



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
AUGUST 20, 2024, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
AUGUST 20, 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 July 16, 2024.

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

III. Old Business

A. The application of Larsen and Heather Fusco, BZA 2024-19, 610 Enquirer Avenue, for a Variance to allowable building footprint, allowable gross floor area, side yard setback, and maximum of 30% flat roof.

Attachment: [PAID APPLICATION.pdf](#)
Attachment: [BZA DRAWINGS 610 ENQUIRER.pdf](#)
Attachment: [STAFF REPORT 610 Enquirer Ave.pdf](#)
Attachment: [MCDUGALL LETTER.pdf](#)
Attachment: [EARTHMAN LETTER .pdf](#)
Attachment: [MCDOWELL LETTER.pdf](#)
Attachment: [BZA-Application-610 Enquirer Avenue REVISED NUMBERS.pdf](#)
Attachment: [BZA SET 610 ENQUIRER AVE REVISED.pdf](#)

IV. New Business

A. The application of Sandra Earthman, BZA 2024-21, 607 Enquirer Avenue, for a Variance to allow a fence in an alternative location.

Attachment: [PAID APPLICATION.pdf](#)
Attachment: [Site Plan.pdf](#)
Attachment: [STAFF REPORT 607 ENQUIRER AVE.pdf](#)
Attachment: [McDougall Letter.pdf](#)
Attachment: [FUSCO LETTER.pdf](#)
Attachment: [McDowell Comments.pdf](#)

B. The application of Maria and Billy Ray Caldwell, BZA 2024-22, 508 Park Center Drive, for a Conditional Use for a Pool House.

Attachment: [COMPLETE APPLICATION.pdf](#)
Attachment: [Revised BZA Set.pdf](#)
Attachment: [STAFF REPORT 508 Park Center Dr.pdf](#)

V. Other Public Comment

VI. Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held September 17, 2024 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



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

I. Call to Order

Chairman Joe Dughman called the meeting to order at 5:02 p.m.

Board Members Present

Chairman Joe Dughman
Ron Farris
Johnny Phipps
Chris Tardio

Board Members Not Present

Erick Clifford
Charlie Atwood

Staff Present

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

II. Approval of Minutes

The minutes of the Board of Zoning Appeals held June 18, 2024.

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

Chairman Dughman asked if there were any conflicts of interest, there were none.

Planning Director Mary Samaniego stated that Item C under New Business, Application 2024-17 had been deferred.

III. Old Business - None

IV. New Business

A. The application of Infinity Pools, BZA 2024-20, 923 Westview Avenue, for Conditional Use for a swimming pool and a variance for fence placement and pool equipment placement.

Marianna Weaver with Infinity Pools, presented the plans for the swimming pool, fence, and pool equipment placement for the project at 923 Westview Avenue.

A period of comments and questions from the board were addressed by Weaver and Planning Director Samaniego.

Public Comment Opened

Chuck Hoeppner, resident at 921 Westview, spoke regarding concern in reference to construction equipment and the location of the pool equipment being added to the same location with all other equipment for the property.

Public Comment Closed

Motion to approve as submitted: Tardio Second: Phipps

A board discussion ensued.

**Motion to approve with pool equipment inside the building envelope:
Phipps**

Chairman Dughman stated the motion is to amend the current motion on the floor.

Second: Farris

Vote: All aye

**Vote on the motion as amended: Phipps Aye, Farris Aye, Tardio Aye,
Dughman Aye**

B. The application of Larsen and Heather Fusco, BZA 2024-19, 610 Enquirer Avenue, for a Variance to allowable building footprint, allowable gross floor area, side yard setback, and maximum of 30% flat roof.

Charlie Rankin, Architect Rankin DesignWorks, reviewed the plans for the project as submitted for the Fusco residence at 610 Enquirer Avenue.

A period of questions and comments from the board were addressed by Rankin.

Public Comment Opened

No Public Comment

Public Comment Closed

Chairman Dughman requested Planning Director Samaniego provide staff recommendation. Samaniego stated she recommended denial based on the finding of fact.

**Motion to divide the project, taking the covered front porch first, the screened porch in the back and finally the carport/enclosed garage:
Tardio Second: Farris Vote: All aye**

**Motion to approve the front porch: Farris Second: Phipps
Vote: Tardio Aye, Farris Aye, Phipps Aye, Dughman Aye**

**Motion to approve the screen porch: Tardio Second: Farris
Vote: Tardio Aye, Farris Aye, Phipps Aye, Dughman Aye**

Motion to approve the garage: Tardio Second: Farris

A board discussion ensued, additional questions were asked and answered by Rankin.

Motion to amend to defer: Farris Second: Dughman Vote:
All aye

C. DEFERRED The application of Nicole Vidalakis, BZA 2024-17, 1225 Chickering Road, for a Variance to the front yard setback and percentage of low-slope roof.

D. The application of Jenny Jacobs, BZA 2024-18, 203 Jackson Boulevard, for Conditional Use for a swimming pool and a variance for fence placement, pool equipment placement and rear yard setback.

Mamie Finch, Architect BFT Land Design, reviewed the plans as submitted for the project at 203 Jackson Boulevard.

A period of comments and questions from the board, addressed by Finch, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Chairman Dughman requested Planning Director Samaniego provide staff recommendation. Samaniego stated she recommended approval based on the finding of fact.

Motion to approve as submitted: Tardio Second: Farris

A board discussion ensued.

Following a concern over the setting of a precedent, Planning Director Samaniego deferred to City Attorney Berry who stated any provision of the zoning ordinance may be varied if you show hardship based on unusual shape, size, condition, or other feature of the lot; and you can show that the decision to grant a variance does not offend the intent and purpose of the zoning ordinance or does not affect harmony of the neighborhood. Those are the requirements of the variance. We have allowed pools partially out of the building envelope, and to do that you need to make a finding about the lot. We have gotten in the habit of calling a lot a variance lot or it's not a variance lot. It all has to do with the condition of a lot with respect to the hardship created about something about the lot. There is no problem as Mrs. Samaniego stated, any provision of the zoning ordinance can be the subject of a variance.

Additional discussion, questions and answers between the board, City Attorney Berry and Planning Director Samaniego ensued.

Vote: Phipps No, Farris No, Tardio No, Dughman No

V. Other Public Comment - None

VI. Adjourn

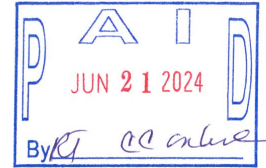
Motion to adjourn: **Farris** **Second:** **Phipps** **Vote:** **All aye**
The meeting adjourned at 6:16 p.m.

Chairman Joe Dughman

City Recorder Rusty Terry



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # BZA 2024-19APPEAL FEE: \$500APPLICANT (Owner's Name) Larsen & Heather Fusco PHONE # (415) 699-3408APPLICANT EMAIL ADDRESS larsenjfusco@gmail.comPROPERTY ADDRESS: 610 Enquirer Avenue, Nashville, TN 37205REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: Applicant is proposing to build a new screen porch, front porch, and new garage structure. The proposed additions will exceed the allowable footprint by 19.8% and will exceed the allowable Gross Floor Area by 7.7%. The proposed garage addition is outside of the side yard setback, but does not increase the extent of the existing non-conformity. The added roof will increase the existing non-conformity due to flat roof area from 7.9% over to 32.6% over.

PROJECT CALCULATIONS

LOT SQ. FT: 29,340 s.f.	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	3,521 s.f.	3,521 s.f.	4,218 s.f.	19.8%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6,602 s.f.	6,292 s.f.	7,115 s.f.	7.7%
FRONT YARD AREA	8,016 s.f.	-	-	-
TOTAL DRIVEWAY AREA	3,521 s.f.	3,606 s.f.	3,477 s.f.	0%
DRIVEWAY IN FRONT YARD AREA	1,764 s.f.	1,495 s.f.	1,466 s.f.	0%
HARDSCAPE AREA	2,347 s.f.	1,161 s.f.	1,545 s.f.	0%
POOL AREA	587 s.f.	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?

At only 29,340 s.f. and 99' wide, the subject property is exceptionally small and exceptionally narrow.

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 exceptional narrowness creates a hardship with the size of the available building envelope. The resulting building envelope is less than 50' wide and is currently exceeded on both the right and left sides. The narrowness of the lot also creates a very tight path for vehicular circulation, requiring cars to enter on the left side, and cross the behind the house to enter the garage on the right side. This restricts development within the building envelope and necessitates the use of the area to the right side of the side yard setback.

The small lot size also creates a maximum allowable footprint that is inconsistent with the scale of other existing houses, on similar sized lots, on the same street.

The proposed screen porch requires a flat roof in order to allow for drainage off the existing flat roof. Also, the added front porch must have a flat roof to remain below the existing 2nd floor window above.

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?

We believe that the proposed additions would not be a detriment to the public good, or impair the intent of the zoning ordinance for four specific reasons: First, the proposed garage structure would replace an existing open carport, which is a prohibited structure under the City's zoning ordinance. Secondly, while the footprint of the house is increasing, much of the proposed new structure will be built over existing hardscape. The proposed total hardscape is only increasing by 384 s.f., and is still well under the allowable hardscape number. Thirdly, while the proposed new garage structure is outside of the building envelope, we are not increasing the encroachment that currently exists. Finally, we believe that the proposed new front porch will be more consistent with the Georgian style of the existing residence.

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

Property sizes vary greatly along Enquirer avenue, from as small as 0.52 acres to as large as 2.1 acres. Given the variety of property sizes, there is not a consistent scale to the houses along the street.

Furthermore, there is precedent for residences larger than proposed, on similar sized lots, on the street. We therefore believe that our proposed additions would be in harmony with rest of the street.

Also, while the flat roof area does exceed the allowable bulk standards, it does not read as a prominent feature of the house, is not visible from the street, and is in keeping with the architectural style of the house.

SIGNATURE: _____



(Owner/Agent) DATE: 06.21.24

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

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Board of Zoning Appeal for

FUSCO RESIDENCE

610 Enquirer Avenue | Nashville, Tennessee

R

RANKIN DESIGNWORKS

ARCHITECTURE

FUSCO RESIDENCE

610 Enquirer Avenue | Nashville, Tennessee

date: 6/21/24

© Rankin DesignWorks, PLLC

The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

Enquirer Ave

RANKIN DESIGNWORKS
ARCHITECTURE



Pg. 1

Enquirer Ave - South

RANKIN DESIGNWORKS
ARCHITECTURE

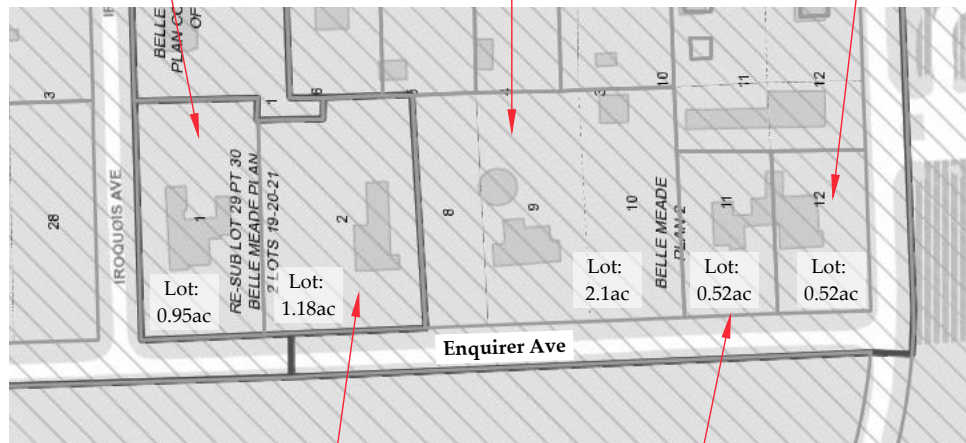
700 Enquirer



712 Enquirer



718 Enquirer



708 Enquirer



716 Enquirer

Pg. 2

616 Enquirer Ave

Lot Area: 0.79 Acres (34,412 Sq. Ft.)

Allowable Footprint (12%): 4,129 Sq. Ft.

Footprint (calculation based on property assessor): 4,872 Sq. Ft.

Footprint (calculation based on GIS map): 4,832 Sq. Ft.

Footprint (average): 4,852 Sq. Ft.

Overage: 723 Sq. Ft. (17.5%)



Pg. 3

RANKIN DESIGNWORKS
ARCHITECTURE



618 Enquirer Ave

RANKIN DESIGNWORKS
ARCHITECTURE

Lot Area: 0.79 Acres (30,056 Sq. Ft.)

Allowable Footprint (12%): 3,607 Sq. Ft.

Footprint (calculation based on property assessor): 4,853 Sq. Ft.

Footprint (calculation based on GIS map): 4,893 Sq. Ft.

Footprint (average): 4,873 Sq. Ft.

Overage: 1,266 Sq. Ft. (35.1%)



Pg. 4



610 Enquirer Ave - Subject Property

RANKIN DESIGNWORKS
ARCHITECTURE

Lot Area: 0.68 Acres (29,340 Sq. Ft.)

Allowable Footprint (12%): 3,521 Sq. Ft.

Footprint (existing): 3,521 Sq. Ft.

Footprint (proposed): 4,218 Sq. Ft.

Overage: 697 Sq. Ft. (19.8%)



Pg. 5



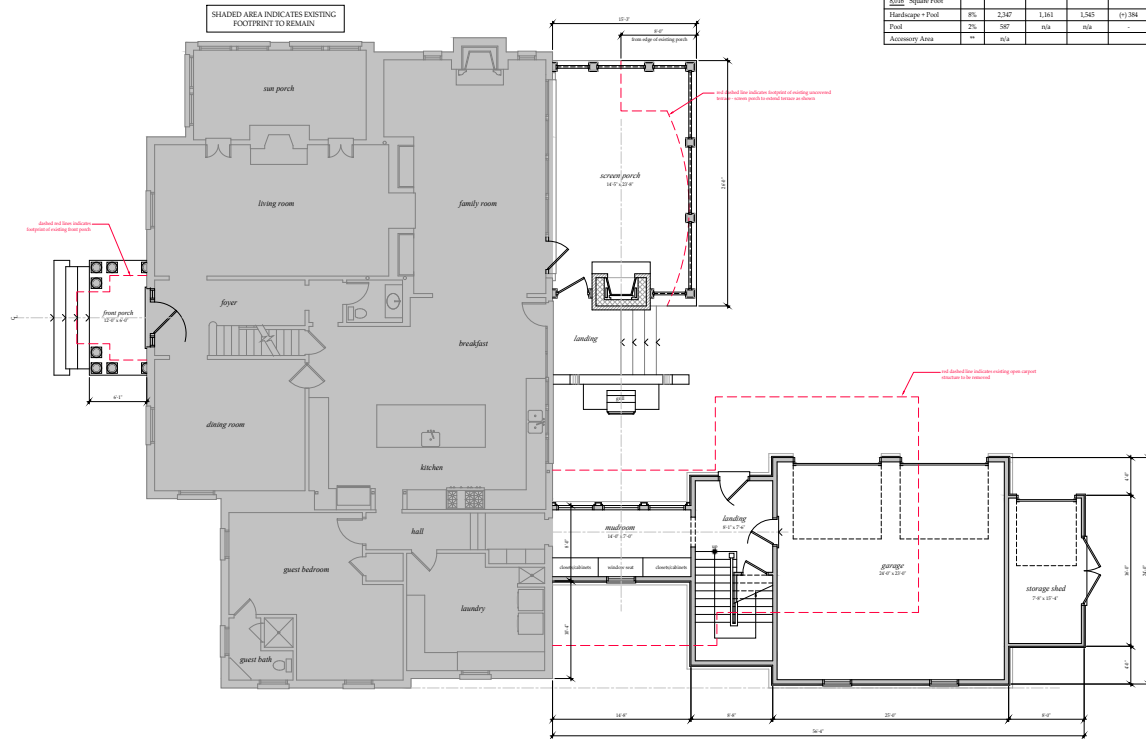
SITE PHOTOS

610 Enquirer Avenue



Historic Picture of House





① FIRST FLOOR PLAN

scale: 1/4" = 1'

RANKIN DESIGNWORKS
ARCHITECTURE

Nashville, TN

FUSCO RESIDENCE

NOT FOR CONSTRUCTION

610 Enquirer Ave

Project:

Rankin Designworks
2323 21st Avenue South, Suite 200
Nashville, TN 37212
t 615.306.0867
charlie@rankindesignworks.com
www.rankindesignworks.com

