



**CITY OF BELLE MEADE  
BOARD OF ZONING APPEALS  
REGULAR MEETING AGENDA PACKET  
JANUARY 21, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS  
REGULAR MEETING  
JANUARY 21, 2025, 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](http://www.citybellemeade.org). The meeting will also be available through Live Stream on the city website.

**I. Call to Order**

**II. Approval of Minutes**

Consideration of the minutes of the Board of Zoning Appeals held November 19, 2024.

Attachment: [BZA Minutes November 19 2024.pdf](#)

**III. Unfinished Business - None**

**IV. New Business**

**A. The application of Gavin Duke for the Hand family, #A24-32, 1303 Chickering Road, for a conditional use for a swimming pool and pool house.**

Attachment: [32 BZA-appeals.pdf](#)

Attachment: [STAFF REPORT 1303 Chickering Road.pdf](#)

**B. The application of Gavin Duke for the Halbower family, #A24-34, 4414 Howell Place, for a conditional use for a swimming pool.**

Attachment: [35 Samonica-Nashville-Trust-BZA-Application-12-20-2024.pdf](#)

Attachment: [Site Plan.pdf](#)

Attachment: [Md-ajrhaj DATA Donlon24 224067 Halbower Work Halbower Layout1 1 .pdf](#)

Attachment: [STAFF REPORT 4414 HOWELL PL.pdf](#)

**C. The application of Gavin Duke for the Vidalakis family, #A24-36, 1225 Chickering Road, for a variance to a front yard setback.**

Attachment: [1225 Chickering - BZA Application -122024.pdf](#)

Attachment: [1225 Chickering Road - Variance Request - 121924.pdf](#)

Attachment: [Warner Park Sub.pdf](#)

Attachment: [STAFF REPORT 1225 CHICKERING RD.pdf](#)

**D. The application of Anna Maddox for St. George's Episcopal Church, #A24-30, 4715 Harding Pike, for a conditional use for a place of religious assembly.**

Attachment: [BZA Application.pdf](#)

Attachment: [C1-SITE-2654-05-C01-SITE PLAN\\_REV01.pdf](#)

Attachment: [Pages from St. George\\_s-construction docs\\_082819.pdf](#)

Attachment: [STAFF REPORT St. George.pdf](#)

## **V.Other Public Comment**

## **VI.Adjourn**

**The next regularly scheduled meeting of the Board of Zoning Appeals will be held February 18, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.**



**MINUTES**  
**BOARD OF ZONING APPEALS – REGULAR MEETING**  
**NOVEMBER 19, 2024, 5:00 PM**  
**BELLE MEADE CITY HALL, 4705 HARDING PIKE**

**Call to Order**

Chairman Chris Tardio called the meeting to order at 5 p.m.

**Board Members Present**

Chairman Chris Tardio  
Vice Chairman Marissa Russ  
Charlie Atwood  
Carter Dawson  
Johnny Phipps

**Board Members Not Present**

Erick Clifford  
Ron Farris

**Staff Present**

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

Chairman Tardio asked if there were any conflicts of interest.

Board Member Johnny Phipps stated he had a conflict on Item C.

Chairman Tardio stated Phipps would be recused on Item C.

**Approval of Minutes**

The minutes of the Board of Zoning Appeals held October 15, 2024.

Motion to approve: Russ Second: Phipps Vote: All aye

**Unfinished Business**

**The application of 221 Evelyn Avenue Trust, #A24-0015, 221 Evelyn Avenue, for a conditional use for a storage shed and a variance for the side yard setback. WITHDRAWN**

Planning Director Mary Samaniego stated the request had been heard at the the meeting last month adding she worked with the applicants and they changed the site plan to be in compliance with the code and had withdrawn their request for variances.

**New Business**



Planning Director Mary Samaniego stated the first item to be heard would be Item B, A24-0019.

Samaniego also instructed those presenting they would need to take the microphone with them if they walk away from the podium to the TV.

**The application of Robert and Rebecca Collins, #A24-0019, 205 Jackson Boulevard, a variance for the side yard setback for a generator.**

Deaver Collins, owner and resident at 205 Jackson Boulevard, reviewed the request for the installation of a generator as submitted.

Questions from the board were addressed by Collins and Planning Director Samaniego.

Public Comment Opened

Rene Poe, resident at 223 Deer Park Circle, spoke in favor of the project.

Planning Director Samaniego stated an email of support had been received from Jennifer Jacobs the neighbor to the north (203 Jackson Boulevard).

Public Comment Closed

Motion to approve: Phipps Second: Atwood

A board discussion ensued.

Vote: Russ approve, Dawson approve, Tardio aye, Phipps approve, Atwood approve

**The application of Chandelier Development Inc., #A24-0018, 105 Bellevue Drive S, for a conditional use for a swimming pool.**

Joel Lyons, owner of 105 Bellevue Drive South reviewed the plans, as submitted, for a conditional use for a swimming pool. Lyons stated they did not request or seek any type of variance that the fencing was within ordinance, the pool equipment is within building setback and the body of water is within the allowances for the size of the property.

There were no questions of the applicant.

Public Comment Opened

No Public Comment

Public Comment Closed

Planning Director Samaniego stated she did receive a letter of objection from the Rhodes at 112 Bellevue Drive South which was in the record.

Motion to approve: Atwood Second: Russ

A board discussion ensued.

Vote: Russ aye, Dawson aye, Tardio aye, Phipps aye, Atwood aye.

**The application of Richard and Lauren Jacques, #A24-0020, 911 Westview Avenue, a variance for the front yard setbacks and maximum allowable footprint.**

Board member Johnny Phipps recused at 5:19 p.m.

Catherine Sloan, Architect representing Richard and Lauren Jacques, reviewed the plans for the project at 911 Westview as submitted, noting changes from the original plans.

Questions from the board were addressed by Sloan.

Public Comment Opened

Planning Director Samaniego stated she had received seven letters in support of the project.

Public Comment Closed

Motion to approve: Atwood Second: Russ

A board discussion ensued.

Vote: Russ aye, Dawson aye, Tardio aye, Atwood aye

#### **Other Public Comment**

Planning Director Samaniego stated there would be no December meeting.

City Attorney Berry introduced his colleague, Kyle Fuller an attorney with his firm and would be pinch hitting for him on occasion in the coming year.

**Chairman Tardio adjourned the meeting at 5:36 p.m.**

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**Chairman Chris Tardio**

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**City Recorder Rusty Terry**



**CITY OF BELLE MEADE**  
**APPLICATION FOR BOARD OF ZONING APPEALS**

APPEAL # \_\_\_\_\_

APPEAL FEE: \_\_\_\_\_

APPLICANT (Owner's Name) Hand Family Company's PHONE # 615-270-5020

APPLICANT EMAIL ADDRESS Wes@dukedesigngroup.com

PROPERTY ADDRESS: 1303 Chickering Road

REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: Construction of a pool requires board approval.

**PROJECT CALCULATIONS**

| LOT SQ. FT: 212,508 sf., 4.87 sf                                                                           | ALLOWABLE | EXISTING  | PROPOSED  | % OVER  |
|------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|---------|
| FOOTPRINT AREA                                                                                             | 25,500 sf | 0 sf      | 12,866 sf | 0% Over |
| GROSS FLOOR AREA<br>(F.A.R. X LOT SQ. FT.)                                                                 | 41,651 sf | 0 sf      | 19,962 sf | 0% Over |
| FRONT YARD AREA                                                                                            | 91,622 sf |           |           |         |
| TOTAL DRIVEWAY AREA                                                                                        | 25,500 sf | 10,890 sf | 14,261sf  | 0% Over |
| DRIVEWAY IN FRONT YARD AREA                                                                                | 20,156 sf | 8,623 sf  | 9,787 sf  | 0% Over |
| HARDSCAPE AREA                                                                                             | 17,000 sf | 0 sf      | 8,835 sf  | 0% Over |
| POOL AREA                                                                                                  | 4,250 sf  | 0 sf      | 1,232 sf  | 0% Over |
| F.A.R. =<br>LOTS <40,000 sq. ft. x .225 =<br>LOTS > 40,000 sq. ft. x .196 = 212,508 sf. x 0.196 = 41,651sf |           |           |           |         |

**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?

There are no special conditions for this request.

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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?

There is no self imposed hardship.

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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?

Construction of a pool requires board approval.

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

All construction will be within the building guidelines and allowable ratios.

**SIGNATURE:** Gavin Duke (Owner/Agent) **DATE:** Dec. 3, 2024

**Submit all information, plans & application via email PDF to:** [msamaniego@citybellemead.org](mailto:msamaniego@citybellemead.org)

### Staff Report

Agenda No.: IV.A.  
Case No.: A24-32  
Staff: Mary Samaniego, Planning Director  
Applicant: Gavin Duke for the Hand family  
Request: Approval of a conditional use for a Swimming Pool and Pool house  
Location: 1303 Chickering Road

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**Summary:**

The applicant and property owners are requesting a Conditional Use for the construction of a swimming pool and pool house. The property is currently vacant and the previous residence was demolished in 2016. A new residence was approved by the Historic Zoning Commission in November 2024.

**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 4.86 acres (211,750 square feet - SF) and is rectangular with frontage on Chickering Road.
2. According to Table 2 of the Zoning Ordinance, pool houses are included in overall footprint calculations. The footprint proposed for the residence is approximately 11,816 square feet and the pool house is an additional 1,050 square feet (25,500 square feet allowed).
3. According to Table 2 of the new Zoning Ordinance, pool houses are included in overall gross floor area calculations. The total gross floor area is approximately 19,962 square feet with the actual residence at 18,912 and the pool house at 1,050 (20,000 square feet allowed per Section 14-205(1)(b)(iii)).
4. Per Section 14-205(1)(d) 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 4,250 square feet. The proposed area of water in the swimming pool is 1,232 square feet.
5. Per Section 14-205(1)(c) 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 17,000 square feet. The proposed area of the hardscape including the pool is 8,835 square feet.
6. The proposed pool house and swimming pool are entirely within the established building envelope (see attached Staff Analysis of Site Plan).

