



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
FEBRUARY 18, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
FEBRUARY 18, 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. 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 January 21, 2025.

Attachment: [BZA Minutes Jan 21 2025.pdf](#)

III. Unfinished Business - None.

IV. New Business

A. 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 March 18, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
JANUARY 21, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Chairman Chris Tardio called the meeting to order at 5:03 p.m.

Chairman Tardio reviewed the procedure for the evening and inquired if there were any conflicts of interest for the applications being reviewed.

Johnny Phipps stated he had a conflict with item D under new business, application for St. George's Episcopal Church.

Board Members Present

Chairman Chris Tardio
Charlie Atwood
Ron Farris
Johnny Phipps

Board Members Not Present

Vice-Chairman Marissa Russ
Erick Clifford
Carter Dawson

City Staff Present

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

Approval of Minutes

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

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

Unfinished Business - None

New Business

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.

Gavin Duke reviewed the application as submitted for a conditional use for a swimming pool and pool house at the Hand property, 1303 Chickering Road.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Atwood Second: Phipps Vote: Tardio aye, Farris aye, Phipps aye, Atwood aye

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

Gavin Duke reviewed the application as submitted for a conditional use for a swimming pool and pool house at the Halbower residence at 4414 Howell Place.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Farris Second: Phipps Vote: Tardio aye, Farris aye, Phipps aye, Atwood aye

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

Gavin Duke reviewed the application as submitted for a variance to the front yard setback for the Vidalakis property at 1225 Chickering Road.

A period of questions and comments from the board, addressed by Duke, including clarification on procedure regarding setbacks from Planning Director Samaniego, followed the presentation.

Public Comment Opened

Mary Lee Jackson, resident at 1223 Chickering Road inquired about the location of the new driveway.

Public Comment Closed

Applicant presentation reopened.

Duke responded to the question from Jackson, showing the location of the driveway on the plans used during the initial presentation.

Public Comment Reopened

No Additional Public Comment

Public Comment Closed

Motion to approve: Atwood Second: Farris Vote: Tardio aye, Farris aye, Phipps aye, Atwood Aye

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.

Chairman Tardio stated this item would be postponed to the next month since the board lacked a quorum to hear the conditional use.

Other Public Comment

The meeting adjourned at 5:27 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry

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 <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =

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

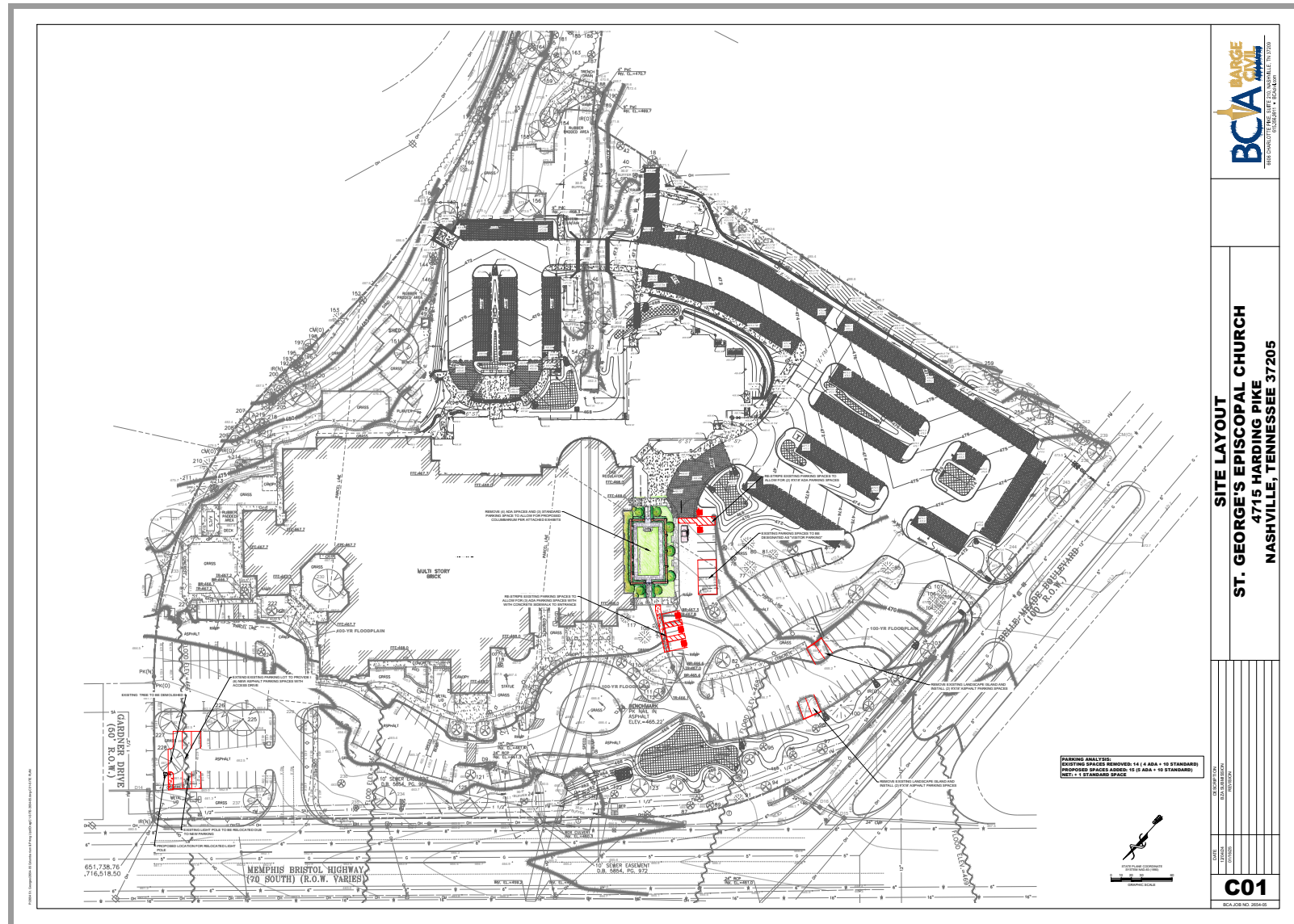
Anna Maddox

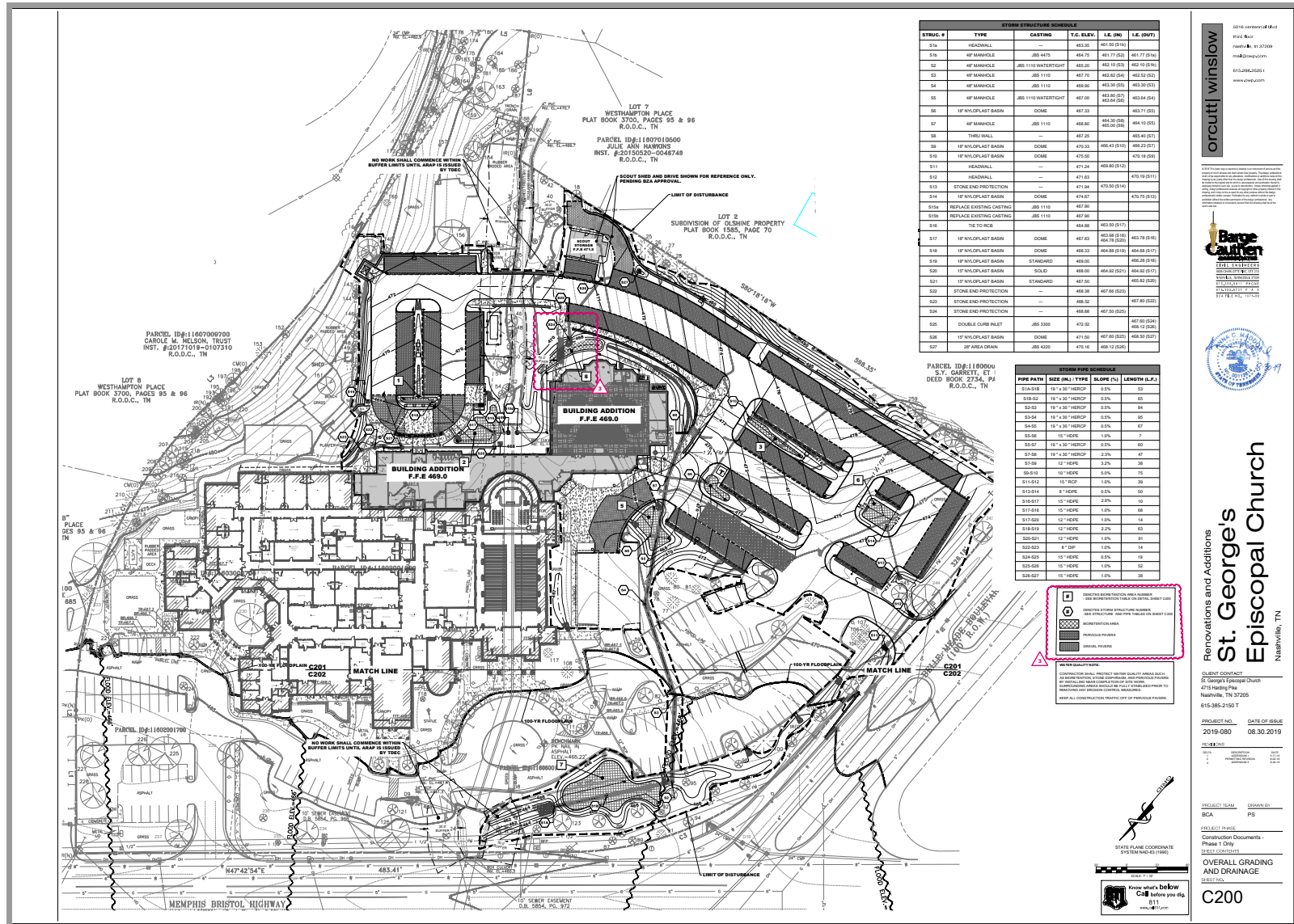
2024-12-05

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

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.