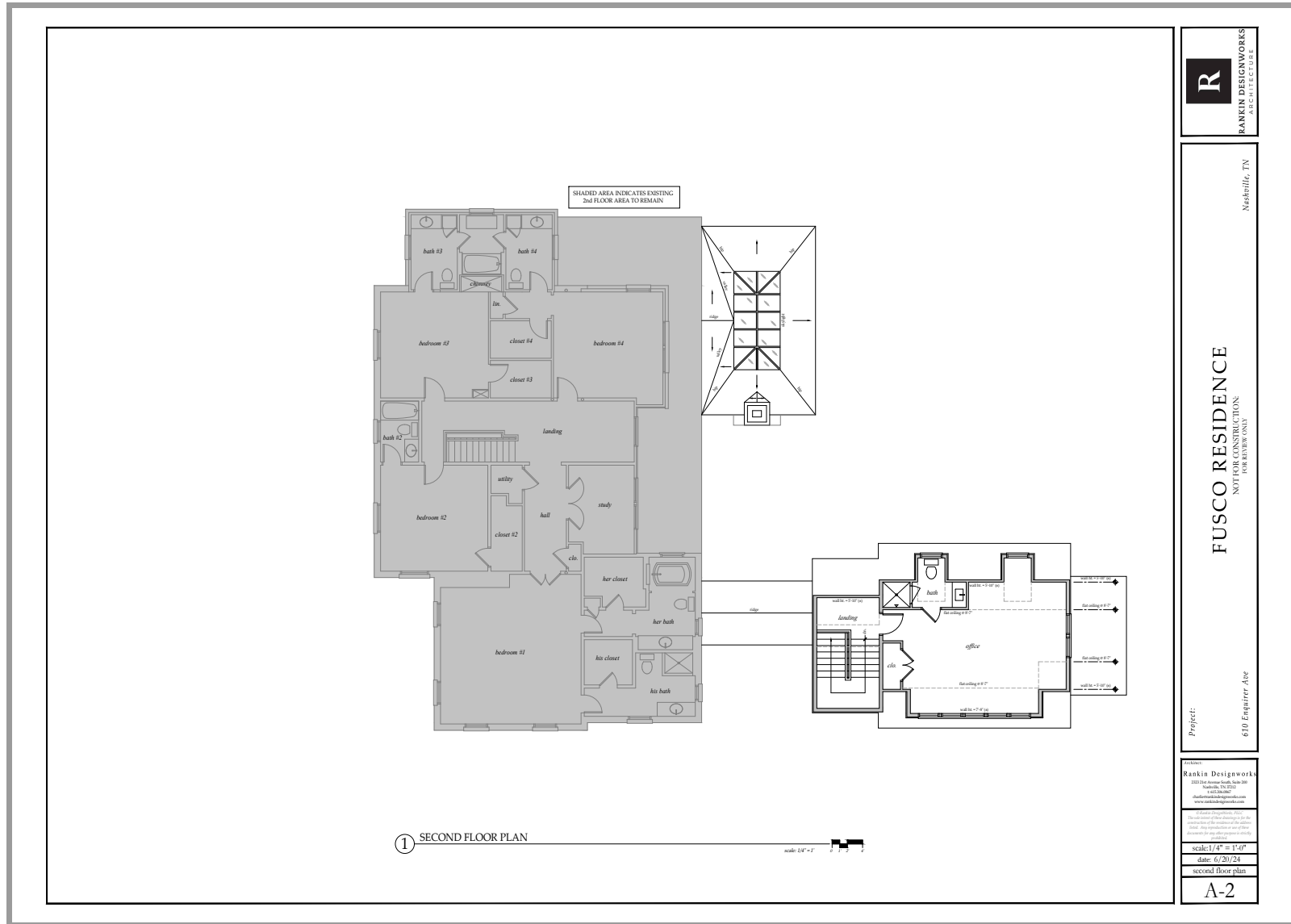
© Rand in Design/Interiors, PLLC
The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

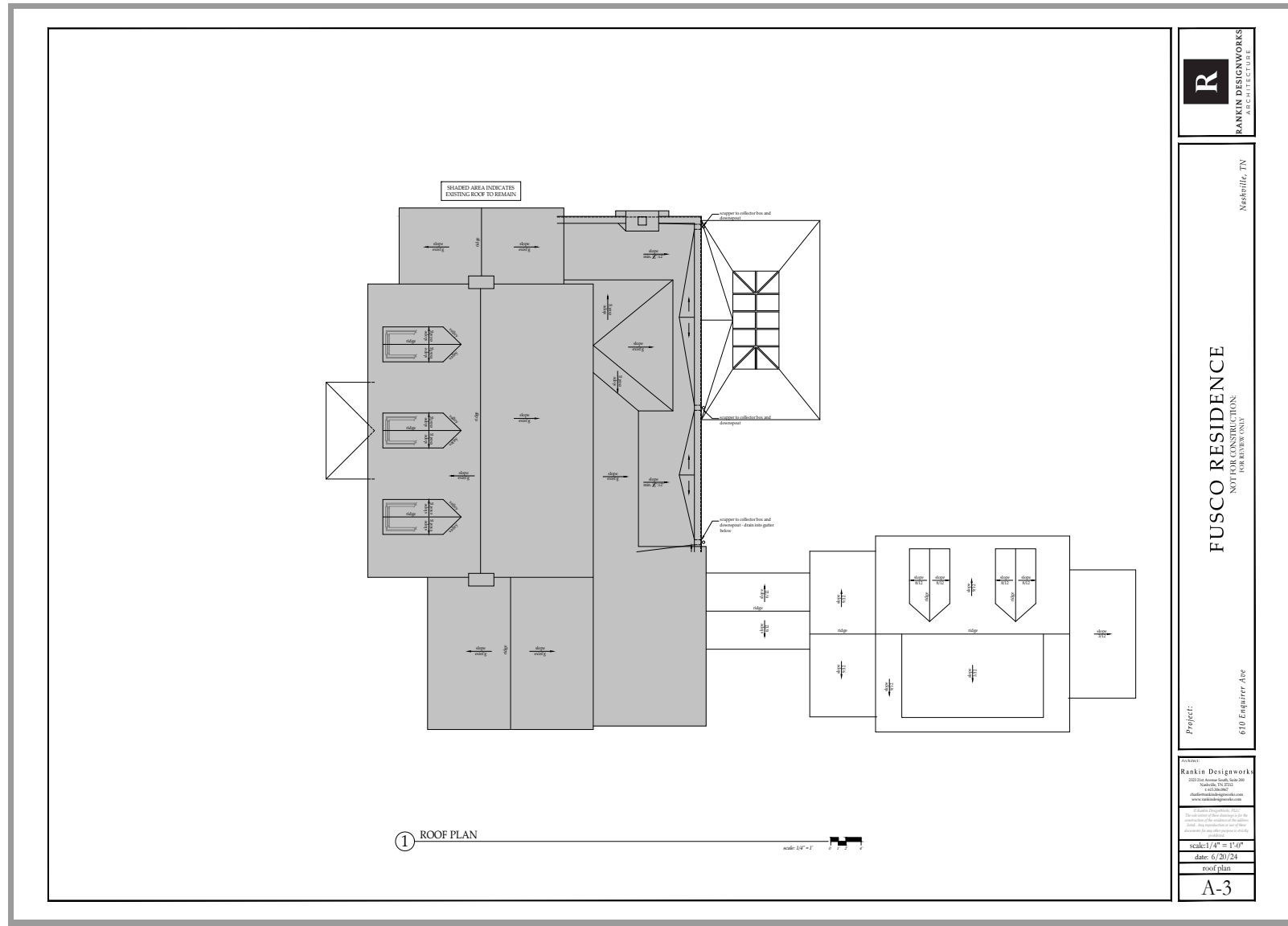
scale: 1/4" = 1'-0"