7. According to Table 2 of the new Zoning Ordinance, a swimming pool must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. Proposed compliant fence illustrated on site plan (see attached Staff Analysis of Site Plan).

**Findings of Fact and Staff Recommendation:**

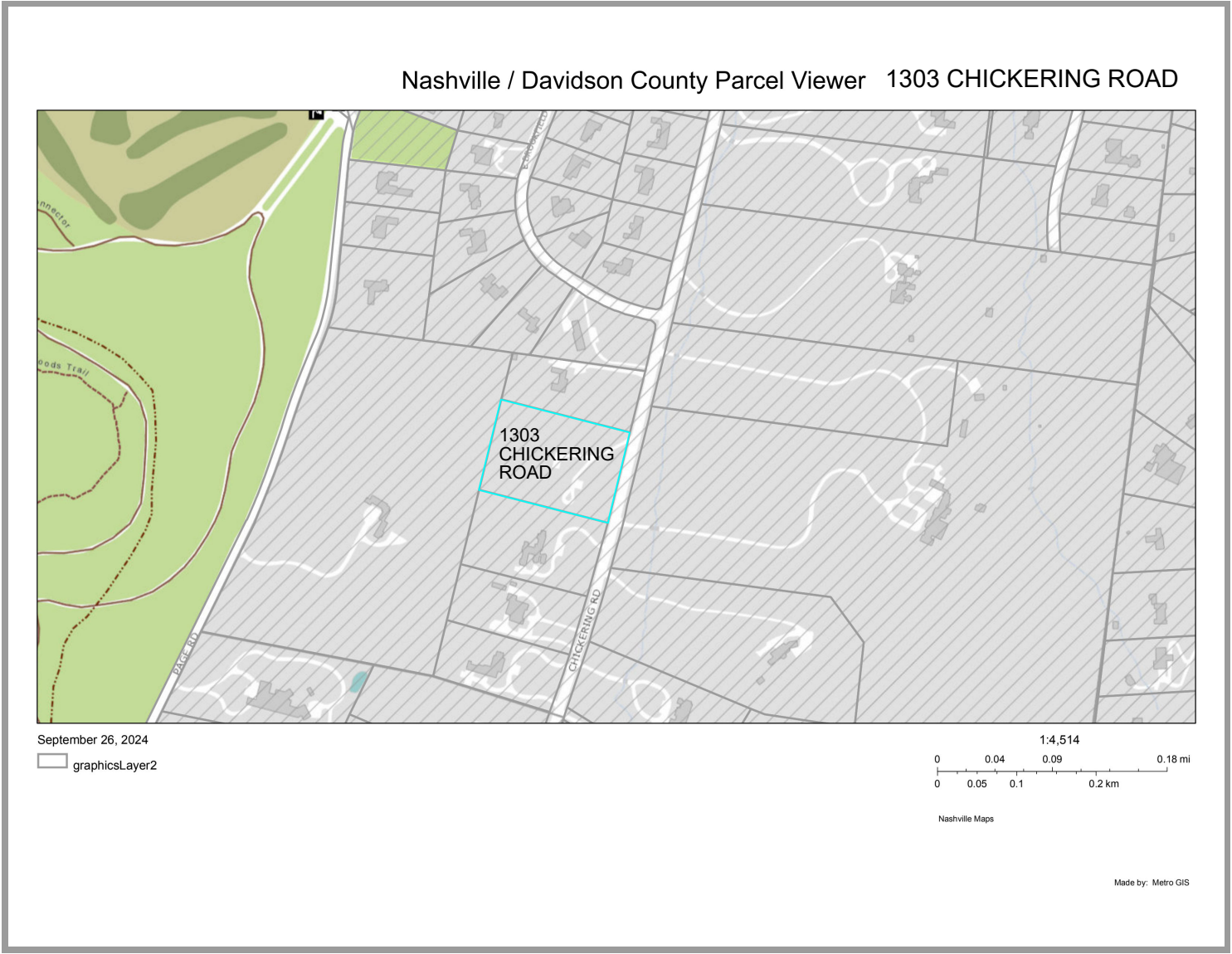
The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The proposed planting plan as well as existing property line trees should adequately screen the swimming pool and pool house improvements from the adjoining properties.*
2. Pool houses must be within the building envelope and included in footprint and gross floor area calculations. *The proposed pool house is 1,050 square feet and is entirely within the established building envelope (see attached Staff Analysis of Site Plan). Further, the pool house footprint and gross floor area are within the allowable maximums per the Zoning Ordinance.*
3. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The proposed swimming pool is 1,232 square feet and is entirely within the established building envelope (see attached Staff Analysis of Site Plan). Further, the swimming pool area is within the allowable hardscape maximums per the Zoning Ordinance.*

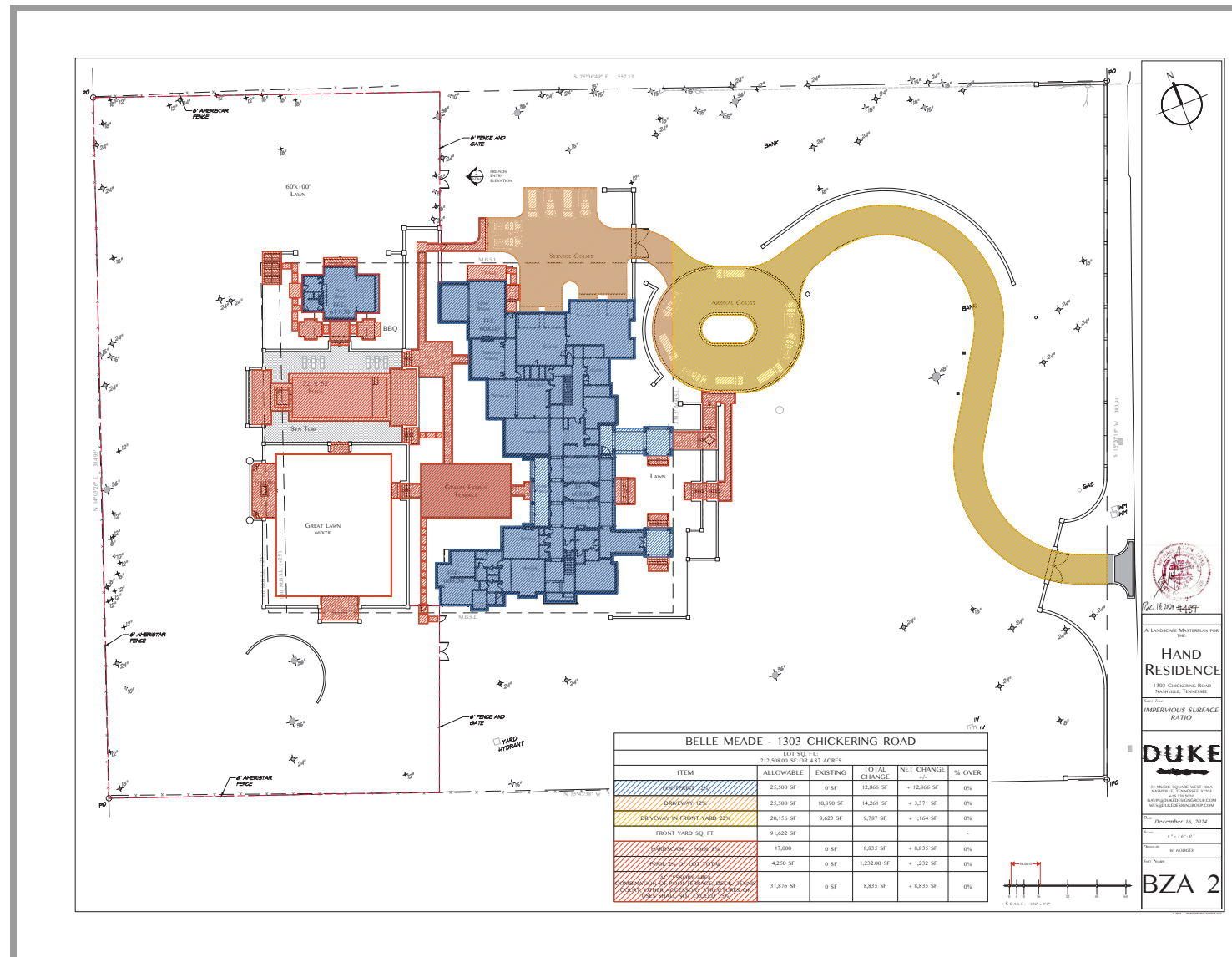
**Staff recommends approval of the conditional use based on the written findings of fact.**

**Attachments:**

1. Location Map
2. Staff Analysis









**CITY OF BELLE MEADE**  
**APPLICATION FOR BOARD OF ZONING APPEALS**

APPEAL # \_\_\_\_\_

APPEAL FEE: \_\_\_\_\_

APPLICANT (Owner's Name) Samonica Nashville Trust PHONE # (615) 417-6180APPLICANT EMAIL ADDRESS gavin@dukedesigngroup.comPROPERTY ADDRESS: 4414 Howell PlaceREQUEST: VARIANCE ☒ CONDITIONAL USE ☐REASON FOR REQUEST: Required by Belle Meade regulations to apply for pool