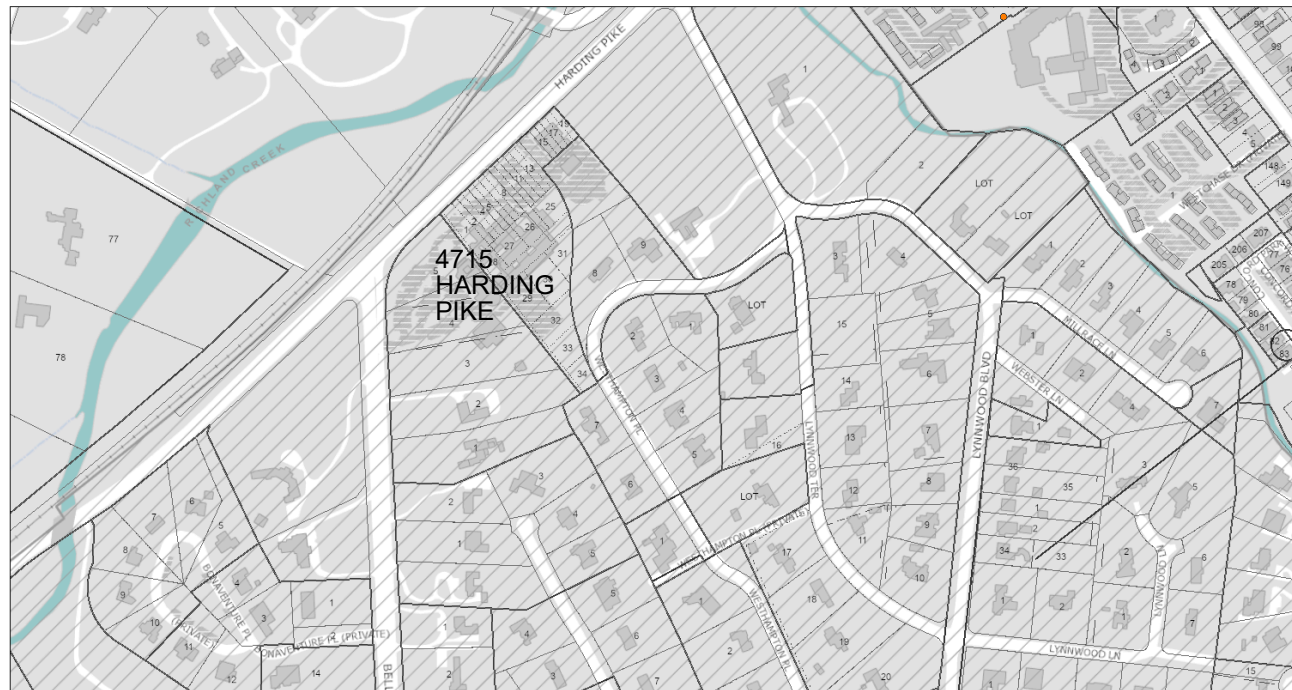
The St. George campus has extensive parking lots and there will be no net loss of parking with this project.

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



12/19/2024, 1:09:33 PM