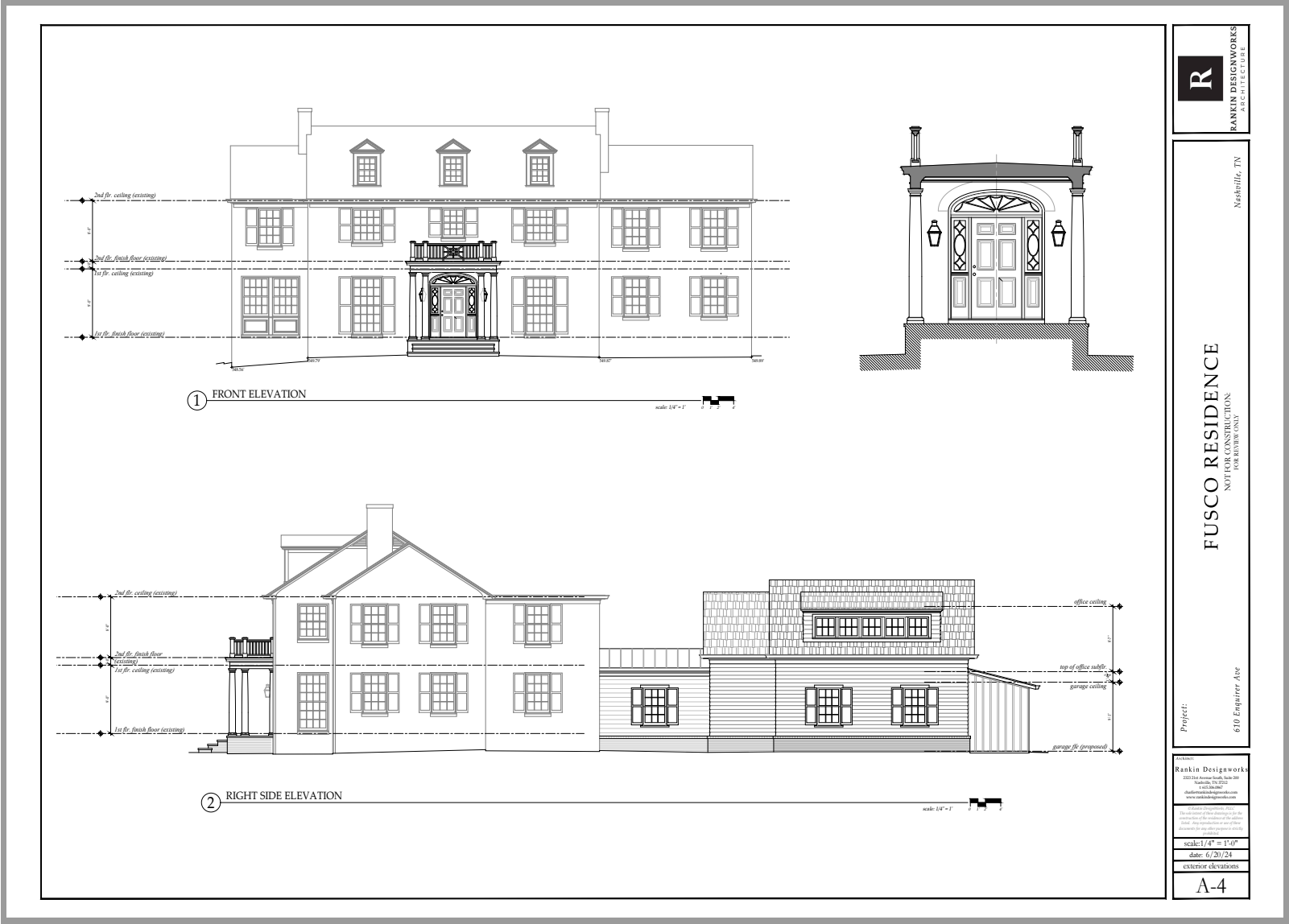
date: 6/20/24

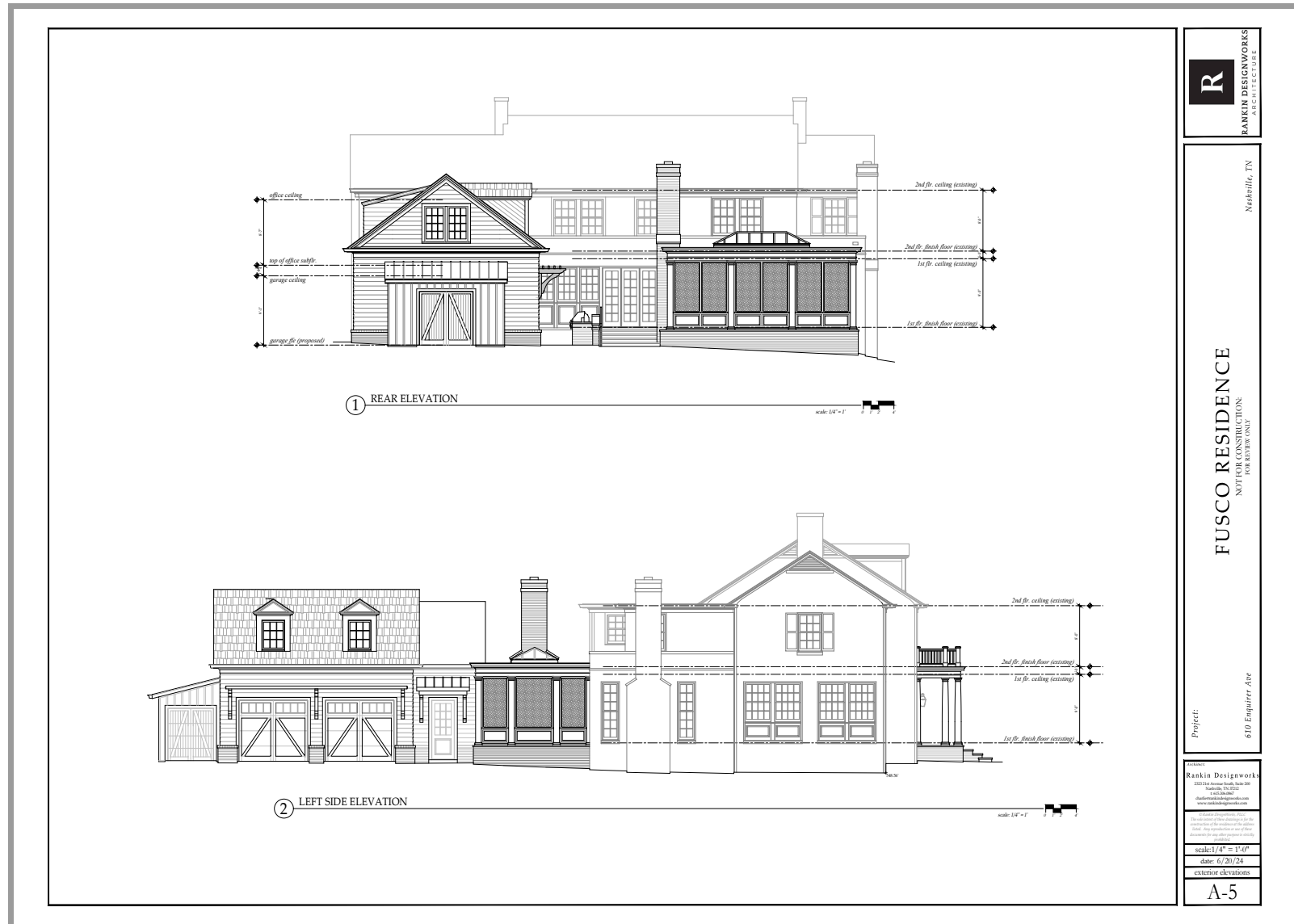
first floor plan

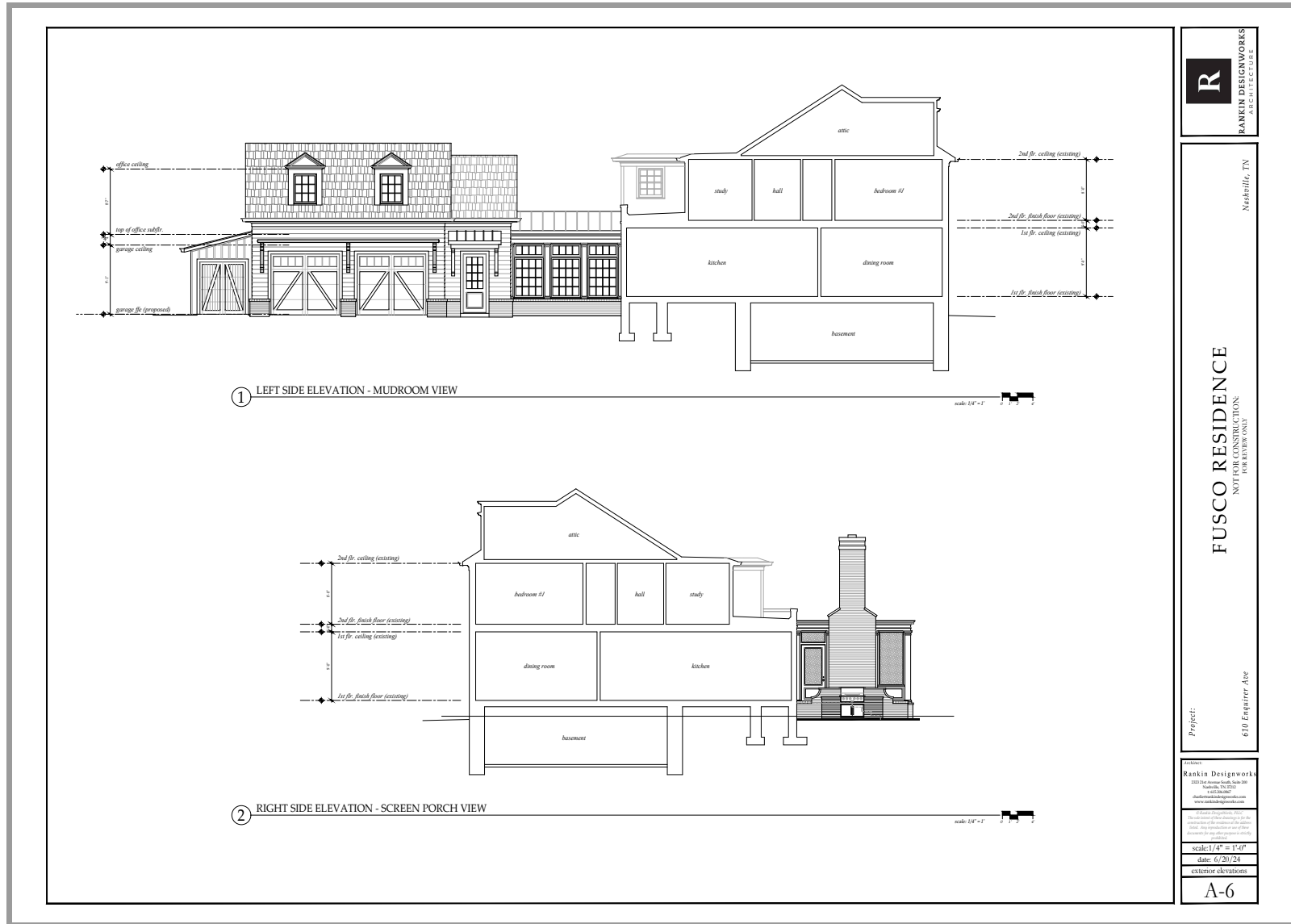
A-1



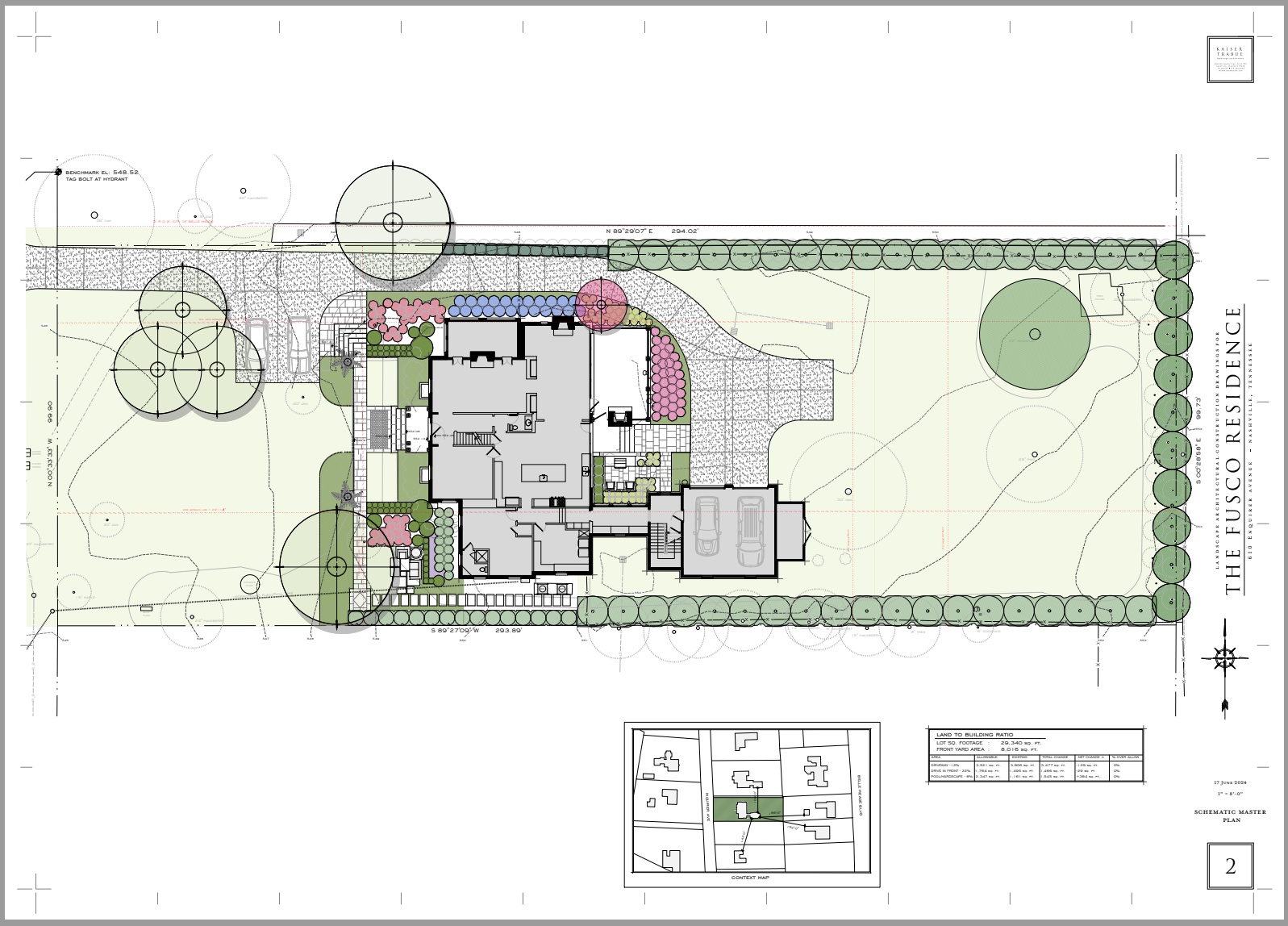


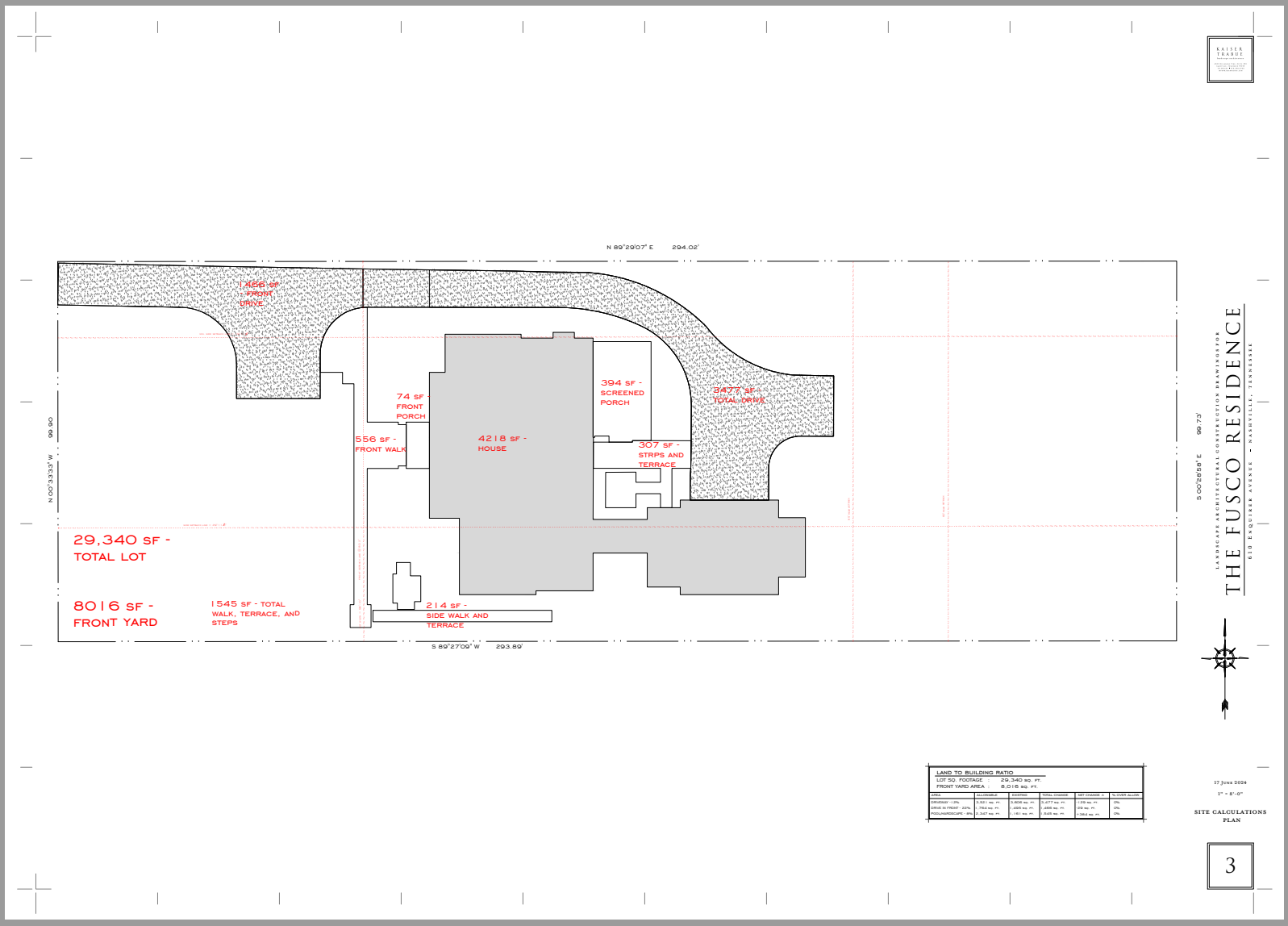












Staff Report

Agenda No.: IV.B.
Case No.: BZA 2024-19
Staff: Mary Samaniego, Planning Director
Applicant: Laren and Heather Fusco
Request: Four Variances for Variance to allowable building footprint, allowable gross floor area, side yard setback, and maximum of 30% flat roof.
Location: 610 Enquirer Avenue

Summary:

The applicants/property owners are requesting variances for an additional that exceeds the maximum allowable building footprint, allowable gross floor area, side yard setback, and maximum of 30% flat roof. The specific request is to construct a garage on to the rear of the existing residence that already exceeds that required side yard setback.

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 0.67 acres (29,340 square feet).
2. The existing dwelling was constructed in 1935 and includes a two-car attached carport.
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 3,521 square feet.
4. The existing residence has a building footprint of 3,521 square feet and the proposed addition of 697 square feet will then provide as overall building footprint of 4,218 square feet (697 square feet over the maximum allowable).
5. 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 6,602 square feet.
6. The existing residence has a building area of 6,292 square feet and the proposed addition of 823 square feet will then provide as overall building footprint of 7,115 square feet (823 square feet over the maximum allowable).
7. Per Section 14-204(2)(d)(3), the Residence B zoning district requires a side yard setback of 50% of the lot width at the building line with no one side being less than 20% of the lot width.
8. The required side yard setback on the south property line is 30'. The existing residence is 12' from the rear property line and the proposed addition is 12' from the side property line. Addition must meet required setback are not automatically allowed to follow existing building encroachments.

9. Per Section 14-204(1)(d)(iii), no more than thirty percent (30%) of the total roof area shall be allowed to be a low slope roof. With the proposed addition, the percentage of low slope roof will be 32.6%.

Findings of Fact and Staff Recommendation:

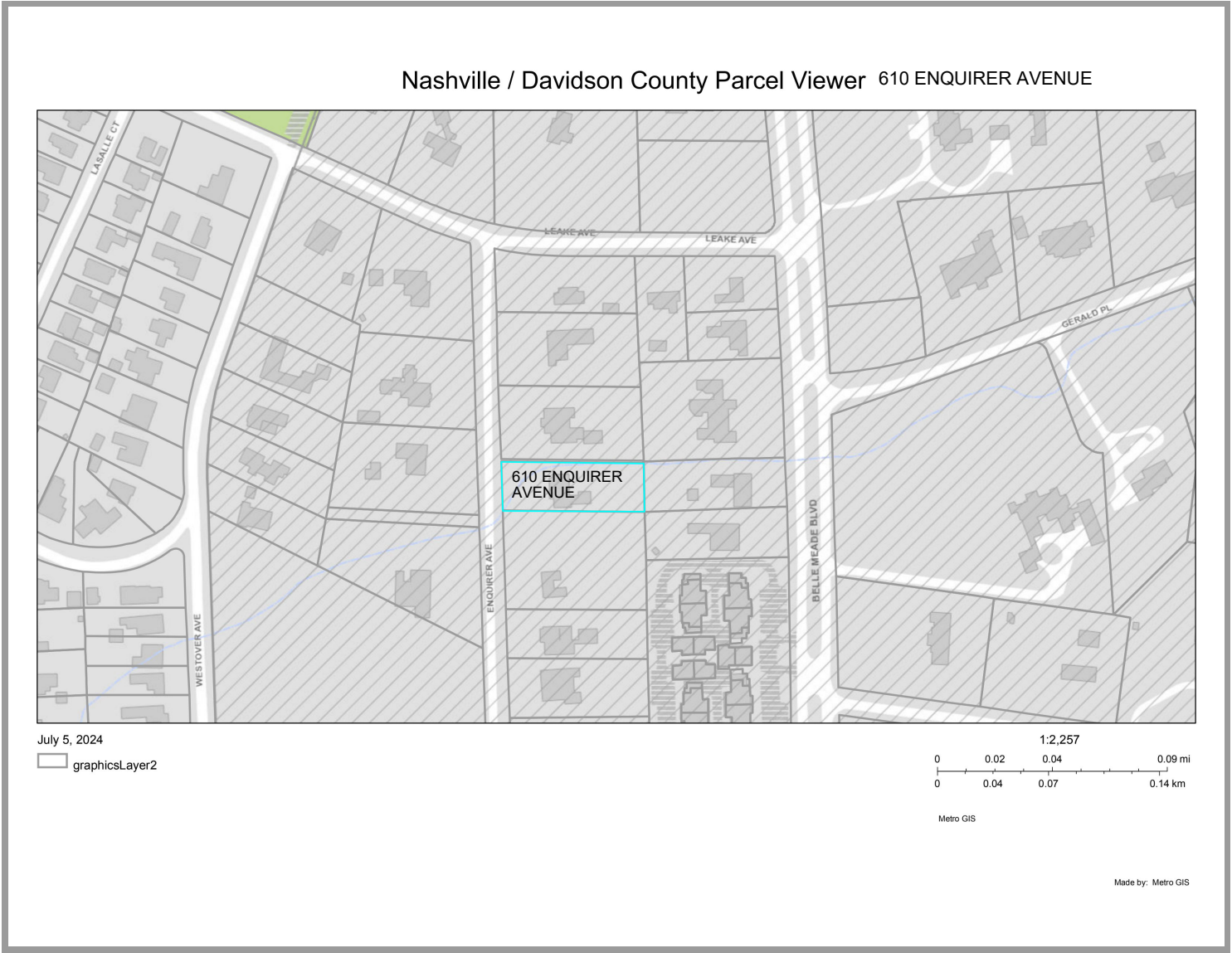
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property 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:

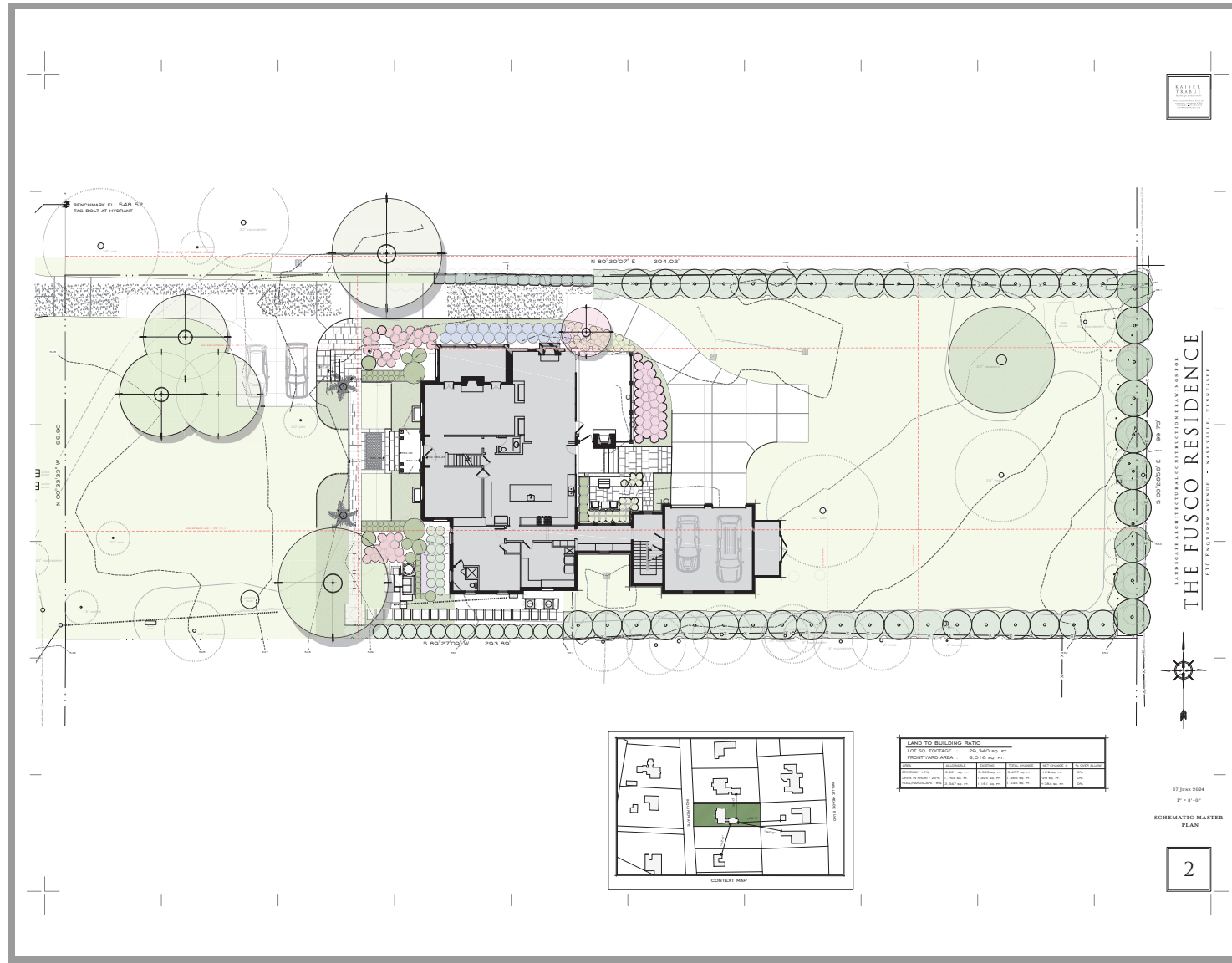
1. The variance shall be granted that will not be a detriment to the public good;
The applicant is proposing to exceed the maximum footprint, building area, setbacks, and low slope roofs that were adopted in the Zoning Ordinance to benefit the public good. There are no unique features of this property that would warrant a variance approval.
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 footprint, building area, setbacks, and low slope roofs 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 not meet this intent as it provides a large dwelling on a smaller lot near the side property line.
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, most of these surrounding dwellings are either non-conforming with the footprint, building area, and setback standards of the current Zoning Code or were the result of previous Board of Zoning Appeals approvals.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





Debbie McDougall
615 Enquirer Avenue
Nashville, Tennessee 37205

July 8, 2024

Dear Mary,

I am writing on behalf of our neighbors, Heather and Larsen Lusco, at 610 Enquirer Av.

Their family has been a delightful addition to our neighborhood.

My husband, Wylie McDougall, and I admire their taste. We hope that their home remodeling plans will be approved.