**PROJECT CALCULATIONS**

| LOT SQ. FT: 64,190.20 SF                                                                                        | ALLOWABLE    | EXISTING    | PROPOSED    | % OVER |
|-----------------------------------------------------------------------------------------------------------------|--------------|-------------|-------------|--------|
| FOOTPRINT AREA                                                                                                  | 7,702.82 SF  | 3,292.51 SF | 6,924.57 SF | 0%     |
| GROSS FLOOR AREA<br>(F.A.R. X LOT SQ. FT.)                                                                      | 12,581.28 SF | 4,750 SF    | 10,834 SF   | 0%     |
| FRONT YARD AREA                                                                                                 | 24,128.32 SF |             |             |        |
| TOTAL DRIVEWAY AREA                                                                                             | 7,702.82 SF  | 7,092.85 SF | 6,765.92 SF | 0%     |
| DRIVEWAY IN FRONT YARD AREA                                                                                     | 5,308.23 SF  | 4,623.34 SF | 4,737.55 SF | 0%     |
| HARDSCAPE AREA                                                                                                  | 5,135.22 SF  | 2,973.35 SF | 5,029.81 SF | 0%     |
| POOL AREA                                                                                                       | 1,283.80 SF  | 0 SF        | 864 SF      | 0%     |
| F.A.R. =<br>LOTS <40,000 sq. ft. x .225 =<br>LOTS > 40,000 sq. ft. x .196 = 64,190.20 SF x 0.196 = 12,581.28 SF |              |             |             |        |

**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?

Required by Belle Meade regulations to apply for pool

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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?

Required by Belle Meade regulations to apply for pool

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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?

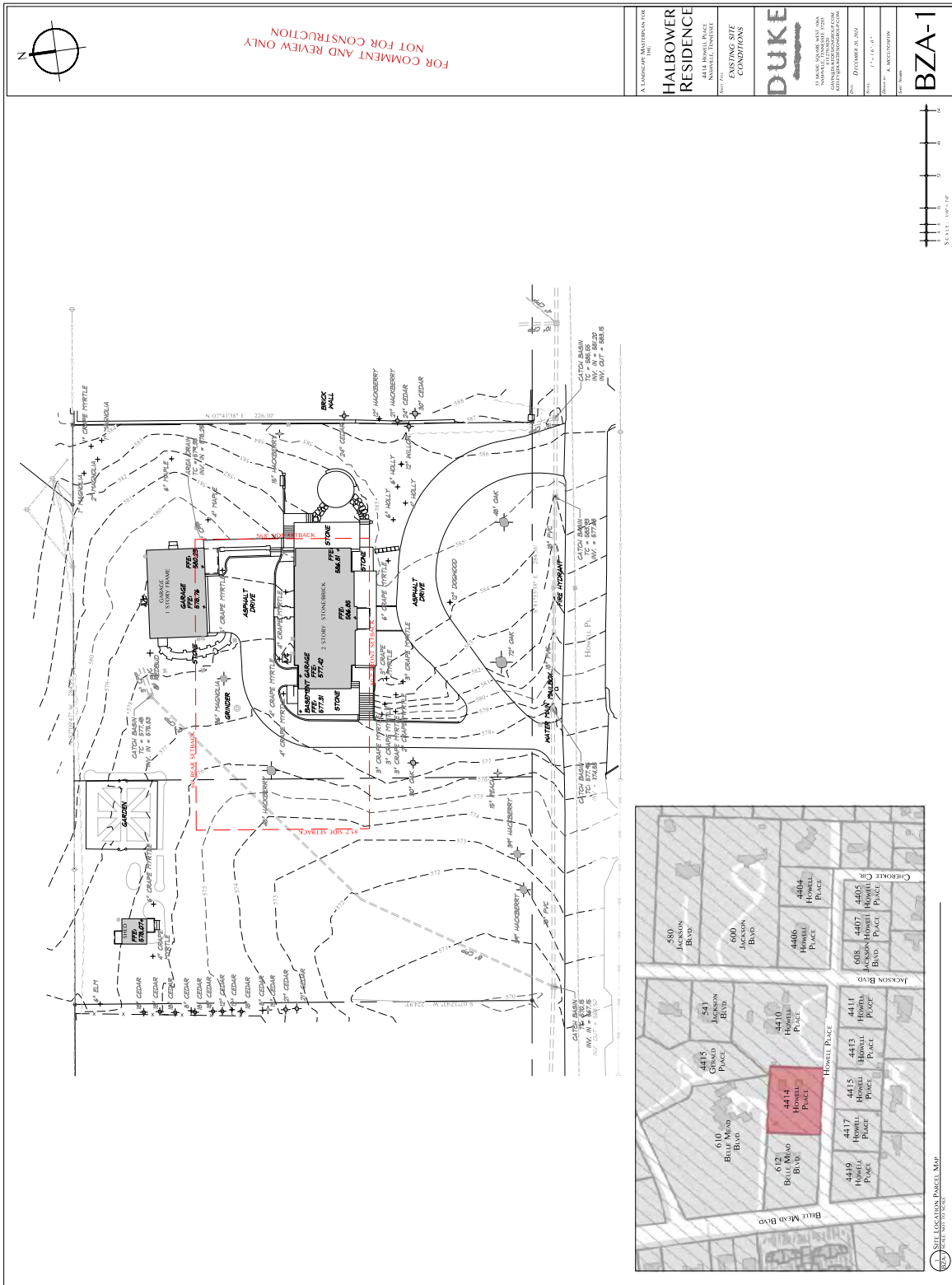
Required by Belle Meade regulations to apply for pool

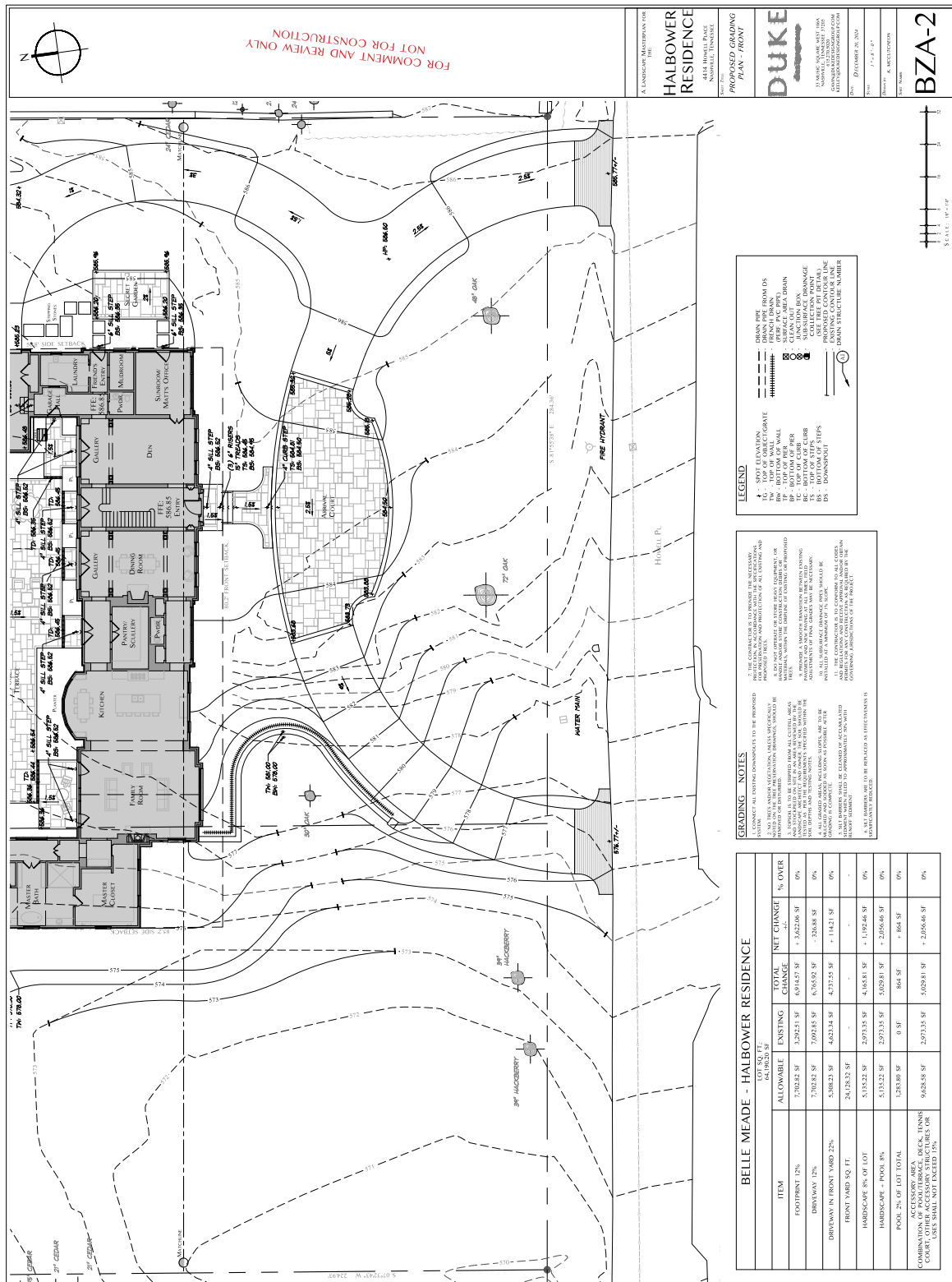
How would the resulting construction not be out of harmony with other homes in the neighborhood?

