











From: [Sandra Morgan](#)
To: [Mary Samaniego](#)
Cc: SMoore@FamilyVideo.com
Subject: Board of Zoning Appeal - Hoogland Residence 116 Jackson Blvd
Date: Monday, May 13, 2024 7:29:37 PM

To: Belle Meade Board of Zoning Appeals
Mary Samaniego, planning director

cc: Susan and Keith Hoogland

We live at 105 Clarendon Avenue, which has a large shared property line with the Hoogland property. Thank you for the appeal notice.

As neighbors, we are not just supportive but genuinely thrilled about the Hooglands' entire construction and property plan. This remodel is not just a renovation; it's a testament to the Hooglands' love for this important and beautiful property. We are overjoyed to see them restoring the property in such a lovely manner.

Please approve their request.

Sincerely,

Sandra and Matt Morgan
105 Clarendon Avenue
Nashville, TN 37205
Sandra mobile: 615-866-7007 S.L.Morgan3@icloud.com

Staff Report

Agenda No.: IV.E.
Case No.: BZA 2024-14
Staff: Mary Samaniego, Planning Director
Applicant: Keith and Susan Hoogland
Request: Approval of a Variance for a fence in an alternative location.
Location: 116 Jackson Boulevard

Summary:

The applicants/property owners is requesting a revision to a previously approved variance for alternative fence placement. The property owners received board of zoning appeals conditional use approval for swimming pool and a special exception for fence placement at the October 2022 meeting. The swimming pool is currently under construction.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 6.81 acres (296,644 square feet).
2. The swimming pool and associated pool equipment are entirely within the established building envelope (see attached Staff Analysis of Site Plan).
3. The proposed 6' fence is at both the rear corners of the residence and continues to directly back toward the rear property line. However, the fence does not continue all the way to the rear property line (see staff analysis).
4. The rear part of the property is in the regulatory FEMA floodway and constructional improvements (fences) are prohibited per the floodplain regulations in Section 12-407(3)(a).

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size, or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. The variance shall be granted that will not be a detriment to the public good;
The applicant is proposing to follow the required fence placement as close to compliance as possible with an existing fence while also recognizing the FEMA floodplain regulations prohibition of man-made obstructions to flood waters.

2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and

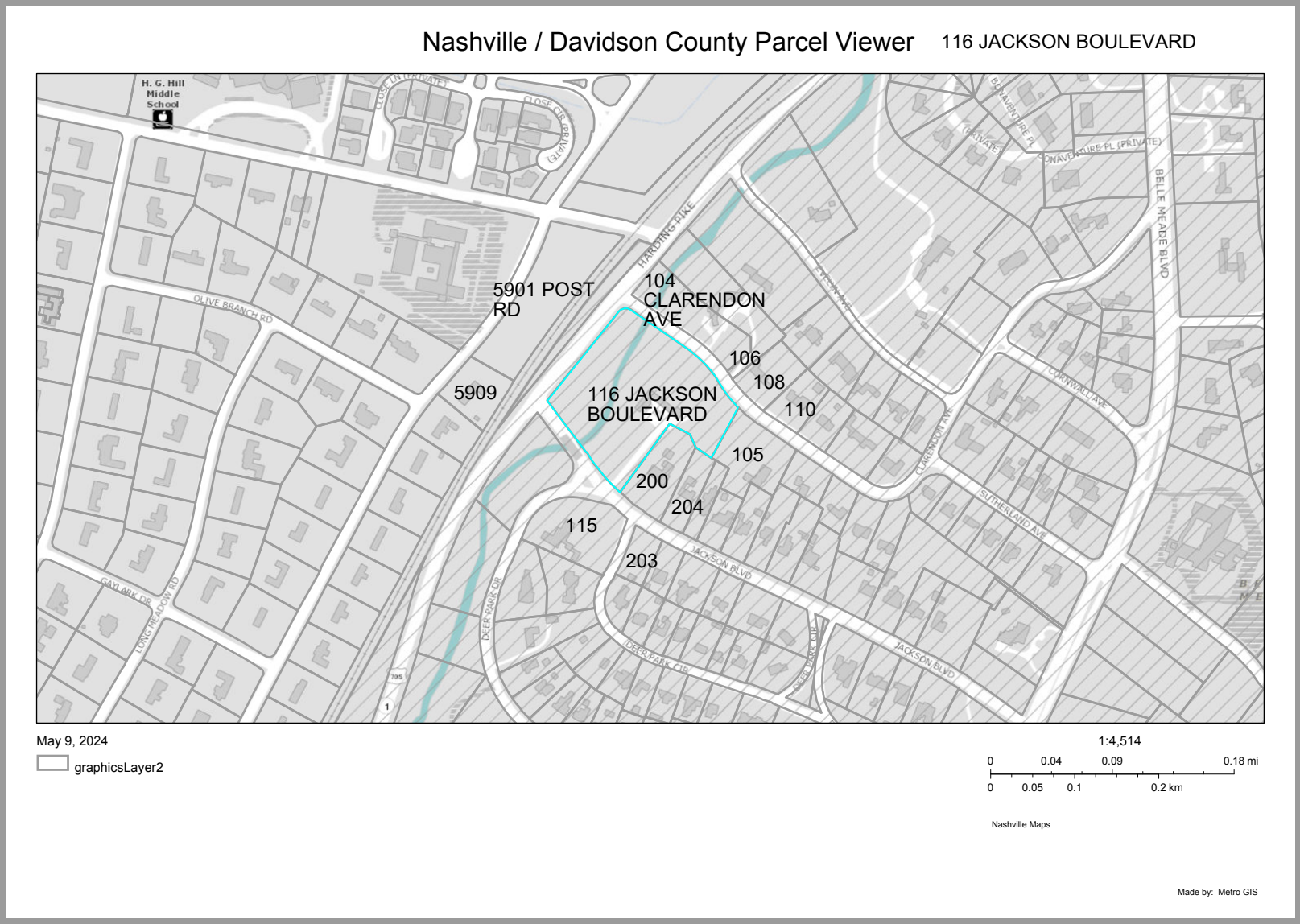
The subject property has slopes that decrease sharply at the edge of the proposed fence toward the floodplain of Richland Creek. The proposed fence does not the fence placement line as required. The intent and purpose of the fence provision, in staff's professional opinion, is to ensure that fences are placed in the rear yard as opposed to side yards. The proposed fence placement in most of the rear yard outside of the FEMA floodplain and steeply sloped areas meets with intention of both the zoning ordinance and flood damage prevention ordinance.