Sincerely,
Debbie McDougall

From: [Sandra Earthman](#)
To: [Mary Samaniego](#)
Subject: Letter to Board of Zoning Appeals regarding variance at 610 Enquirer Avenue
Date: Thursday, July 11, 2024 1:49:35 PM

I am writing to let you know that I have seen the plans that have been submitted to the board and fully support the requested variance at 610 Enquirer Avenue. Larsen and Heather Fusco have been wonderful neighbors and everything they have done at 610 Enquirer Avenue has improved both their house and our street greatly. The improvements they are currently proposing will make their home much more livable for their family of five and will enhance the curb appeal of their house. I am totally in favor of this variance.

Thank you,
Sandra Earthman
607 Enquirer Avenue
615-210-6860

From: [Tricia McDowell](#)
To: [Mary Samaniego](#)
Cc: [Doug McDowell](#)
Subject: Board of Zoning Appeal meeting Tuesday, July 16, 2024
Date: Friday, July 12, 2024 2:47:43 PM

Mary,

I am writing as a neighbor of the Fusco Family, who is planning a construction project at their home directly across the street from us and requesting approval of a variance from the City's Board of Zoning Appeals.

My husband, Doug, and I live at 609 Enquirer Avenue. The proposed project's property owners are Heather and Larsen Fusco at 610 Enquirer Avenue.

I am not certain if we will be able to attend the Zoning Appeals meeting on July 16, 2024 so wanted to let you know we have reviewed the plans with the Fuscos and absolutely have no problem with their proposed project. Their plans will enhance the beauty and functionality of their home and are in keeping with the character of our neighborhood and street. Everything they have done to the property since moving in has been tasteful and improved the curb appeal of their lovely home.

As City of Belle Meade residents since 1987, we appreciate the care your Board takes in maintaining the beauty and character of this special place. Thank you for reaching out to us, and please let me know if you have any questions.

Best wishes,
Tricia and Doug McDowell
609 Enquirer Avenue

Sent from my iPad



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: VARIANCE ☐CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA				
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)				
FRONT YARD AREA				
TOTAL DRIVEWAY AREA				
DRIVEWAY IN FRONT YARD AREA				
HARDSCAPE AREA				
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?

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: Chris P. Rios (Owner/Agent) **DATE:** _____

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

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Board of Zoning Appeal for

FUSCO RESIDENCE

610 Enquirer Avenue | Nashville, Tennessee

R

RANKIN DESIGNWORKS

ARCHITECTURE

FUSCO RESIDENCE

610 Enquirer Avenue | Nashville, Tennessee

REVISED

date: 8/13/24

© Rankin DesignWorks, PLLC

The sole intent of these drawings is for the construction of the residence at the address listed. Any reproduction or use of these documents for any other purpose is strictly prohibited.

Regular Meeting - PACKET - (Page 37 of 83)

Page 1 of 16General Attachment: BZA SET_610 ENQUIRER AVE_REVISED.pdf (Page 1 of 16)

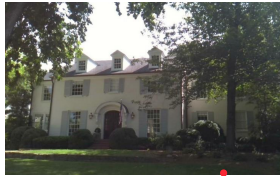
Enquirer Ave

RANKIN DESIGNWORKS
ARCHITECTURE

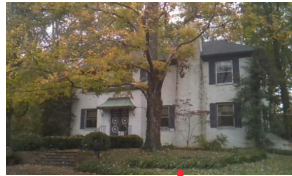
604 Enquirer Ave



610 Enquirer Ave -
Subject Property



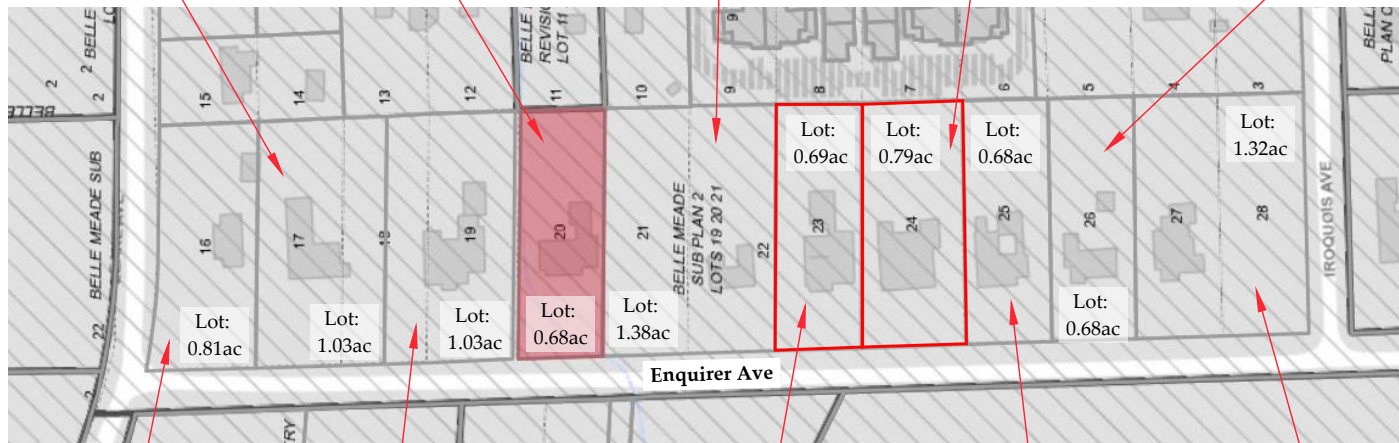
614 Enquirer Ave



618 Enquirer Ave
Reference Property



622 Enquirer Ave



407 Leake Ave



608 Enquirer Ave



616 Enquirer Ave



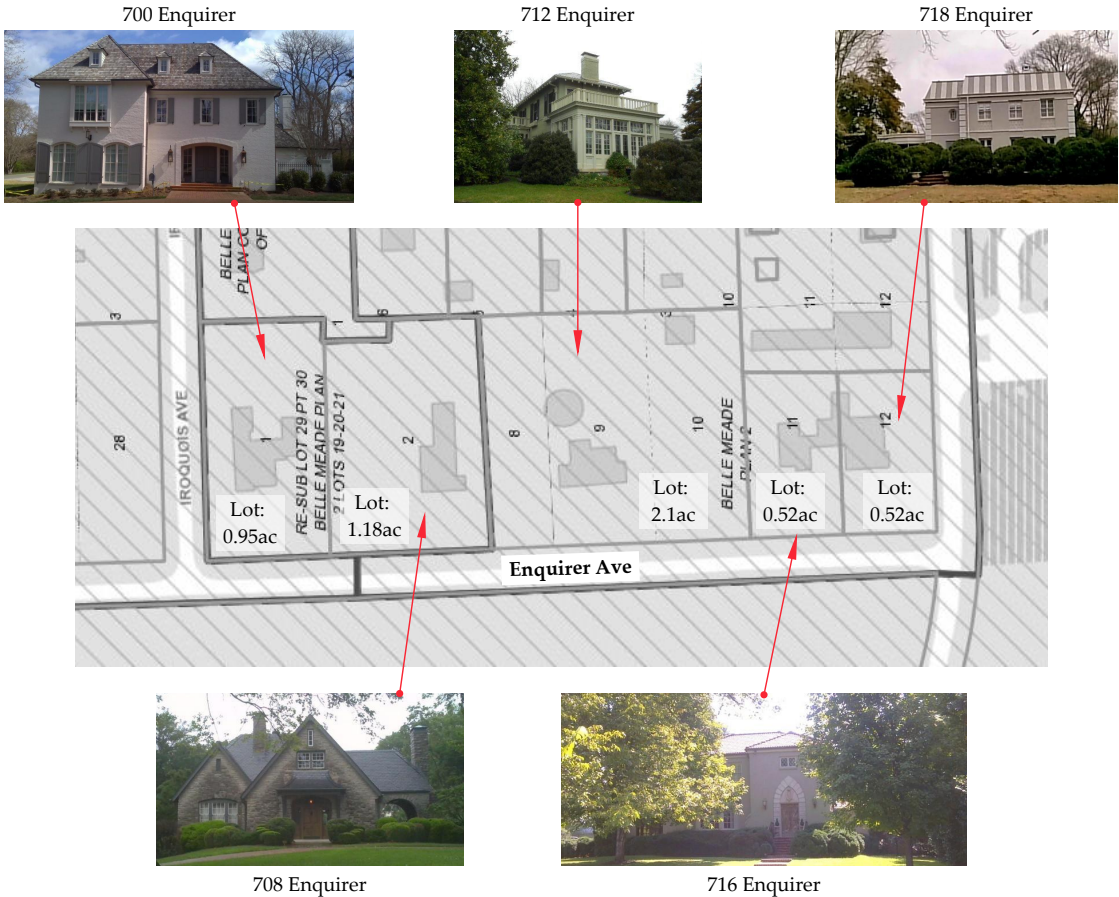
620 Enquirer Ave



624 Enquirer Ave

Enquirer Ave - South

RANKIN DESIGNWORKS
ARCHITECTURE



Pg. 2

616 Enquirer Ave

RANKIN DESIGNWORKS
ARCHITECTURE

Lot Area: 0.79 Acres (34,412 Sq. Ft.)

Allowable Footprint (12%): 4,129 Sq. Ft.

Footprint (calculation based on property assessor): 4,872 Sq. Ft.

Footprint (calculation based on GIS map): 4,832 Sq. Ft.

Footprint (average): 4,852 Sq. Ft.

Overage: 723 Sq. Ft. (17.5%)



Pg. 3



618 Enquirer Ave

RANKIN DESIGNWORKS
ARCHITECTURE

Lot Area: 0.79 Acres (30,056 Sq. Ft.)

Allowable Footprint (12%): 3,607 Sq. Ft.

Footprint (calculation based on property assessor): 4,853 Sq. Ft.

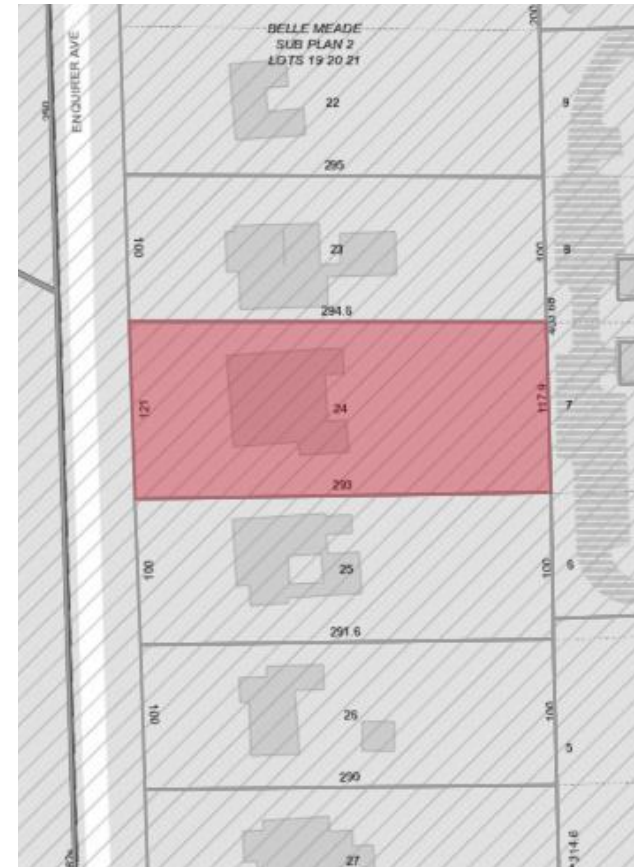
Footprint (calculation based on GIS map): 4,893 Sq. Ft.

Footprint (average): 4,873 Sq. Ft.

Overage: 1,266 Sq. Ft. (35.1%)



Pg. 4



610 Enquirer Ave - Subject Property

Lot Area: 0.68 Acres (29,340 Sq. Ft.)

Allowable Footprint (12%): 3,521 Sq. Ft.

Footprint (existing): 3,521 Sq. Ft.

Footprint (proposed): 4,218 Sq. Ft.

Overage: 697 Sq. Ft. (19.8%)