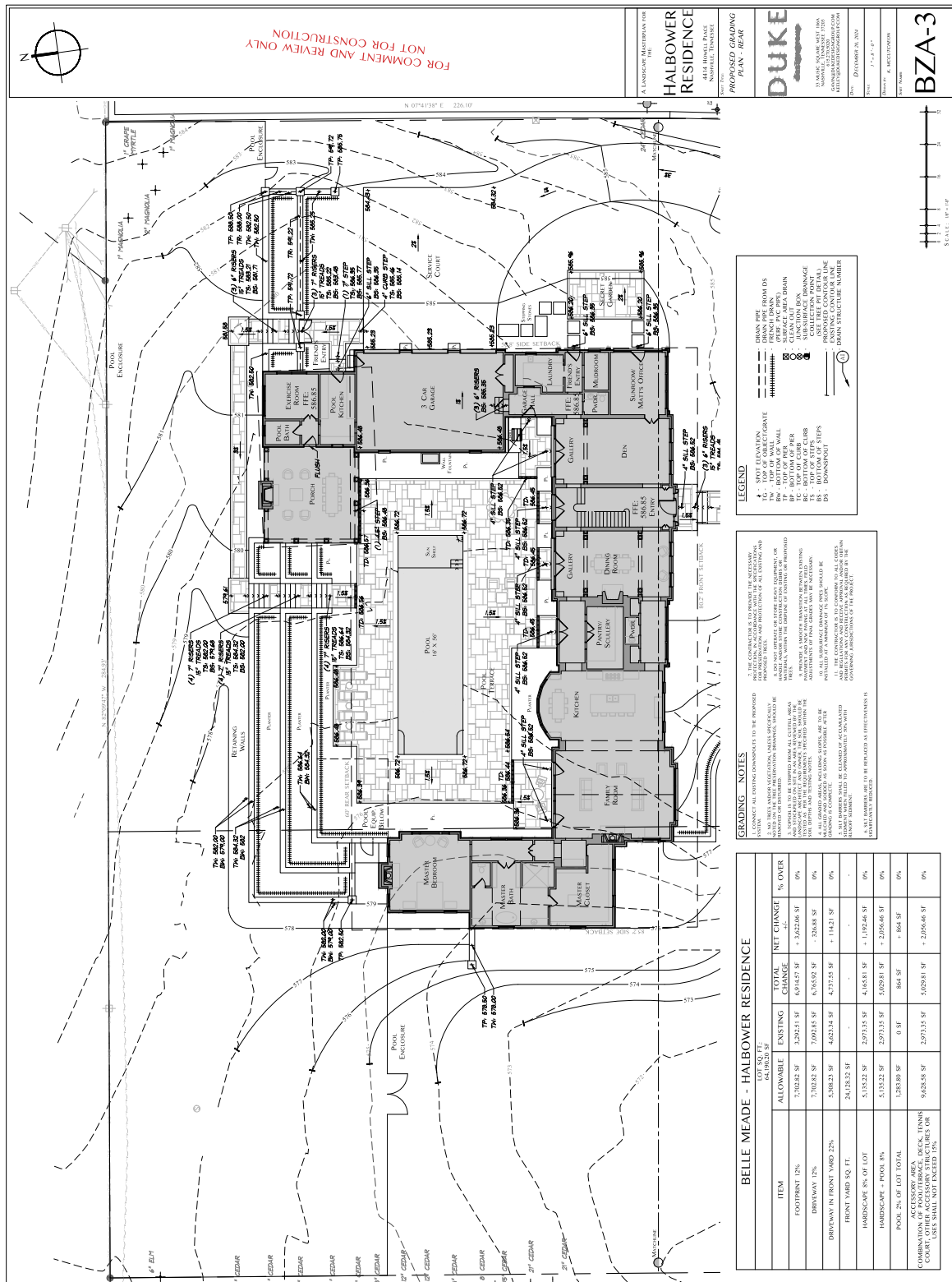
We will be within all allowable square footage ratios for this lot.

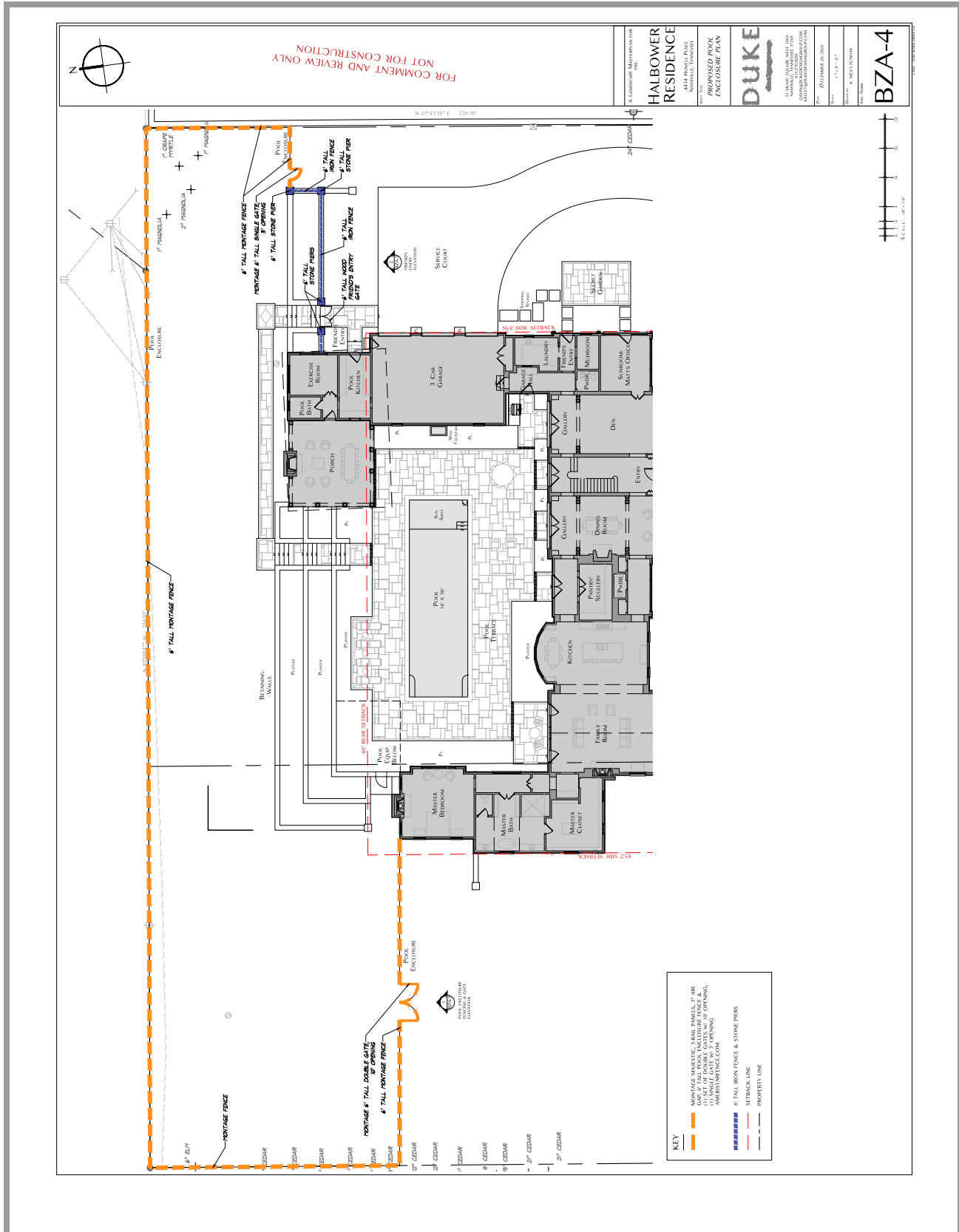
**SIGNATURE:** Garvin Duke (Owner/Agent) **DATE:** 12-19-2024

**Submit all information, plans & application via email PDF to:** [msamaniego@citybellemeadede.org](mailto:msamaniego@citybellemeadede.org)