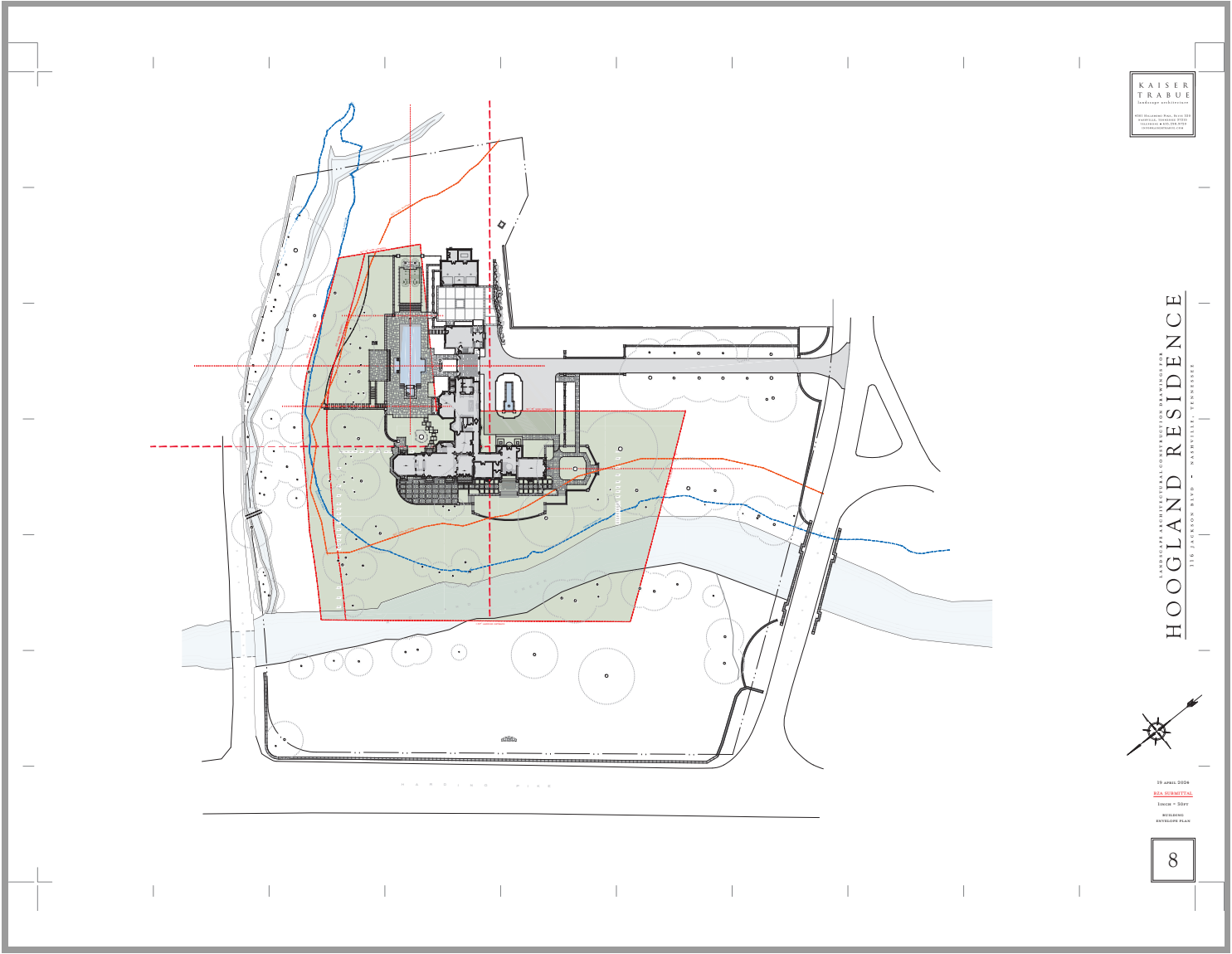
3. The resulting home will not be out of harmony with the other homes in the neighborhood. *The proposed fence will be placed on the lot out of sight of Jackson Boulevard by the proposed and existing landscaping as well as the residence. Given this information, the impact on surrounding properties when viewing the property from the street is negligible in staff's professional opinion.*

Staff recommends approval of the variance requests based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





The following attachment is not a PDF, so a link to the native file format is being provided instead:

[BZA Rules of Procedure 2024 DB Revisions 04-05-24_27391193.1_.docx \(LINK\)](#)