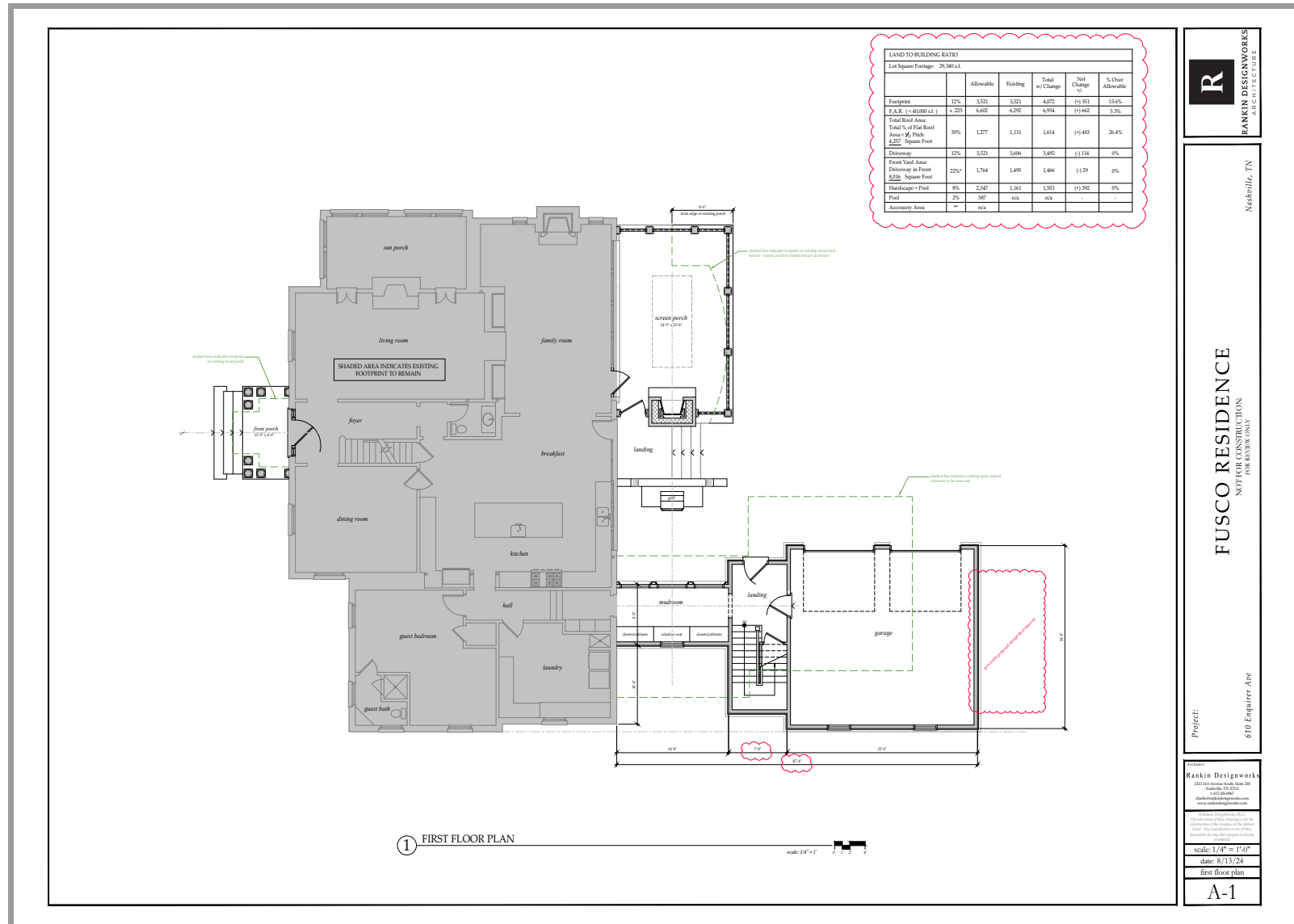


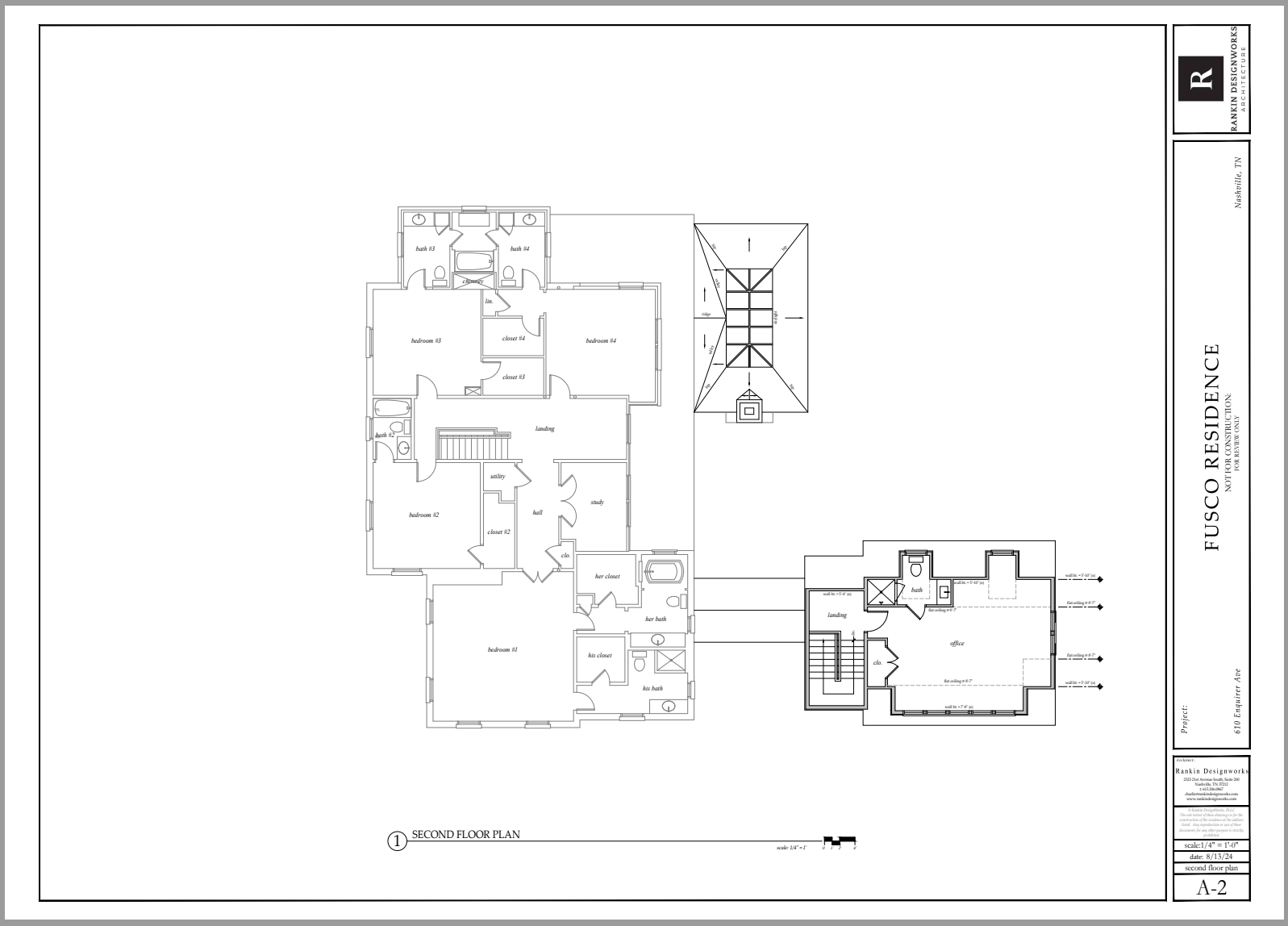
Pg. 5

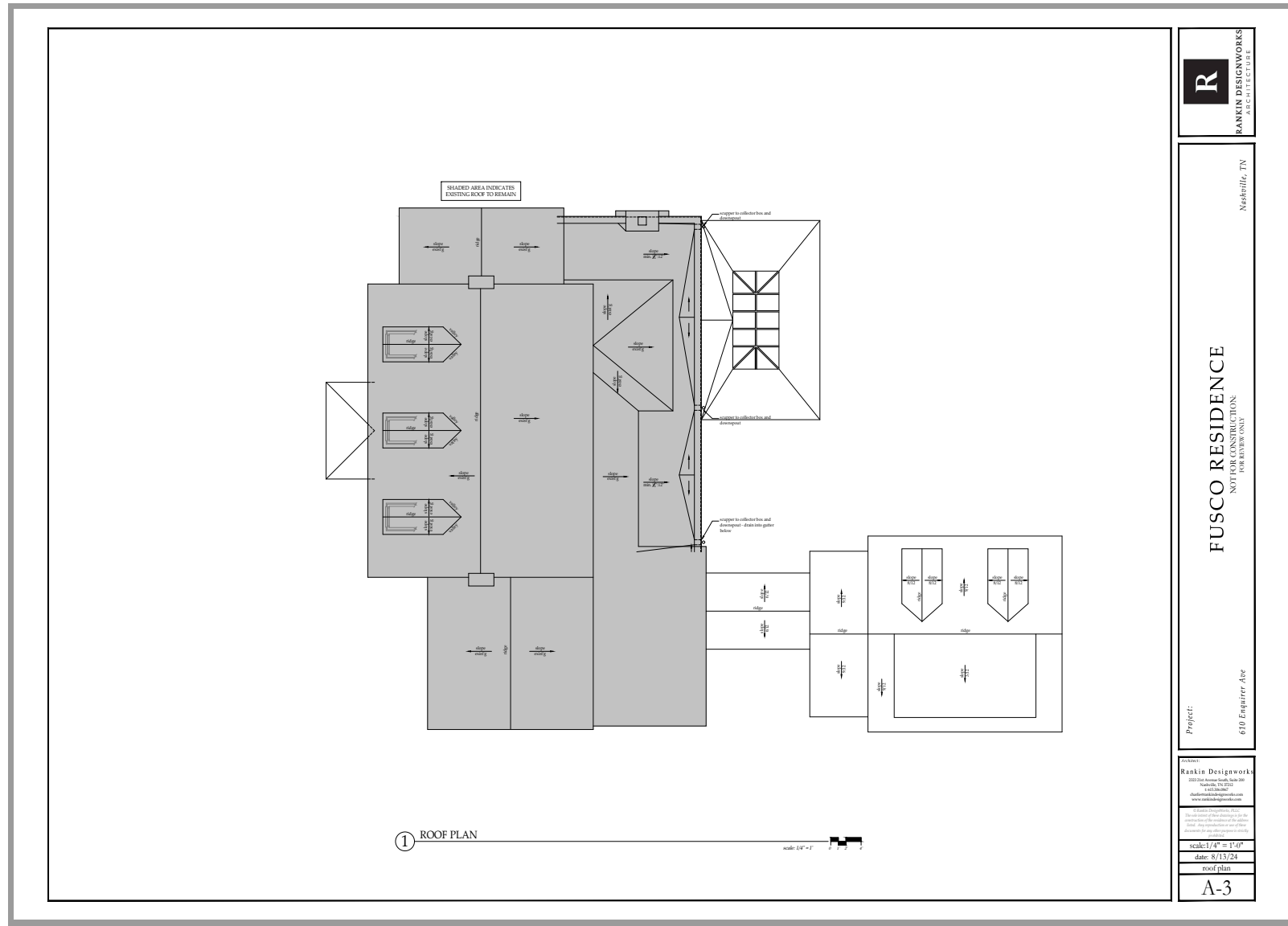
RANKIN DESIGNWORKS
ARCHITECTURE

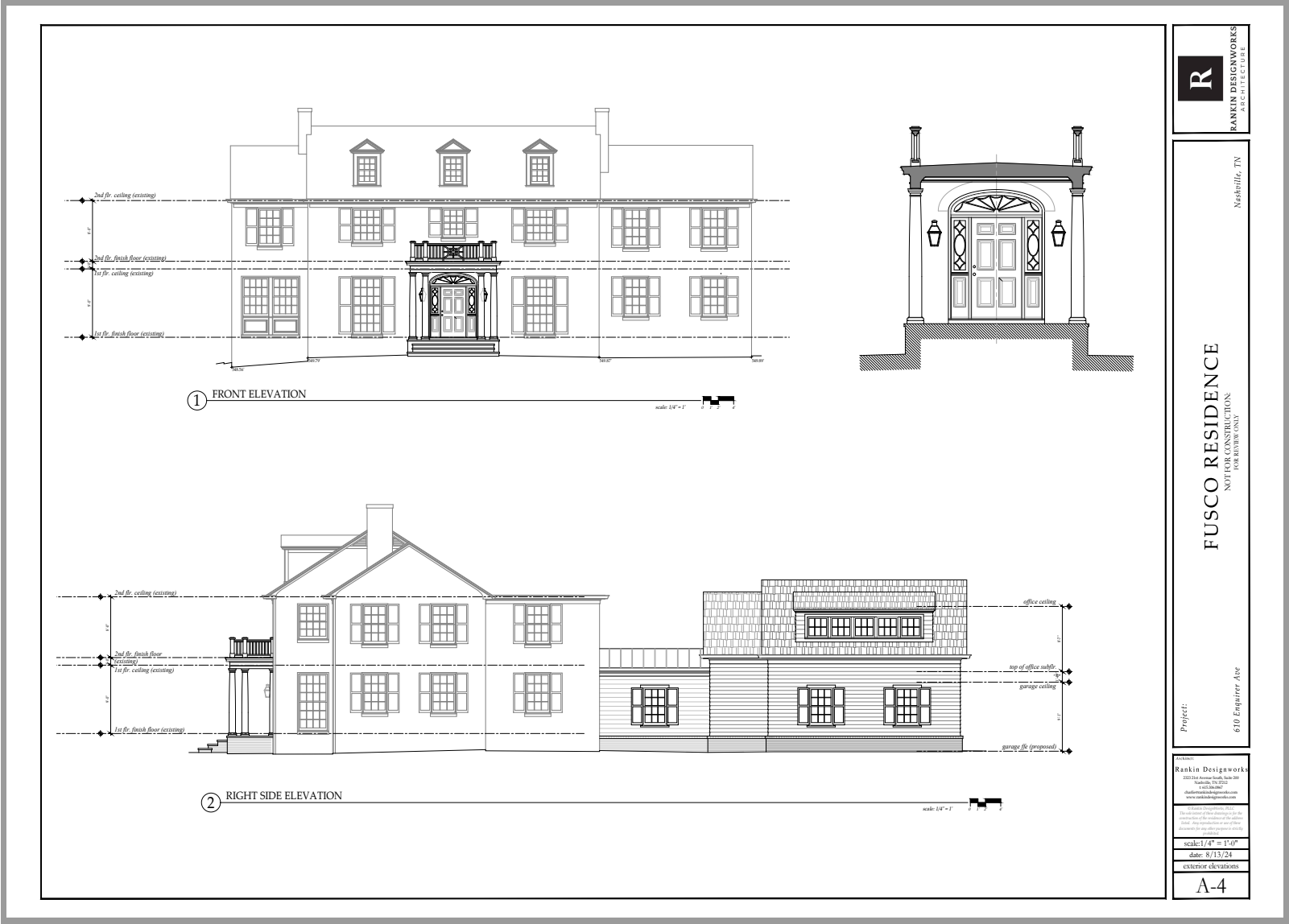


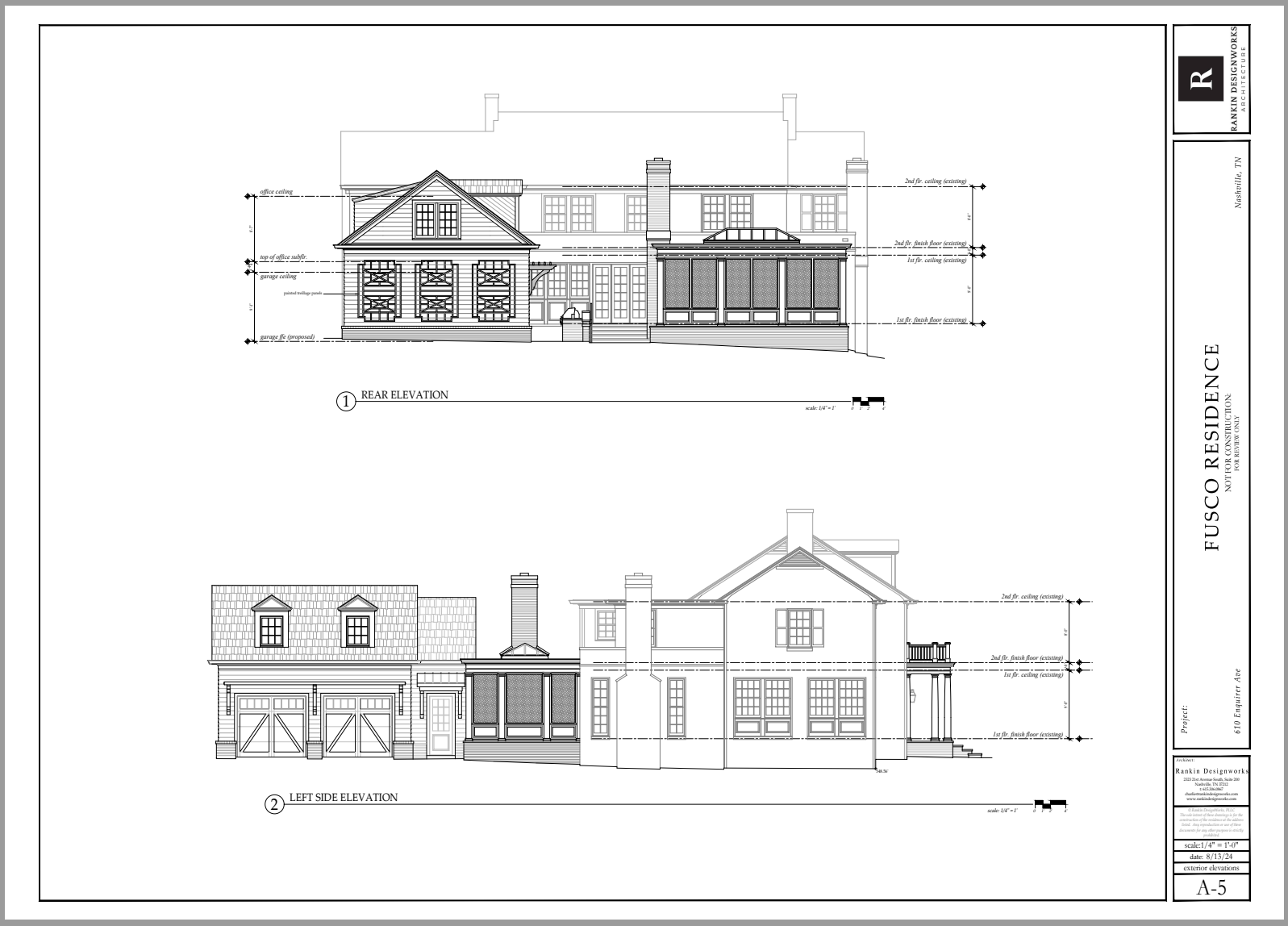


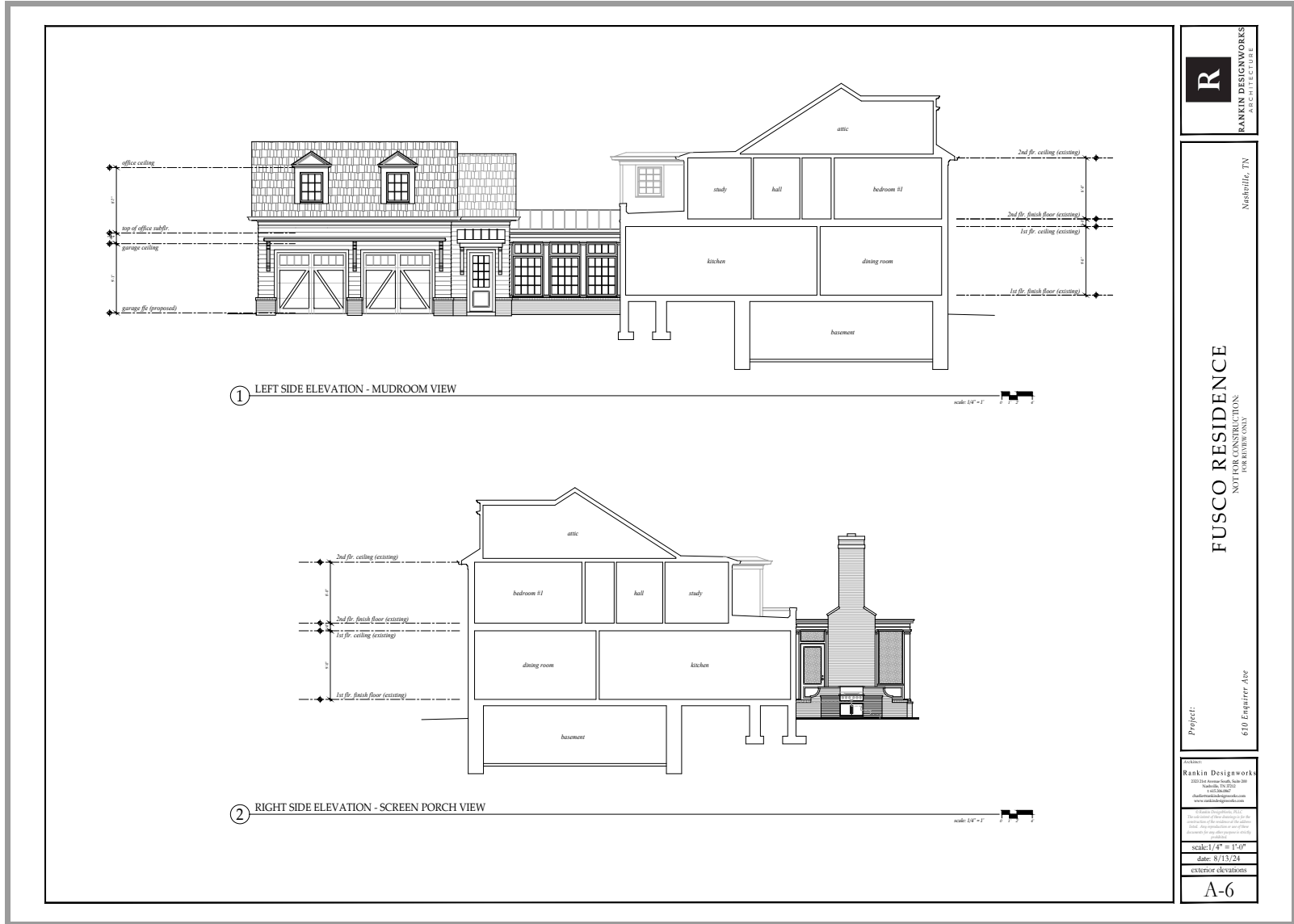


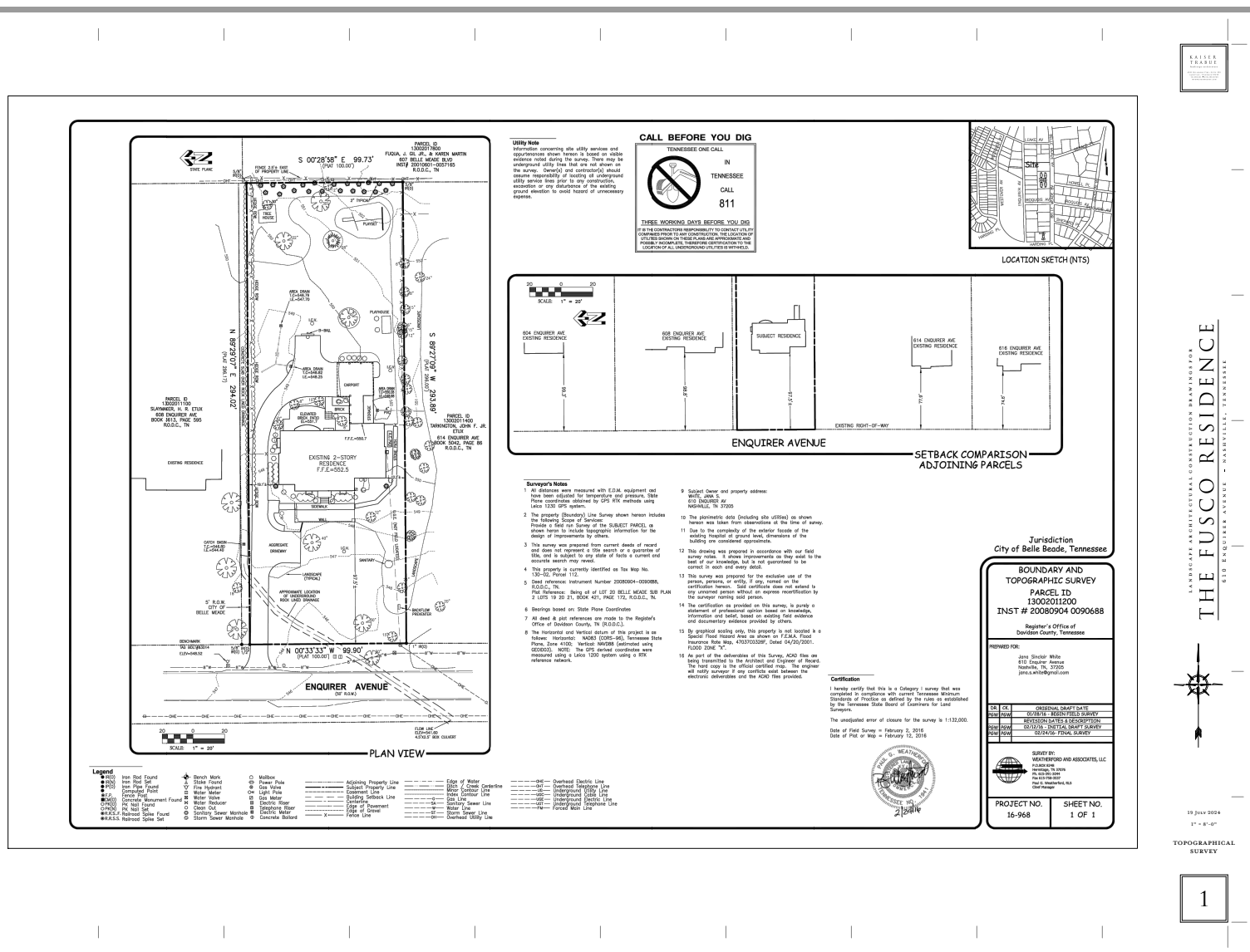


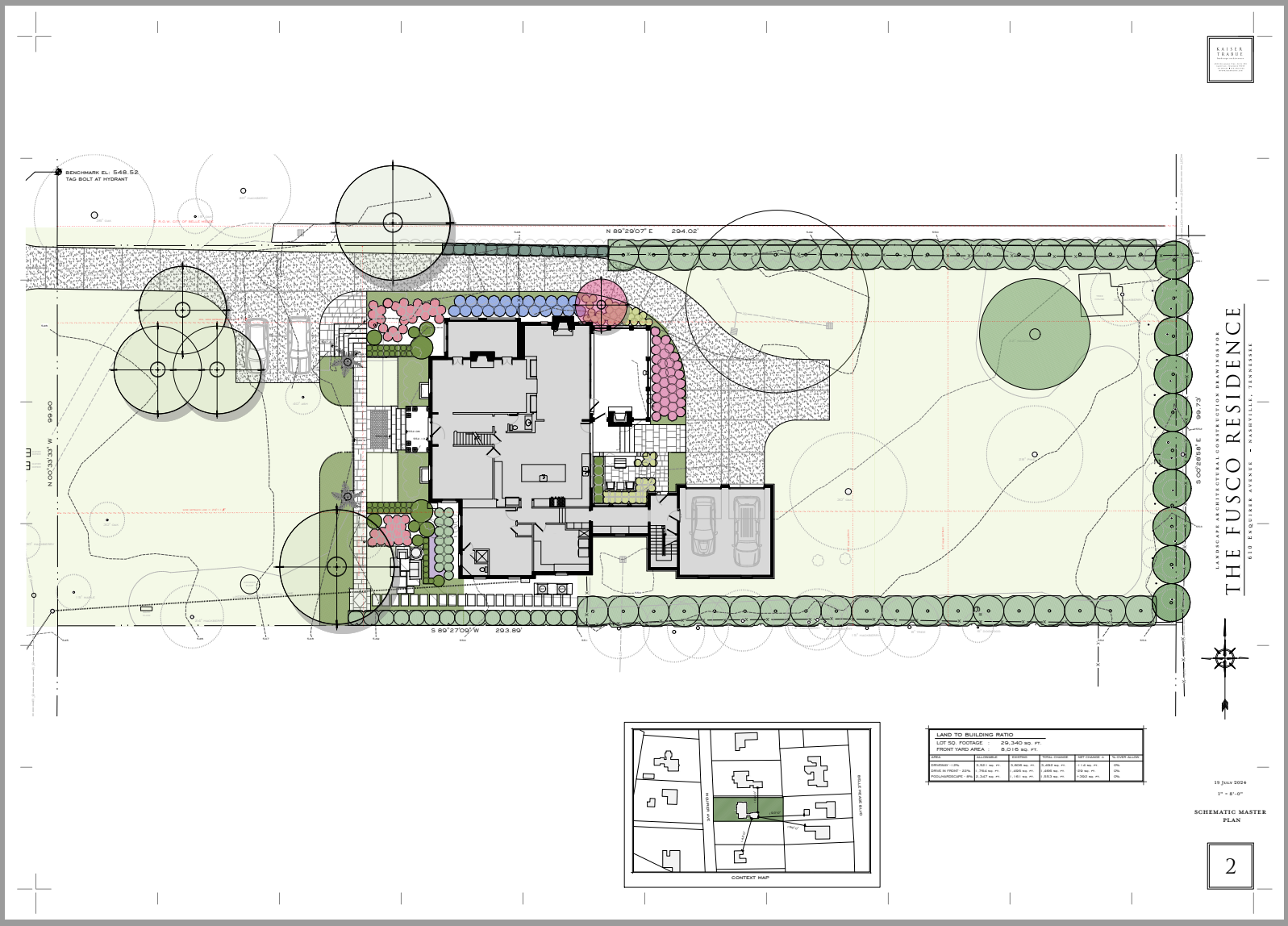


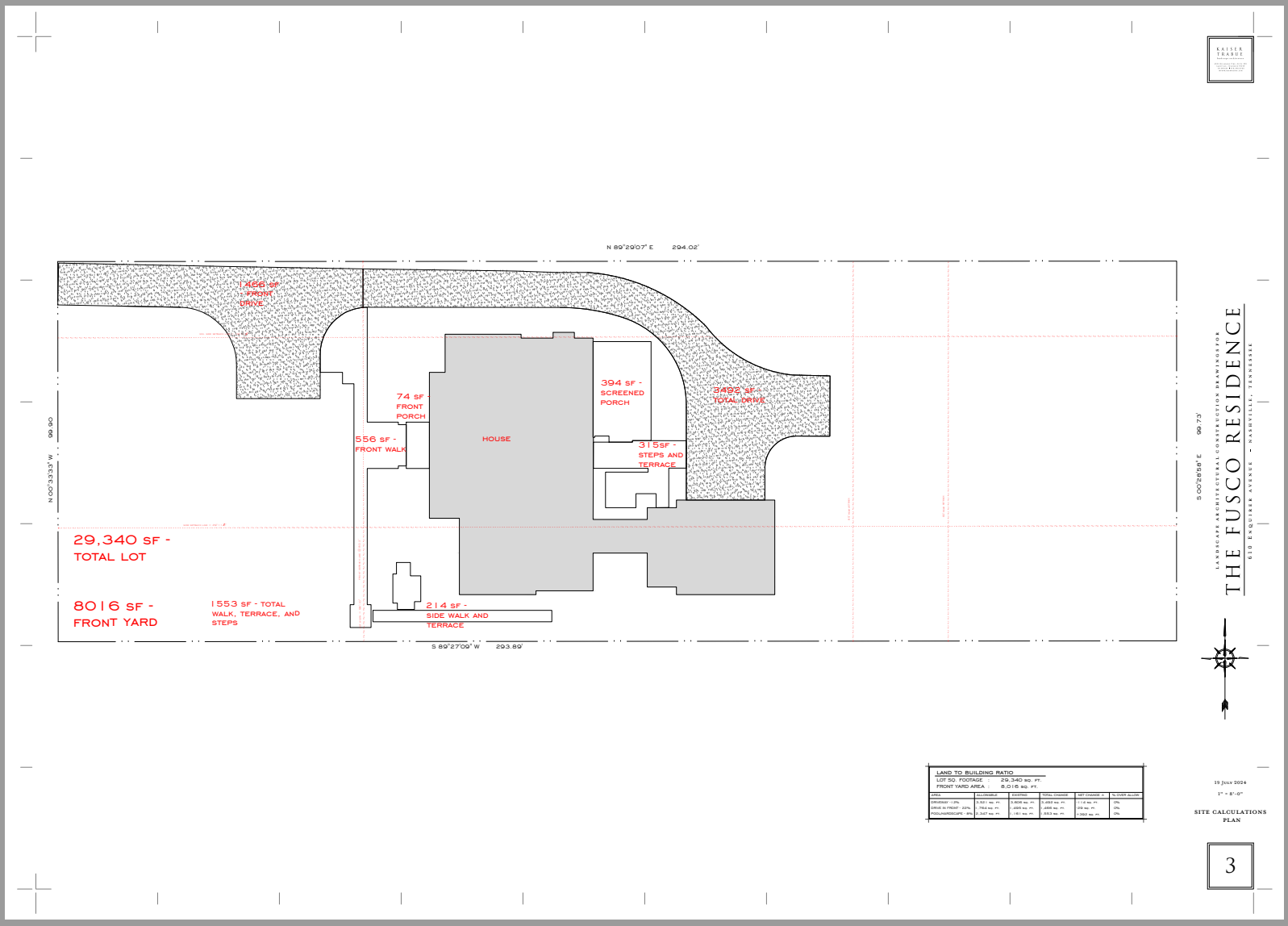






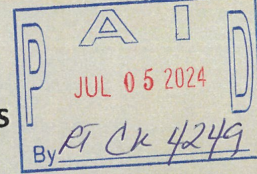








CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



APPEAL # BZA2024-21 APPEAL FEE: \$500
 APPLICANT (Owner's Name) SANDRA S. EARTHMAN PHONE # 615-210-6860
 APPLICANT EMAIL ADDRESS SSEARTHMAN@AOL.COM
 PROPERTY ADDRESS: 607 ENQUIRER AVENUE
 REQUEST: VARIANCE ☒ CONDITIONAL USE ☐
 REASON FOR REQUEST: I WOULD LIKE PERMISSION TO ERECT A FENCE
AROUND A PORTION OF MY BACKYARD AND SIDEYARD.

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	5657	5293	N/A	N/A
? GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.) <u>47142 x .196</u>	9240			
FRONT YARD AREA		16194		
TOTAL DRIVEWAY AREA	5657	5036		
DRIVEWAY IN FRONT YARD AREA	3563	1826		
HARDSCAPE AREA	N/A	N/A		
POOL AREA	N/A	N/A		
F.A.R. = LOTS < 40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 = <u>7840</u>				