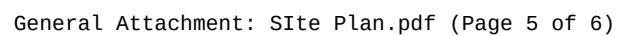




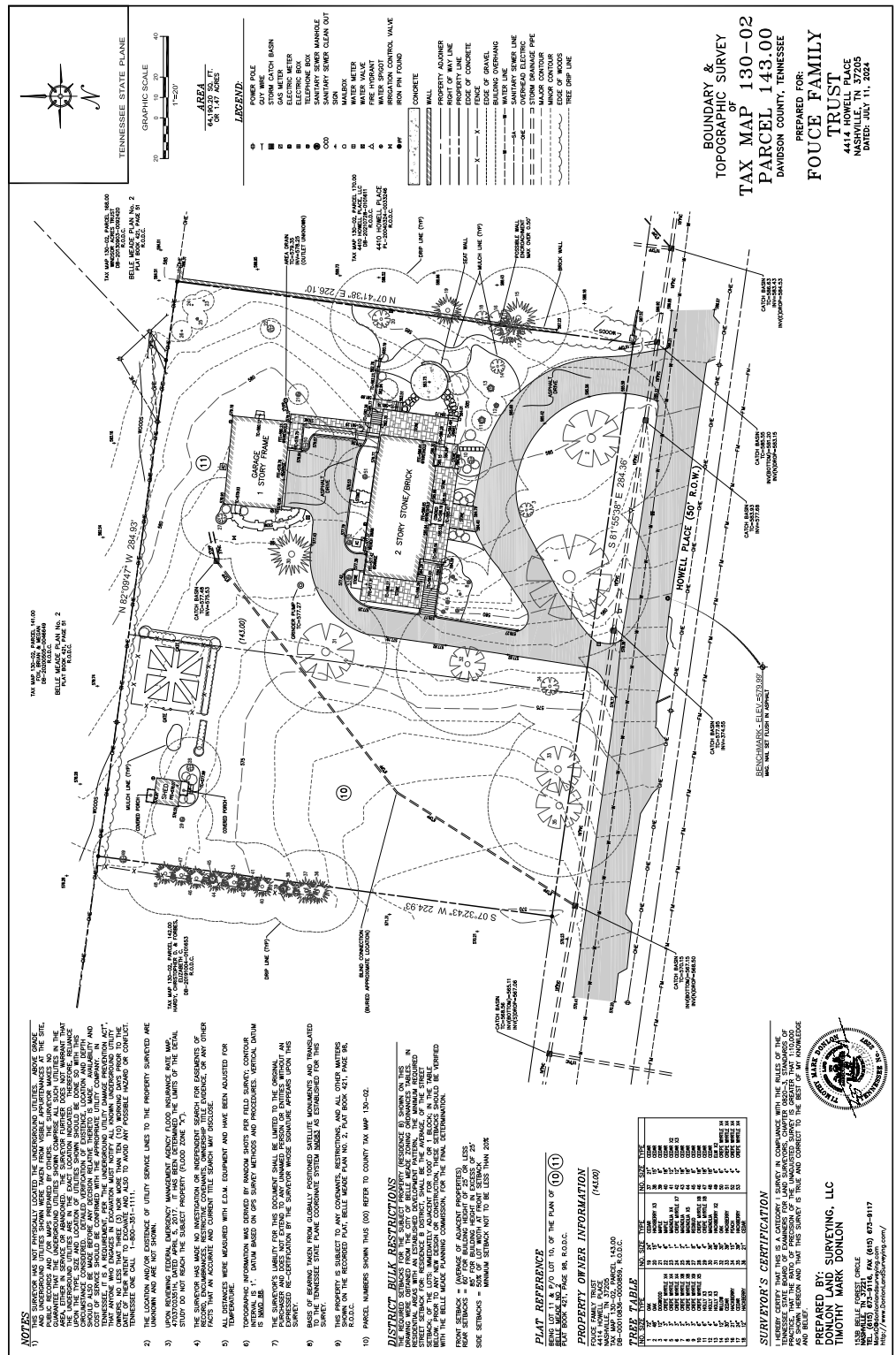














### Staff Report

Agenda No.: IV.B.  
Case No.: A24-34  
Staff: Mary Samaniego, Planning Director  
Applicant: Gavin Duke for the Halbower family  
Request: Approval of a Conditional Use for a swimming pool.  
Location: 4414 Howell Place

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#### Summary:

The applicant and property owner are requesting a Conditional Use for the construction of a swimming pool. The existing residence has an approved addition from the Historic Zoning Commission from the December 2024.

#### 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 1.47 acres (64,190 square feet) and is a rectangular shaped lot with frontage on Howell Place
2. The lot is relatively flat and does not have any regulatory floodplain or water features.
3. Per Section 14-205(1)(d) 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 1,284 square feet. The proposed area of water in the swimming pool is 864 square feet.
4. Per Section 14-205(1)(c) 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 5,135 square feet. The proposed area of the hardscape including the pool is 5,030 square feet.
5. The proposed swimming pool is entirely within the established building envelope (see attached Staff Analysis of Site Plan).
6. According to Table 2 of the new Zoning Ordinance, a swimming pool must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. Proposed compliant fence illustrated on site plan (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

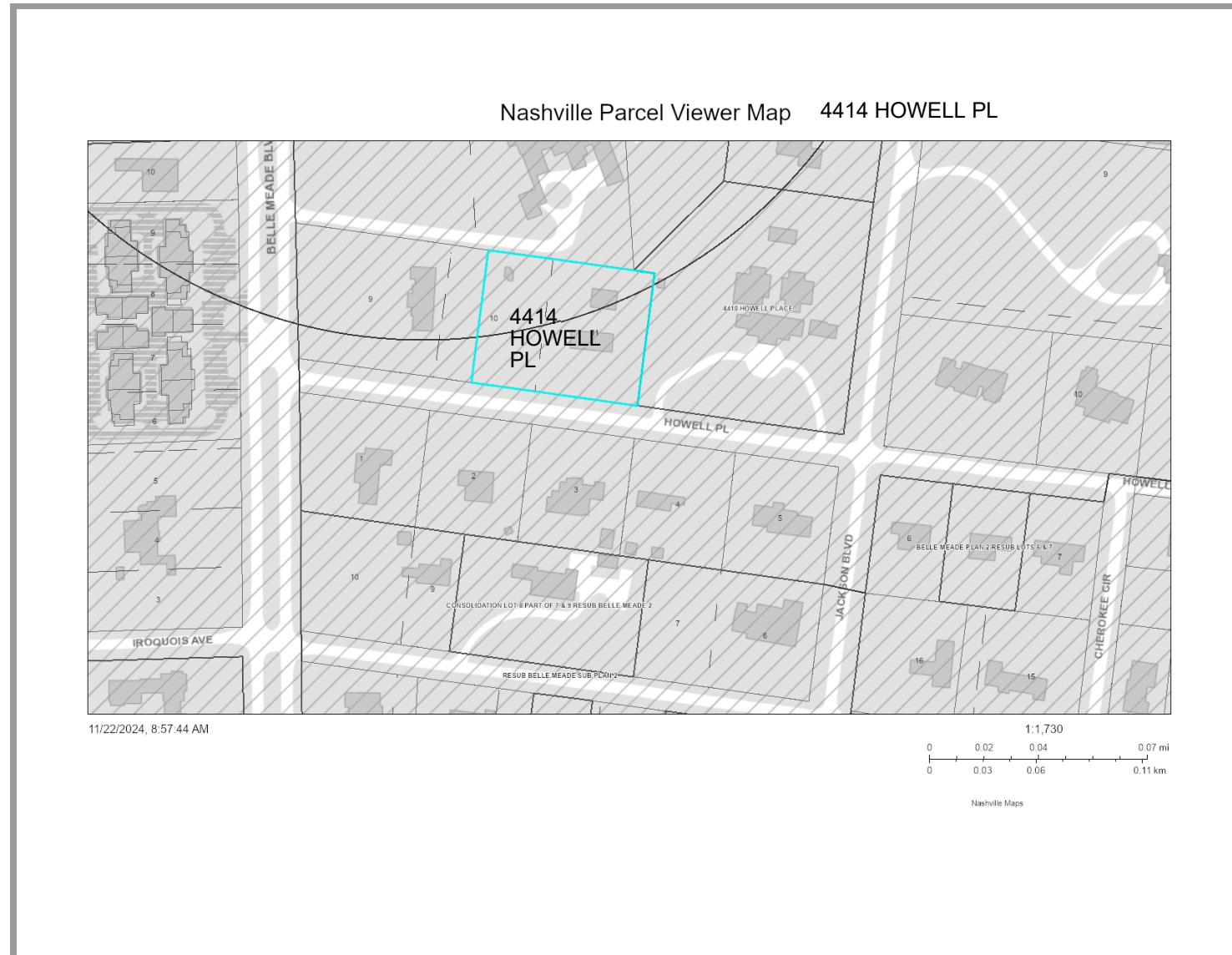
and/or structure per Section 14-208(4) and Table 2:

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F.  
*The proposed planting plan as well as existing property line trees should adequately screen the swimming pool and pool house improvements from the adjoining properties.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The proposed swimming pool is entirely within the established building envelope (see attached Staff Analysis of Site Plan). Further, the swimming pool area is within a 6' fence enclosure per the Zoning Ordinance.*

**Staff recommends approval of the conditional use 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 # \_\_\_\_\_

APPEAL FEE: \_\_\_\_\_

APPLICANT (Owner's Name) White Bridge LLC PHONE # (415) 515-8447APPLICANT EMAIL ADDRESS nicole@vidalakis.org and nvidalakis@me.comPROPERTY ADDRESS: 1225 Chickering Road, Nashville, TN 37215REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: We are requesting a Setback Variance along Brookfield Avenue. Current side yard setback is restricting options for a typical residential footprint. This request would allow for a traditional single family home, contextual to the area the be built.

\_\_\_\_\_

**PROJECT CALCULATIONS**

| LOT SQ. FT: 1.47 Acres = 64,033 s.f.                                         | ALLOWABLE      | EXISTING    | PROPOSED    | % OVER |
|------------------------------------------------------------------------------|----------------|-------------|-------------|--------|
| FOOTPRINT AREA                                                               | 12,860.60 s.f. | 6,148 s.f.  | 10,111 s.f. | 0%     |
| GROSS FLOOR AREA<br>(F.A.R. X LOT SQ. FT.)                                   | 12,550.50 s.f. | N/A         | 9,850 s.f.  | 0%     |
| FRONT YARD AREA                                                              |                | 31,188 s.f. | 31,188 s.f. | 0%     |
| TOTAL DRIVEWAY AREA                                                          | 7,684 s.f.     | N/A         | 7,565 s.f.  | 0%     |
| DRIVEWAY IN FRONT YARD AREA                                                  | 6,861 s.f.     | N/A         | 5,965 s.f.  | 0%     |
| HARDSCAPE AREA                                                               | 5,123 s.f.     | N/A         | 3,450 s.f.  | 0%     |
| POOL AREA                                                                    | 1,281 s.f.     | N/A         | 820 s.f.    | 0%     |
| F.A.R. =<br>LOTS < 40,000 sq. ft. x .225 =<br>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?

The buildable area width is too narrow for an appropriate home with the front facing Chickering Road especially considering the size and shape of the lot. Furthermore the fact that the lot is on a corner is an additional hardship as that is technically requiring setbacks for two front yards vs one front setback. The side variance requested is still in accordance with the scale and style of the adjacent homes and neighborhood, and we will have appropriate screening on Brookfield.

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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 existing setback along Brookfield provides a very restrictive buildable area to design and build a residence that fits the context of the area.

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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?

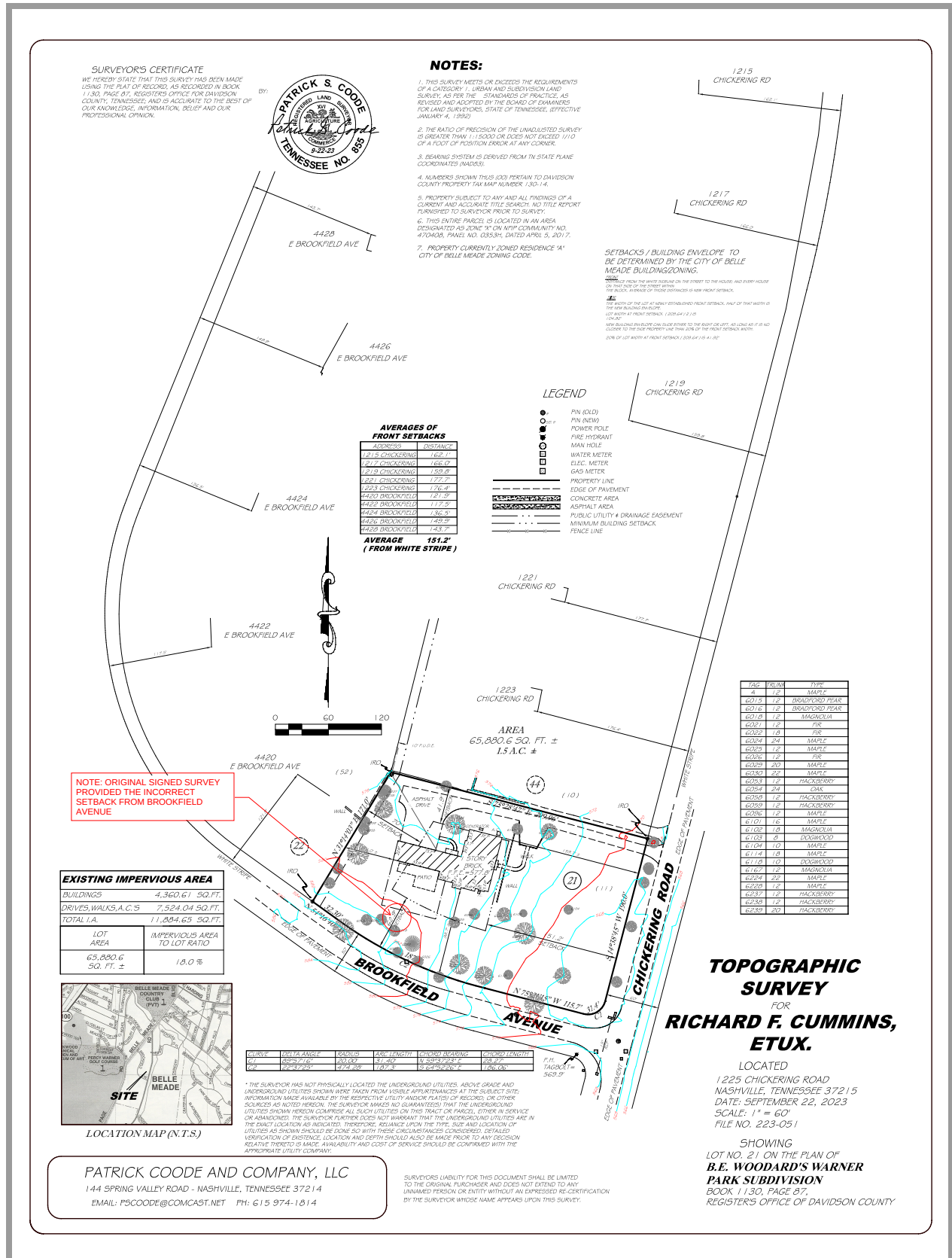
Granting of this variance would allow this lot not to have a small oddly shaped residence that would not compliment the surrounding homes in scale and proportion.

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

The result of this home with the variance granted would result in a traditional and beautiful home that would compliment the aesthetic and scale of the existing neighborhood. This requested setback would allow the appropriately shaped and symmetrical footprint for the property to flow within the scale and placement that is shared with other properties in the neighborhood.

**SIGNATURE:**  (Owner/Agent) **DATE:** 12/20/24

**Submit all information, plans & application via email PDF to:** [msamaniego@citybellemead.org](mailto:msamaniego@citybellemead.org)







2700 Belmont Boulevard, Suite A  
Nashville, Tennessee 37212  
[www.lorran-associates.com](http://www.lorran-associates.com)  
p (615) 266-2267 f (615) 266-2229

## VIDALAKIS RESIDENCE

**1225 CHICKERING ROAD  
NASHVILLE, TN 37215  
OWNER: NICOLE VIDALAKIS**

PHASE:  
CONSTRUCTION DOCUMENTS  
PROJECT NUMBER:  
24-16  
ISSUE DATE:  
December 20, 2024  
REVISIONS:



1 Proposed Site Plan  
Scale: 1" = 30'-0"

Survey Proposed Site  
Plan

A1.1



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architecture | planning | interiors | design

ARCHITECTURAL RENDERING



**LOWEN + ASSOCIATES, LLC**  
2700 Belmont Boulevard, Suite A  
Nashville, Tennessee 37212  
www.Lowen-Associates.com  
p 615.396.3357 f 615.396.3359

**VIDALAKIS RESIDENCE**

1225 CHICKERING ROAD  
NASHVILLE, TN 37215  
OWNER: NICOLE VIDALAKIS

PHASE: CONSTRUCTION DOCUMENTS  
PROJECT NUMBER: 24-16  
ISSUE DATE: December 20, 2024  
REVISIONS:

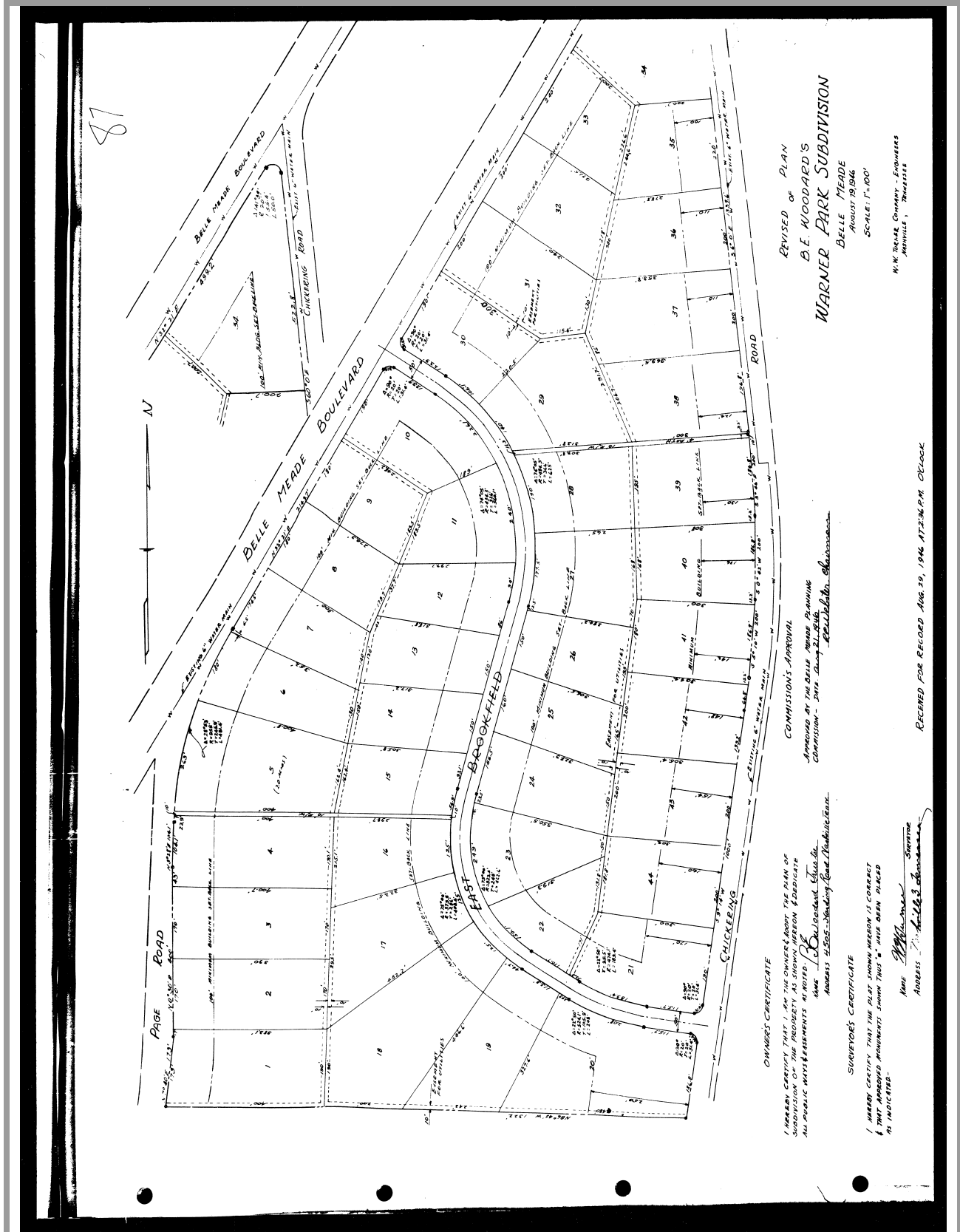
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Front Elevation  
Rendering

**A1.2**

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1 Front Elevation Rendering  
Scale: N.T.S.