LOT SIZE — 47,142 SQ. FT.

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?

IF FENCE WERE ERECTED OFF BACK CORNERS OF THE
HOUSE IN ACCORDANCE WITH ZONING, THERE WOULD BE NO
WAY TO ACCESS FENCED AREA FROM INSIDE THE HOUSE.

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?

THIS FENCE WILL BE EASILY VISIBLE FROM
THE STREET.

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

OTHER HOMES ON ENQUIRER AVENUE HAVE
SIMILAR FENCES.

SIGNATURE:

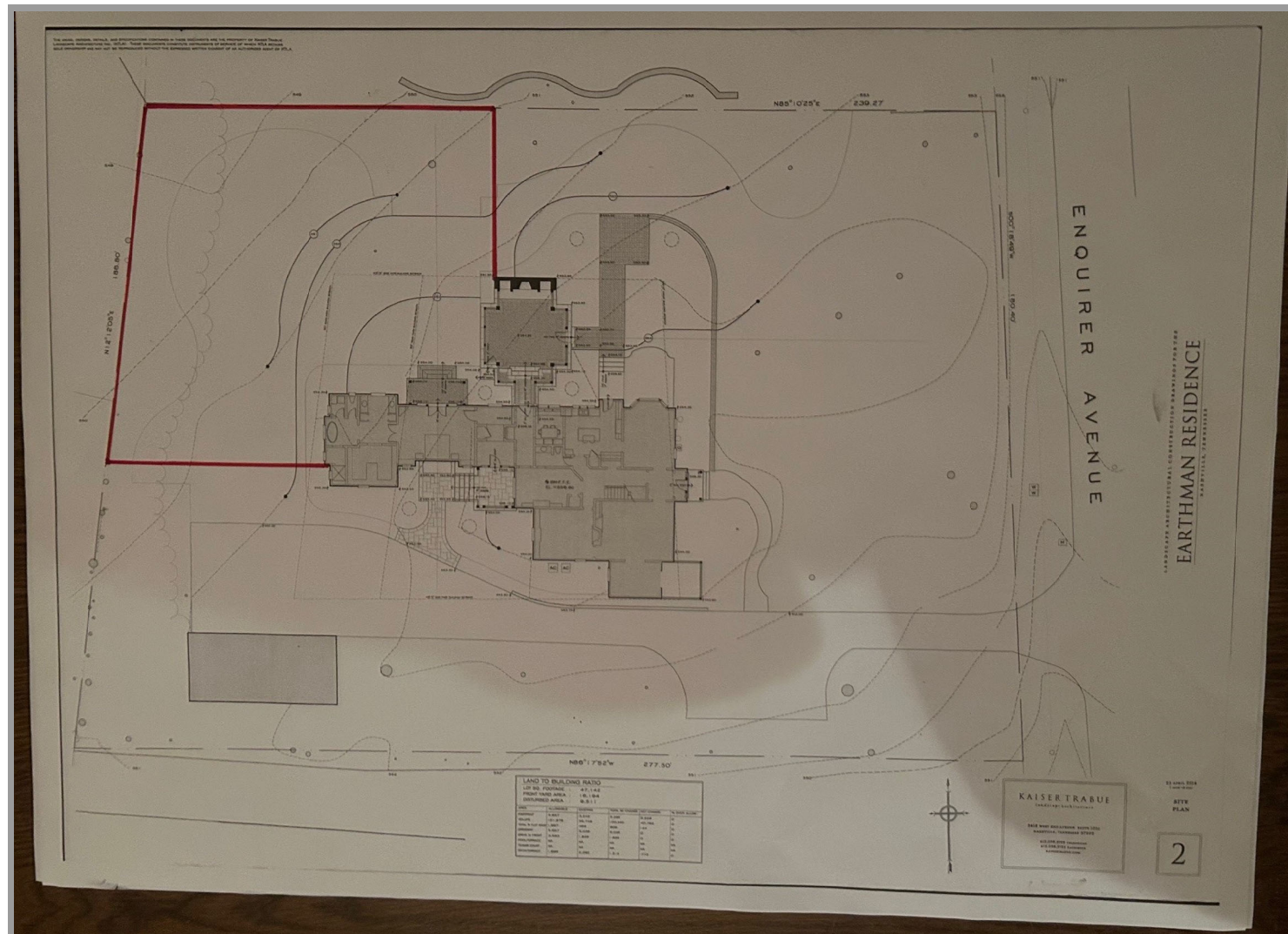
INDUSTRIAL

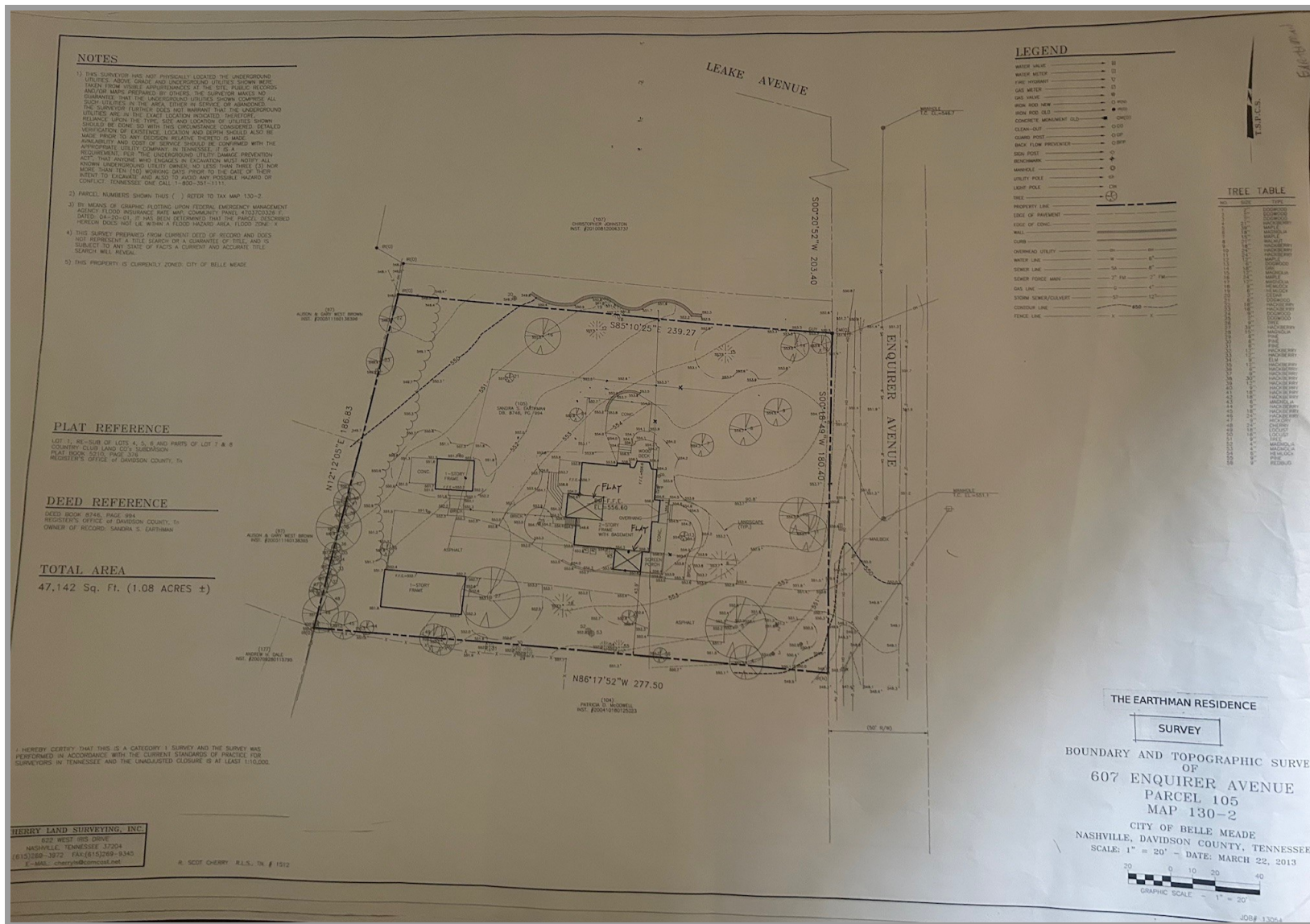
(Owner/Agent)

DATE:

6/26/2024

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





Staff Report

Agenda No.: IV.A.
Case No.: BZA 2024-21
Staff: Mary Samaniego, Planning Director
Applicant: Sandra Earthman
Request: Approval of a Variance for a fence in an alternative location.
Location: 607 Enquirer Avenue

Summary:

The applicants/property owners is requesting a variance to allow a fence in an alternative location. Specifically, the proposed fence is within a smaller area of the rear yard than what the Zoning Ordinance requires. The existing residence was constructed in 1929 and has had several additions over the decades.