### Staff Report

Agenda No.: IV.C.  
Case No.: A24-36  
Staff: Mary Samaniego, Planning Director  
Applicant: Gavin Duke for the Vidalakis family  
Request: Variances for front yard setback  
Location: 1225 Chickering Road

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#### Summary:

The applicants are requesting variances from the front yard setback in order to construct a new residence. The property is currently vacant and the previous residence was approved for demolition by the Historic Zoning Commission in September 2023. The specific request is to construct a two-story residence with an attached garage. If the variances are approved, the new residence design will be heard for approval at a future 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 1.47 acres (64,033 square feet - SF) and trapezoidal in shape with frontage on Chickering Road and East Brookfield Avenue.
2. Per the block averaging calculations, the required front yard setback from Chickering Road is 168'. The site plan illustrates compliance with this standard.
3. Per the MPC approval of the Revised Plan of B.E. Woodard's Warner Park Subdivision (1946), the required front yard setback from East Brookfield Avenue is 100'. The applicants are requesting a variance to allow for a 65' setback ( a 35' allowance.) All existing residences along this side of East Brookfield Avenue have a required 100' front yard setback.
4. The proposed site plan indicates compliance with all other applicable zoning requirements.

#### 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. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional



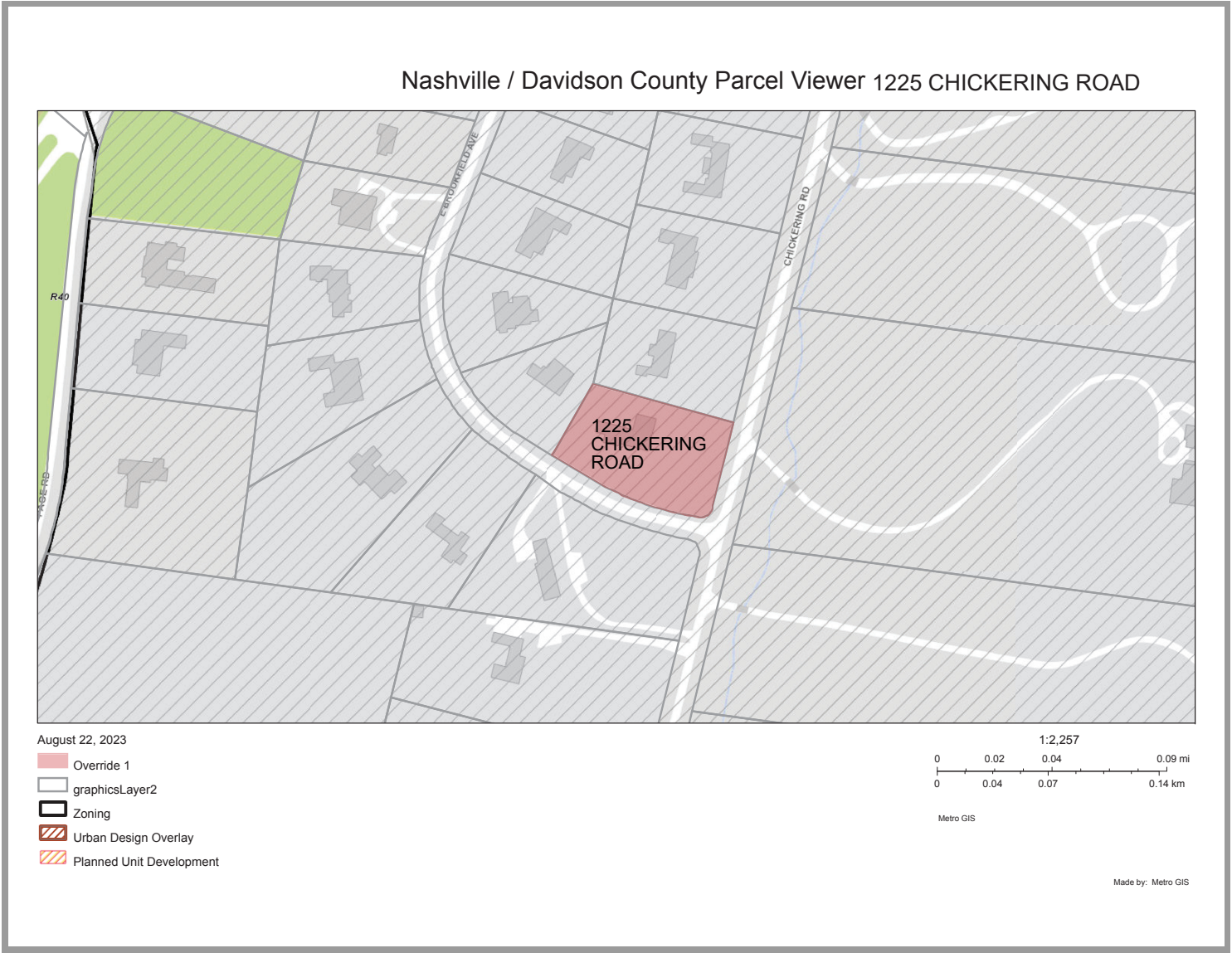
narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

*The applicant is proposing to exceed the minimum setback that was adopted in the Zoning Ordinance to benefit the public good. This section of Belle Meade enjoys large sprawling yards that contributes to the City identity. The subject property is at the corner of Chickering Road and East Brookfield Avenue. The adjoining lots on these road sections have generally the same lot size as the subject property. The subject property has unique constraints due to being an irregular corner lot with large set backs on both streets and a required building frontage on Chickering Road to match the predominate development pattern. Facing the residence toward Chickering Road create a narrow building envelope and restricts development potential of the rear yard for accessory structures. The intent and purpose of setback provisions, in staff's professional opinion, is to ensure that the placement of dwellings creates a pattern of large, open yards. The reduction of the front yard setback along East Brookfield Avenue will not be significantly out of character with nearby residences along the street while providing for an appropriately sized and usable rear yard.*

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

**Attachments:**

1. Location Map



## Tree Removal Permit Application

## OWNER INFORMATION

Property Owner Email Address: Property Owner Phone: Is Owner Applicant? ☐ Yes ☒ No

## PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

F.A.R. = LOTS &lt;40,000 sq. ft. x .225 = LOTS &gt; 40,000 sq. ft. x .196 =

| Lot Square Ft                           | Allowable                                  | Existing                             | Proposed                           | % Over                           |
|-----------------------------------------|--------------------------------------------|--------------------------------------|------------------------------------|----------------------------------|
| FOOTPRINT AREA                          | <input type="text" value="n/a"/>           | <input type="text" value="84,457"/>  | <input type="text"/>               | <input type="text"/>             |
| GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.) | <input type="text" value="88,862"/>        | <input type="text" value="84,457"/>  | <input type="text"/>               | <input type="text"/>             |
| FRONT YARD AREA                         | <input type="text" value="n/a"/>           | <input type="text" value="n/a"/>     | <input type="text" value="n/a"/>   | <input type="text" value="n/a"/> |
| TOTAL DRIVEWAY AREA                     | <input type="text" value="n/a"/>           | <input type="text" value="n/a"/>     | <input type="text" value="n/a"/>   | <input type="text" value="n/a"/> |
| DRIVEWAY IN FRONT YARD AREA             | <input type="text" value="n/a"/>           | <input type="text" value="n/a"/>     | <input type="text" value="n/a"/>   | <input type="text" value="n/a"/> |
| HARDSCAPE AREA                          | <input type="text" value="n/a"/>           | <input type="text" value="176,903"/> | <input type="text" value="1,573"/> | <input type="text" value="n/a"/> |
| POOL AREA                               | <input type="text" value="n/a"/>           | <input type="text" value="n/a"/>     | <input type="text" value="n/a"/>   | <input type="text" value="n/a"/> |
| F.A.R. =                                | <input type="text" value="444,312 = lot"/> |                                      |                                    |                                  |
| LOTS <40,000 sq. ft. x .225 =           | <input type="text"/>                       |                                      |                                    |                                  |
| LOTS > 40,000 sq. ft. x .196 =          | <input type="text" value="87,085"/>        |                                      |                                    |                                  |

## 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?

n/a

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

n/a

In Step 5 of the Application, please attach the below document(s):

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

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

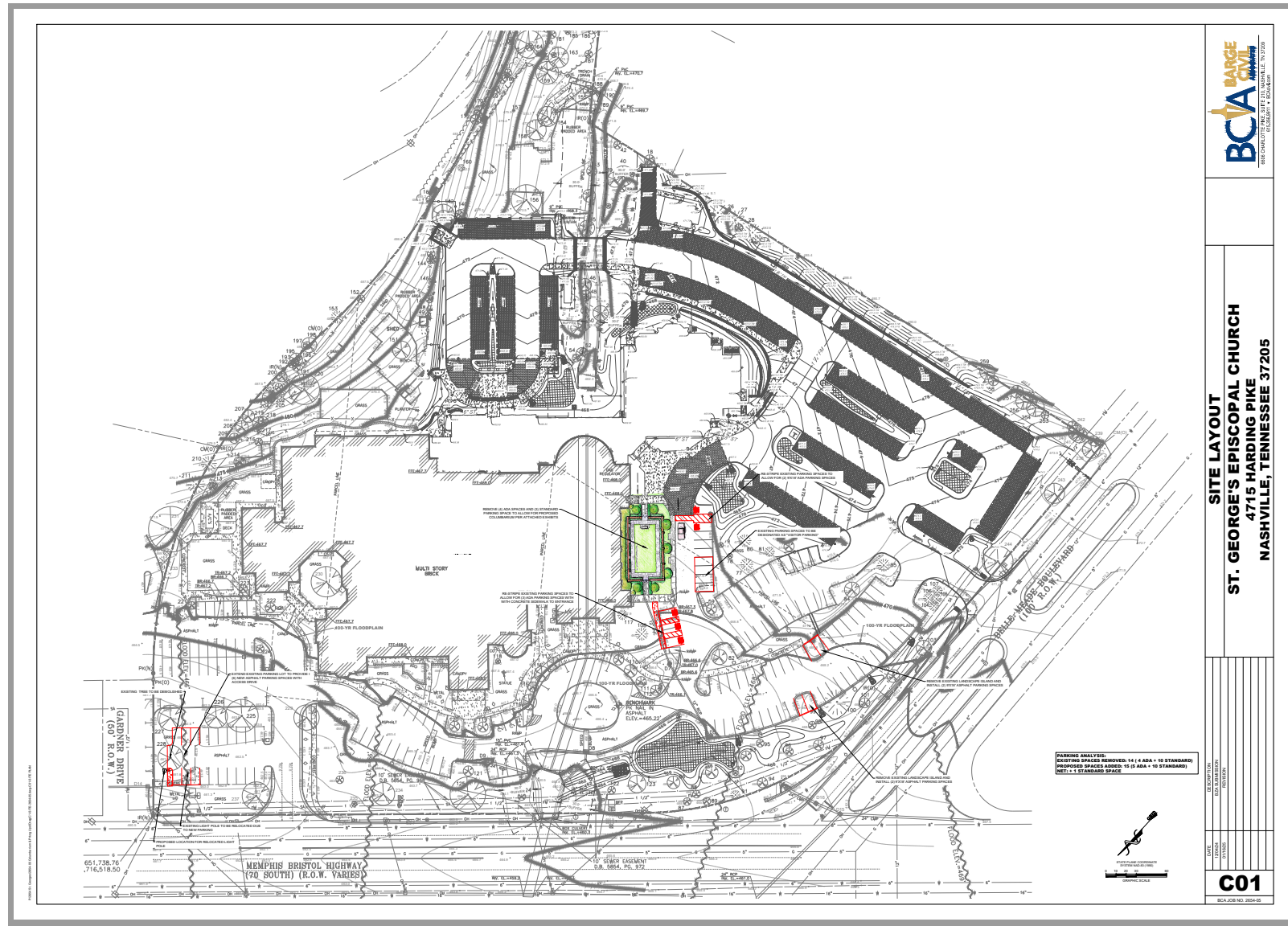
Anna Maddox

2024-12-05

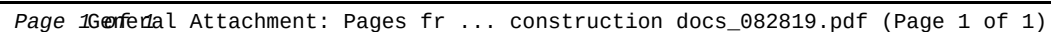
Typed Signature of Applicant or Owner

Date

**CLICK SAVE** BEFORE CLICKING COMPLETE APPLICATION







### Staff Report

Agenda No.: IV.D.  
Case No.: A24-30  
Staff: Mary Samaniego, Planning Director  
Applicant: Anna Maddox for St. George Episcopal Church  
Request: Approval for a conditional use for a place of religious assembly (columbarium)  
Location: 4715 Harding Pike

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#### Summary:

The applicant on behalf of the property owners are requesting conditional use approval for the creation of a columbarium at the existing St. George Episcopal Church property per Zoning Ordinance Appendix A. Specifically, the new columbarium would be on the south side of the church and associated parking spaces would be constructed. There are no other alterations to the existing site or structures proposed with this application.

#### 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 10.33 acres.
2. St. George was initially constructed in 1950 with multiple expansions over the past 75 years.
3. The entire structure and all building facilities are approximately 85,000 square feet.
4. Current activities at the church include general worship/sanctuary areas, a Sunday school, childcare and nursery, meeting rooms, library, offices, gardens and courtyards.
5. The church is requesting the construction of a 3,300 square foot columbarium. The columbarium will include internment facilities within a wall and a garden.
6. The columbarium will displace 4 ADA and 3 regular parking spaces. The 5 ADA will be relocated to areas that currently have 7 regular spaces. The new 10 regular spaces (from being displaced) will be located within three existing landscape islands. Therefore, there will be no net loss of any parking spaces with this project.

#### Findings of Fact and Staff Recommendation:

The standards of proof required for each individual use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for a School use in the following findings of fact for the particular use and/or structure per Appendix A (1) and (3):

The Board of Zoning Appeals of the City of Belle Meade shall have exclusive jurisdiction and authority to grant a permit for the erection of churches and school buildings, including all accessory buildings and structures, parking areas, walkways,



entrances, exits and driveways constructed in conjunction therewith. The board shall authorize such a permit only if it is the finding of the board that such proposed use and/or buildings will not impair an adequate supply of light and air to adjacent property, or materially increase the congestion of public streets, or increase the public danger by reason of fire, or impair the public safety, or tend to impair the public health by creating a smoke nuisance, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health safety, comfort, morals, and welfare of the community. The board of zoning appeals may, in addition to the specific requirements of the applicable ordinances, require, as a condition for the approval of a permit, such provisions and safeguards as will preserve the integrity and character of the district, and as will prevent the proposed use from imposing any undue financial burden upon the city. In exercising the foregoing authority, the concurring vote of at least two thirds (2/3rds) of the members of the board of zoning appeals shall be required for the authorization of such permit.

*The property owner/applicant is proposing a small columbarium adjoining the existing building. The building plans and permits have been reviewed by the Belle Meade Building Department. It is not anticipated that the project will have any adverse impacts to neighboring properties.*

(3) Parking areas shall be provided for all premises proposed to be used as a church or other place of worship, school, or any other permitted use whose activities regularly involve the assembly or gathering of more than twenty-five (25) people. In the case of a church, or other place of worship, there shall be provided and constructed, on the lot or site so proposed to be used, available automobile parking space for one (1) automobile for each four (4) seats or seating spaces to be provided for in the main auditorium, sanctuary, or assembly room in such church or other place of worship or existing building proposed to be used as such. A seating space shall be deemed to require ten (10) square feet of floor space in the main auditorium, sanctuary, or assembly room. In the case of a school, parking space shall be provided for each three (3) employees, and such additional space for students, visitors, and others as the board of zoning appeals shall find appropriate, commensurate with the intended use.

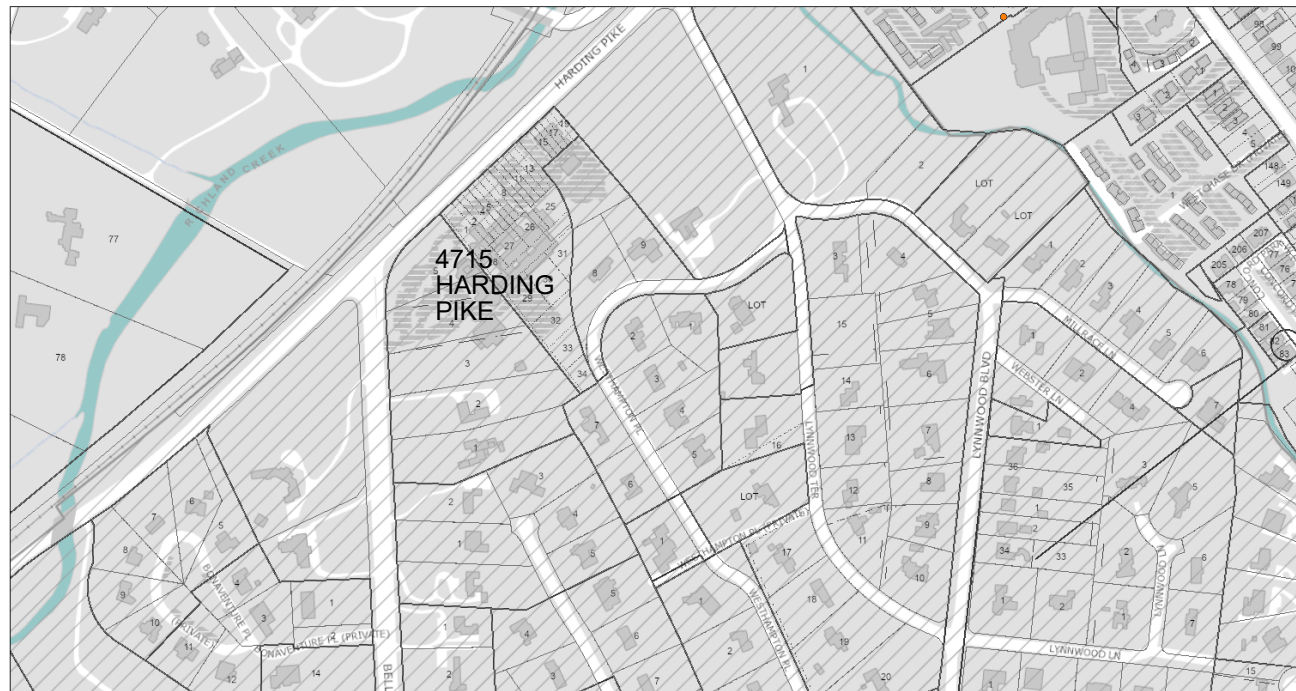
*The St. George campus has extensive parking lots and there will be no net loss of parking with this project.*

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

**Attachments:**

1. Location Map

Nashville Parcel Viewer Map 4715 HARDING PIKE



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