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 1.09 acres (47,142 square feet).
2. 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 south side property line but rather goes directly west to the rear property line from the rear edge of the residence (see staff analysis).

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 a desire not to enclose the entire rear yard.
2. The variance shall be granted that will not substantially impairing the intent and purpose of the Zoning Ordinance; and
The proposed fence does not follow the required the fence placement standards. The intent and purpose of the fence provision, in staff's professional opinion, is to ensure that fences are

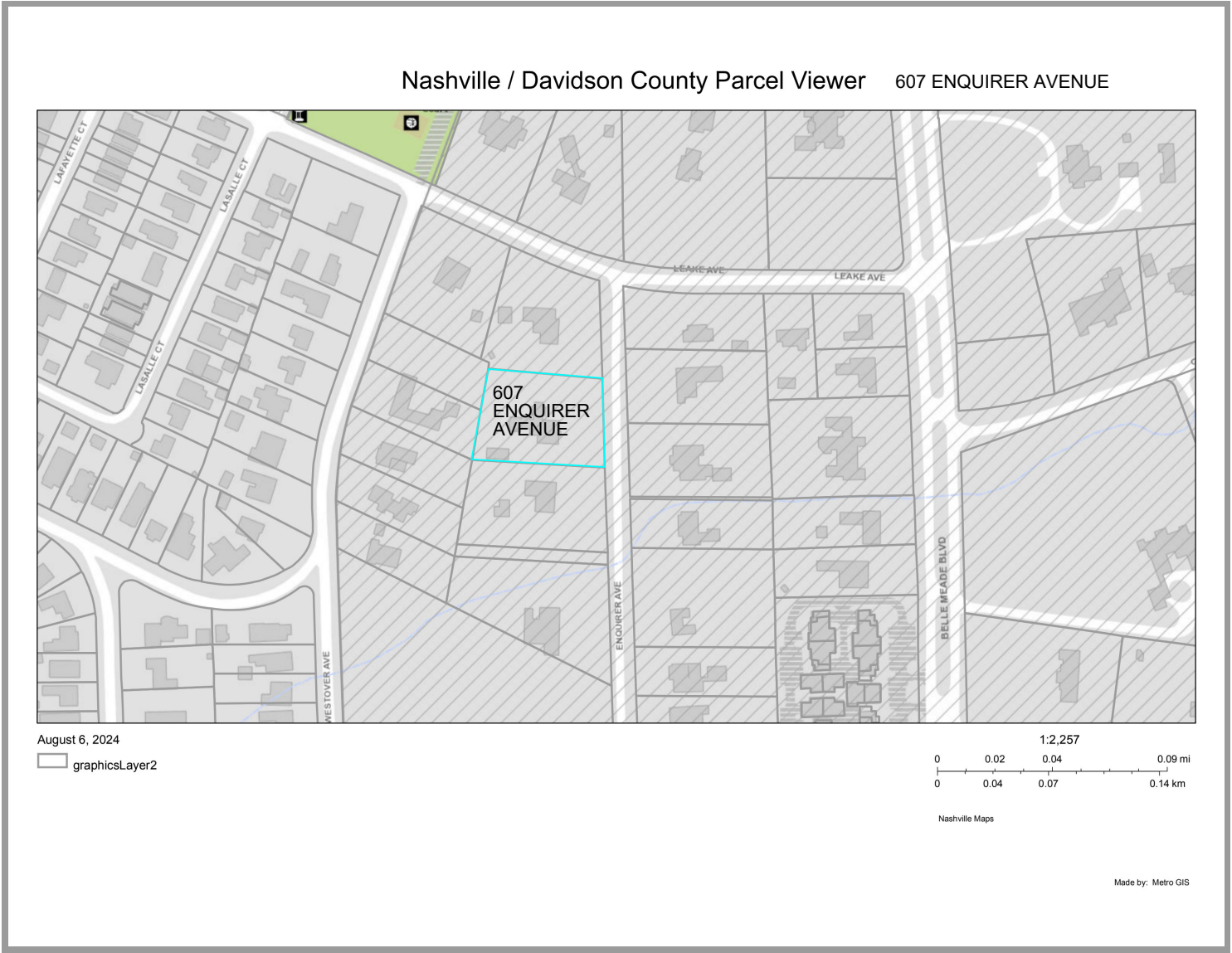
placed in the rear yard as opposed to side yards. The proposed fence placement encloses most of the rear yard and allows a large section of the rear yard to the south of the lot open.

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 Enquirer Avenue 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





Debbie McDougall
615 Enquirer Avenue
Nashville, Tennessee 37205

August 15, 2024

Dear Mary,

I am writing on behalf of my
wonderful neighbor, Sandra Earthman,
whose address is 607 Enquirer Co.

My husband, Wylie McDougall,
and I heartily support her request
to put a fence in her yard.

We feel that this will enhance
our Enquirer real estate and
will allow Sandra to have a
little dog she will not have to
worry about when she lets it go
outside.

Sincerely,
Debbie McDougall

From: [Larsen Fusco](#)
To: [Mary Samaniego](#)
Cc: [Brooks- mom](#)
Subject: Support for BZA Approval - 607 Enquirer Ave
Date: Monday, August 19, 2024 11:25:14 AM

Mary,

Heather and I wanted to lend our full support for Sandra Earthman's variance request for a fence on her property. The fence will greatly enhance the usability of the property for Sandra. The home is currently beautiful from the street and will remain so once the fence is installed. Thank you so much for your time.

Best,

Larsen and Heather Fusco
610 Enquirer Ave.

From: [Tricia McDowell](#)
To: [Mary Samaniego](#)
Subject: Board of Zoning Appeals Meeting August 20, 2024
Date: Monday, August 19, 2024 10:14:21 PM

Mary,

I am writing after receiving notification from the City of Belle Meade that our next-door neighbor, Sandra Earthman, is planning a construction project at 607 Enquirer Avenue. We will be unable to attend the meeting on August 20 but wanted to share our thoughts.

Sandra had already shared her plans for a backyard fence with us, and we are in full support of this project. Any work the Earthmans have done on their house over the years has been of exceptional quality and enhanced the beauty of our street. We have been neighbors on Enquirer Avenue for more than 20 years and are delighted Sandra will have a lovely fenced backyard for her granddaughter to visit and play in and a secure place for any future pets she may have.

Thank you for all the Board of Zoning does to ensure our wonderful neighborhood remains a beautiful place to live and retains its unique character.

Best wishes,
Tricia and Doug McDowell
609 Enquirer Avenue

Sent from my iPad



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # BZA 2024-21 **BZA2024-22** APPEAL FEE: VOID

APPLICANT (Owner's Name) Maria & Billy Ray Caldwell PHONE # 615-454-4100

APPLICANT EMAIL ADDRESS mcaldwell@nasba.org

PROPERTY ADDRESS: 508 Park Center Drive, Nashville, Tennessee 37205

REQUEST: VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR REQUEST: This is a request for a conditional use to construct a detached screened porch within the building envelope.
The swimming pool and pool enclosure have previously been approved by the BZA.
The project meets all applicable codes and allowable ISR requirements.

PROJECT CALCULATIONS

LOT SQ. FT: 65,137	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	7816	3981	5515	0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	12,767	6714	8538	0
FRONT YARD AREA	16,080	-	-	-
TOTAL DRIVEWAY AREA	7816	5763	5661	0
DRIVEWAY IN FRONT YARD AREA	3537	2519	2519	0
HARDSCAPE AREA	5211	2721	4982 4987	0
POOL AREA	1303	0	719	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?

This is a conditional use request to construct a detached screened porch. The project meets all applicable codes and allowable ISR requirements.

The HZC requested that the screened porch be detached.

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 project meets all applicable codes and allowable ISR requirements, and therefore meets the application of the zoning ordinance.

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 project meets all applicable codes and allowable ISR requirements, and therefore would not be a detriment to the public good.

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

The project meets all applicable codes and allowable ISR requirements. The addition of the screened porch will be in harmony with the other homes in the neighborhood.

SIGNATURE:  (Owner/Agent) **DATE:** July 19, 2024

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

Payment History

City of Belle Meade - TN - Tax



Refund Payment

Name	Anne Daigh	Amount	\$500.00
Transaction ID	2407191031220DDA58CB5	Confirmation #	2635233735
Date	07/19/2024 10:31 AM	Source	Website
Email	anne@daighrick.com	Payment Type	

Refund Amount \$ 500.00

Comments

This fee is being refunded because the HZC made a request requiring a return visit to BZA.

Refund Successful

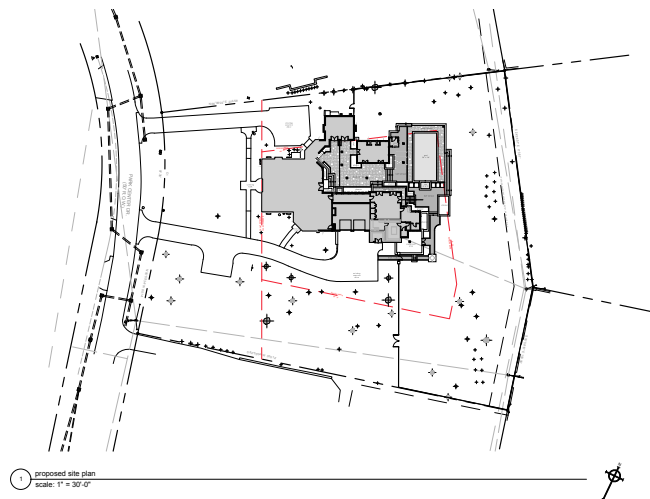
ITEM ID	AMOUNT	YEAR	PARCEL
7E8713DB4F01443C49FB	\$500.00	BZA Fee - 508 Park Center Drive	
Fee	\$12.50		
Total	\$512.50		



a landscape construction document set for the:

CALDWELL RESIDENCE

508 PARK CENTER DRIVE
NASHVILLE, TN 37205

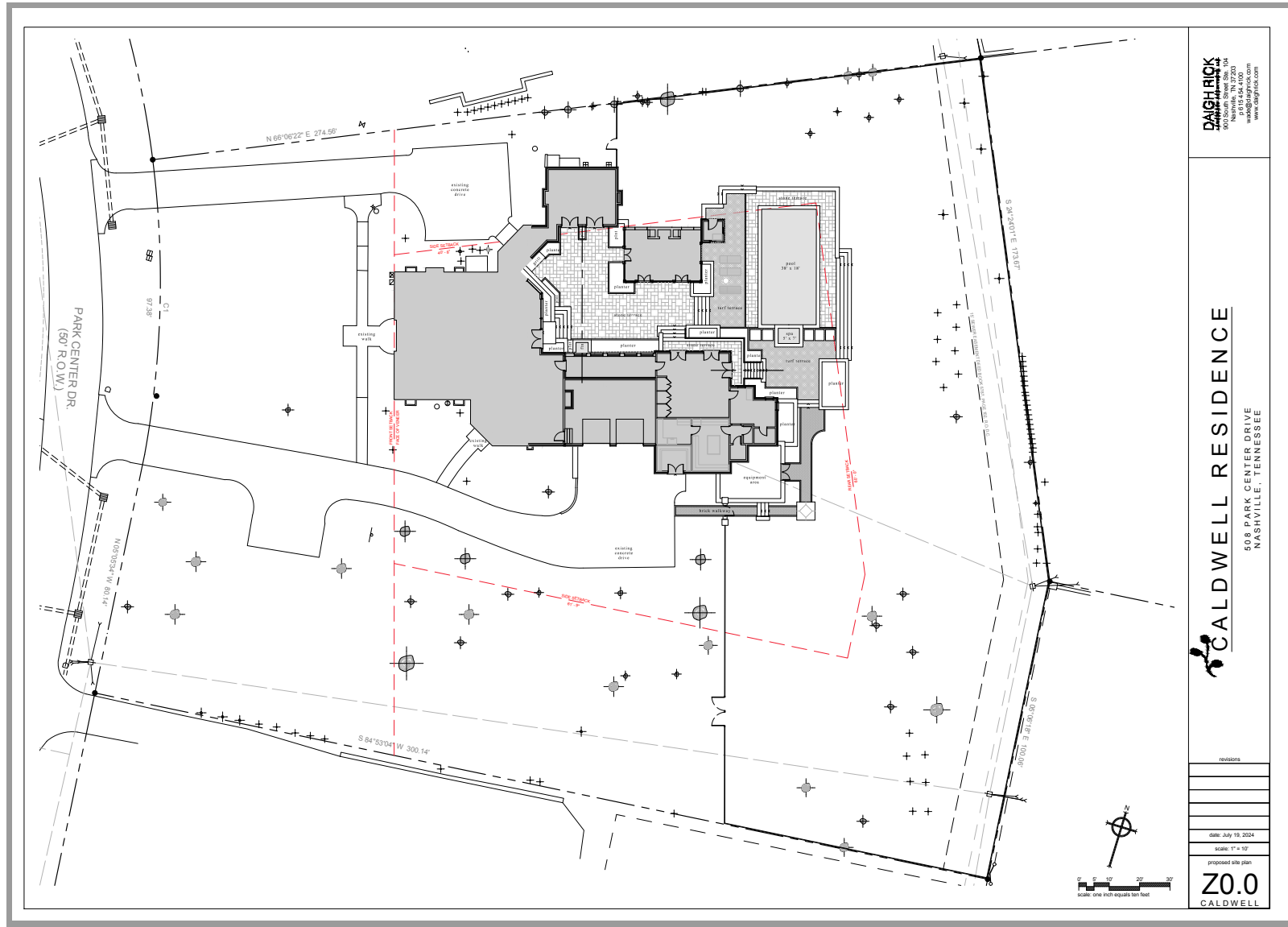


AN INDEX OF DRAWINGS:

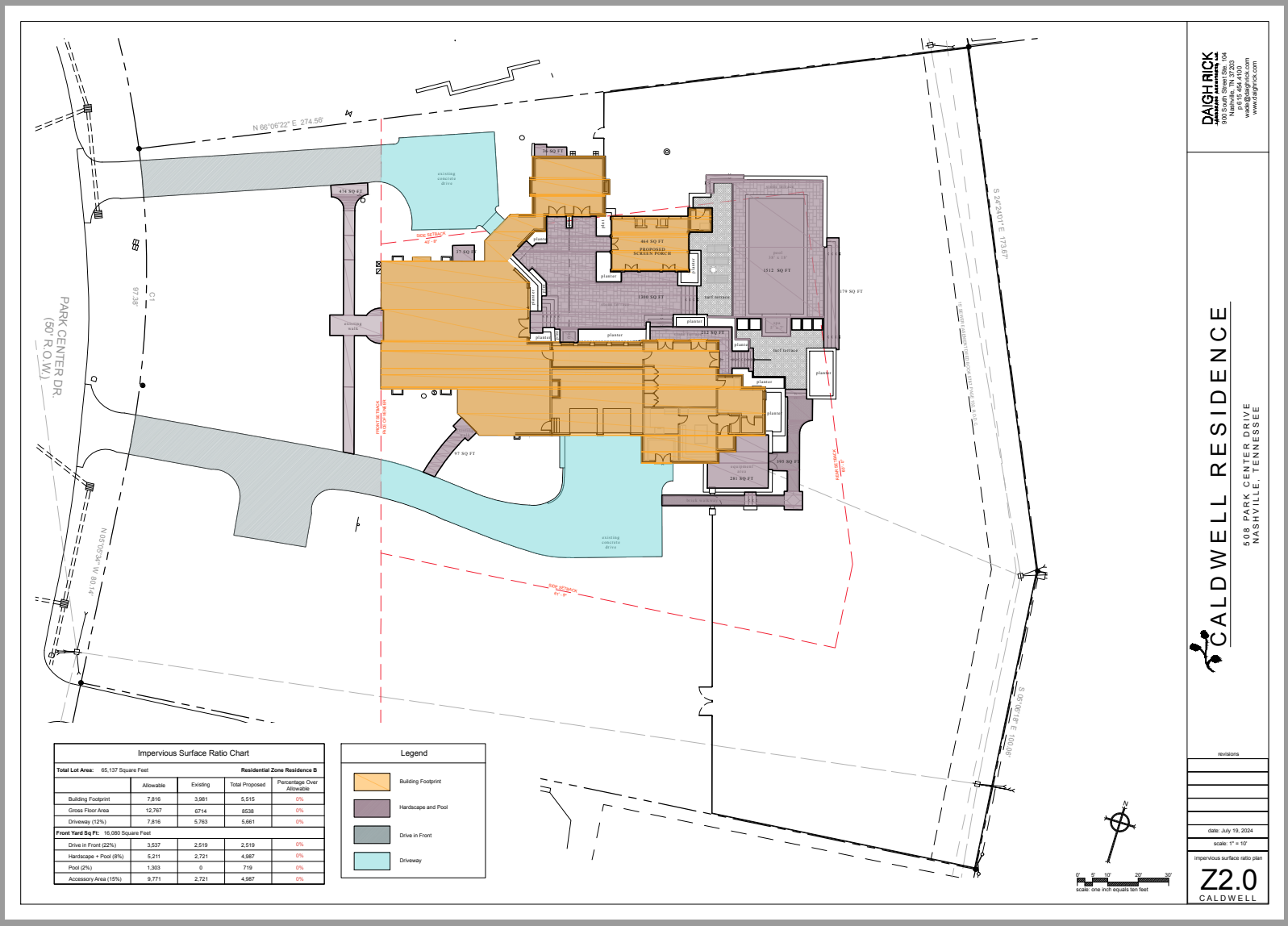
Z0.0	PROPOSED SITE PLAN
Z1.0	EXISTING CONDITIONS PLAN
Z2.0	IMPERVIOUS SURFACE RATIO PLAN
Z3.0	GRADING AND DRAINAGE PLAN
Z4.0	PROPOSED SCHEMATIC SITE PLAN
Z5.0	ELEVATIONS
Z6.0	SITE PHOTOS

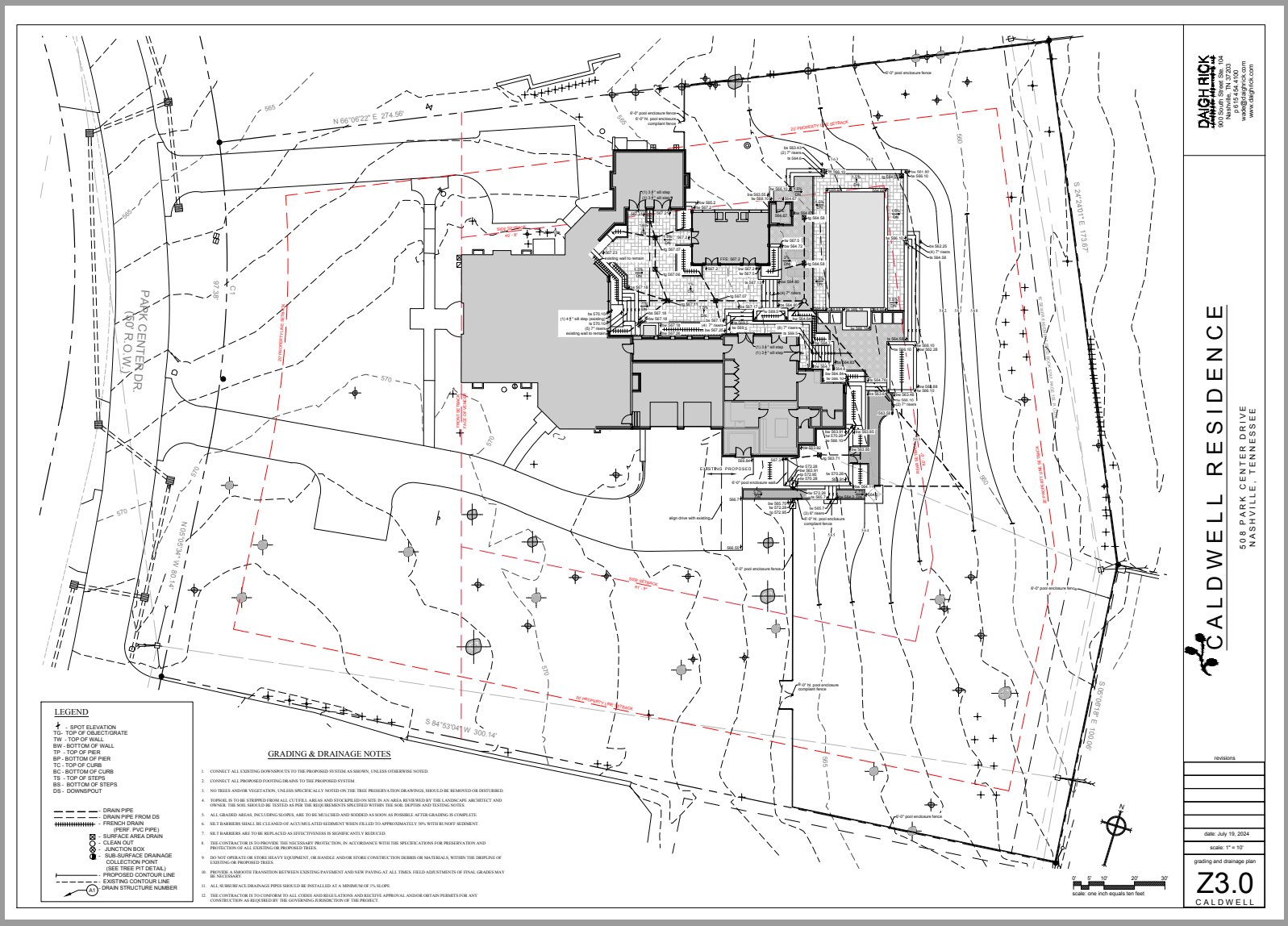
E2	REAR ELEVATION
E4	FRONT ELEVATION
E5	LEFT SIDE ELEVATION

CALDWELL
July 19, 2024















1 site photo
26.0 not to scale



2
26.0
site photo
not to scale



3 site photo not to scale

26.0



4 site photo
26.0 not to scale



5 site photo
26.0 not to scale



6 site photo
26.0 not to scale

DAIGH RICK
Attorney at Law
900 South Street Ste. 104
Nashville, TN 37203
p 615.454.4100
wade@daighrick.com
www.daighrick.com

CALDWELL RESIDENCE

508 PARK CENTER DRIVE
NASHVILLE, TENNESSEE

revisions

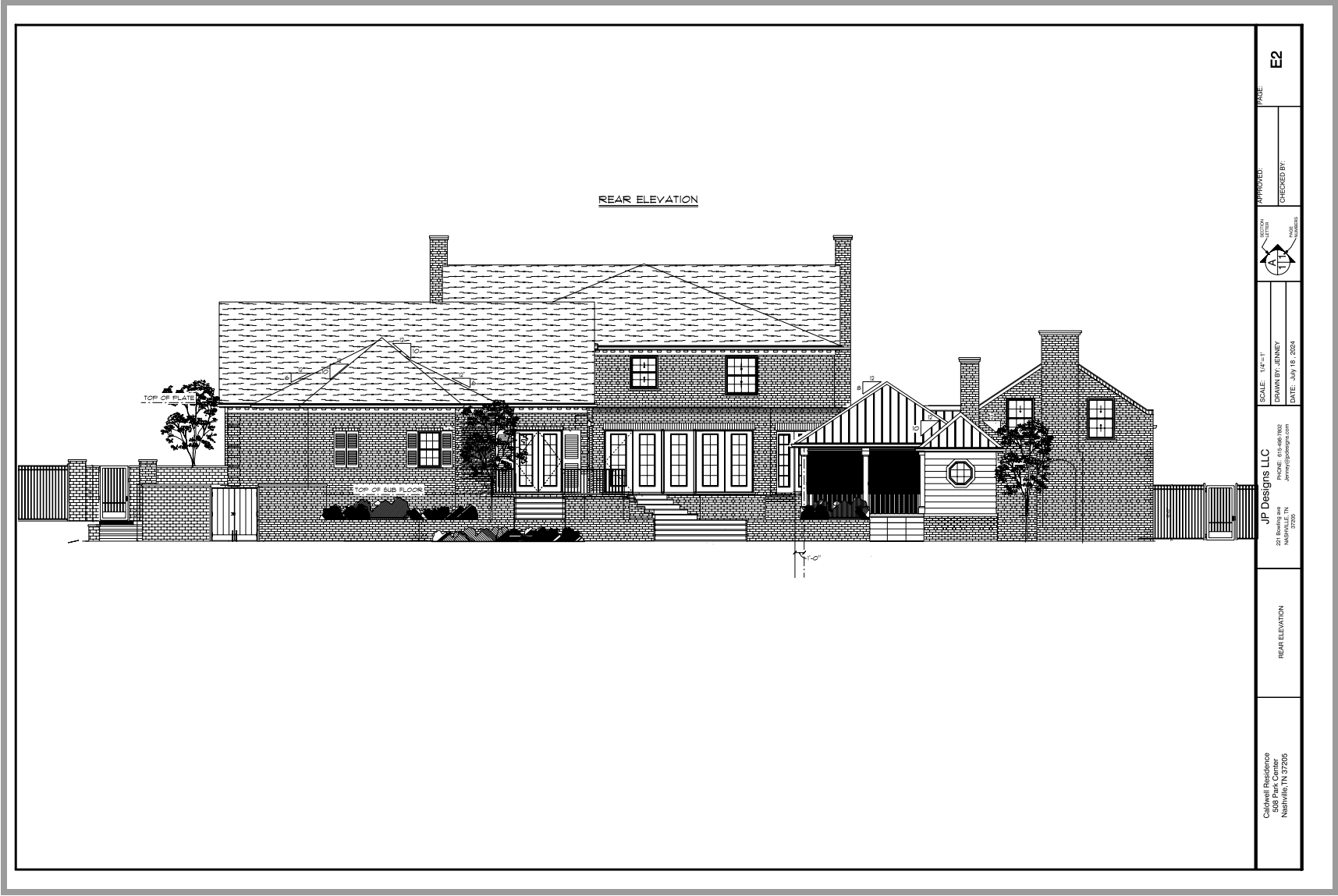
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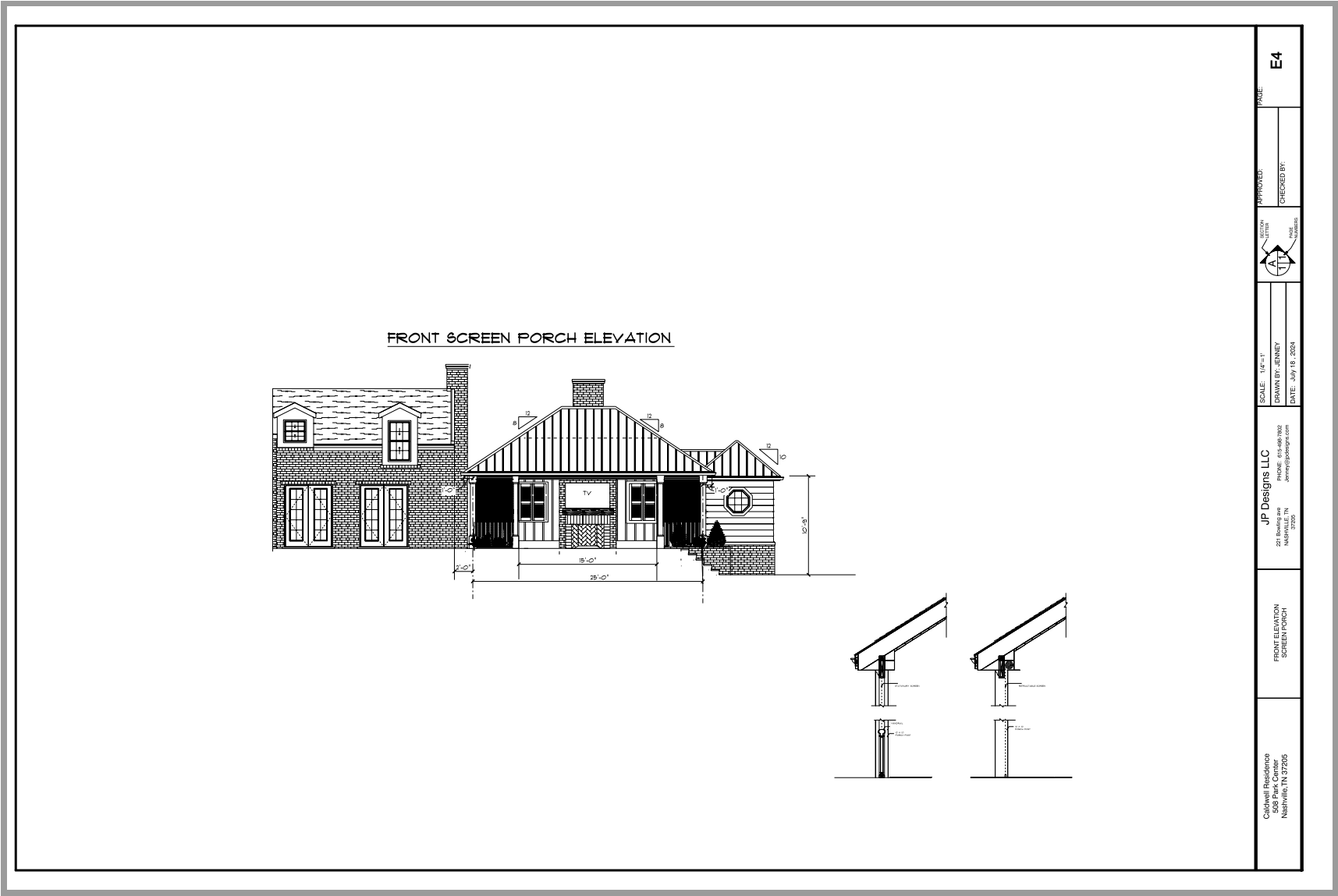
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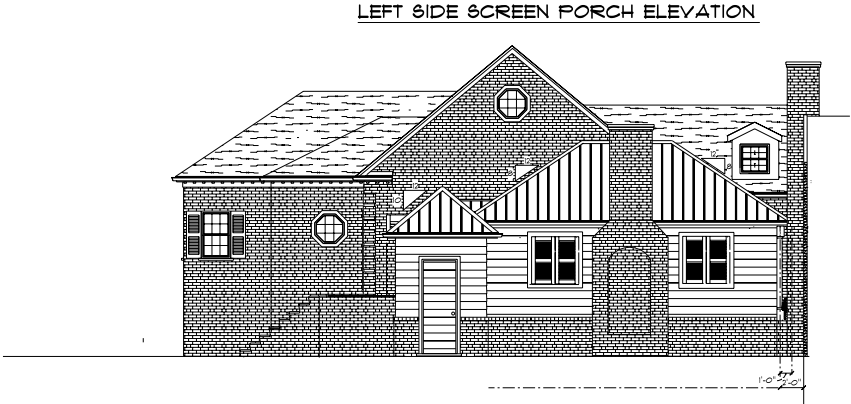
site photos

760

Z6.0
CALDWELL







Calwell Residence 508 Park Center Nashville, TN 37205	LEFT SIDE ELEVATION SCREEN PORCH	JP Designs LLC 221 Bluffview Ave Nashville, TN 37205 PHONE: 615-485-7820 jenny@jpdsgns.com	SCALE: 1/8" = 1'-0" DRAWN BY: JENNEY DATE: July 18, 2024	SEAL REGISTERED ARCHITECT STATE OF TENNESSEE	APPROVED CHECKED BY: NAME: DATE:	PAGE E5

Staff Report

Agenda No.: IV.B.
Case No.: BZA 2024-22
Staff: Mary Samaniego, Planning Director
Applicant: Billy Ray Caldwell
Request: Approval of a conditional use for a Pool house
Location: 508 Park Center Drive

Summary:

The applicant/property owner is requesting a Conditional Use for the construction of a pool house. A conditional use for the construction of a swimming pool and a variance for a fence in an alternative location (BZA2024-15) was approved by the Board of Zoning Appeals at the June 2024 meeting. The pool house was originally proposed to be an addition to the residence. However, the Historic Zoning Commission at their July 2024 meeting requested that this space be separated from the main residence (for architectural design reasons) thus making this new detached structure a pool house. The existing residence was constructed in 1937 and proposed additions to the residence was approved at the June 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 1.51 acres (65,137 square feet) and the existing residence is 6,714 square feet in size.
2. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 1,303 square feet. The proposed area of water in the swimming pool and detached in-ground spa is 719 square feet.
3. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 5,211 square feet. The proposed area of the hardscape including the pool is 4,987 square feet.
4. The proposed pool house is 464 square feet and is entirely within the established building envelope (see attached Staff Analysis of Site Plan).

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the

issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-202(1)(c):

1. such conditions and safeguards (specifically including, but not limited to, provisions for vegetative screening and/or lighting) as the board may require to protect the character of the community;
The proposed planting plan as well as existing property line trees should adequately screen the pool house improvements from the adjoining properties.
2. a finding by the board that the same will not interfere substantially with the use and enjoyment of adjacent property by its owners and occupants; and,
It is staff's professional opinion that the criteria established within the Zoning Ordinance for the creation of building envelopes and subsequent requirement for pool houses to be placed within said building envelope adequately provides for substantial use and enjoyment of the adjoining property owners on all sides.
3. the approval by the board of the size, dimensions, and location of the same, the following may be constructed or erected within the building envelope:
(E) Pool Houses.
There are no specific Conditional Use criteria for pool houses in the City of Belle Meade Zoning Ordinance.

Staff recommends approval of the conditional use based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis



