



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



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
MARCH 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 February 18, 2025.

Attachment: [BZA Minutes February 18 2025.pdf](#)

III. Unfinished Business - None

IV. New Business

A. The application of the Stowe family, #A25-03, 428 Westview Avenue, a variance for the side yard setback for a generator.

Attachment: [City of Belle Meade Application for BZA.pdf](#)

Attachment: [Stowe Residence BZA submittal.pdf](#)

Attachment: [Ordinance 2022-1 - Abandon real property formerly a pedestrian walkway 1.pdf](#)

Attachment: [STAFF REPORT 428 Westview Avenue.pdf](#)

Attachment: [CHESTNUT COMMENT.pdf](#)

Attachment: [Lechleiter COMMENT.pdf](#)

Attachment: [HART COMMENT.pdf](#)

Attachment: [HAURY COMMENTS.pdf](#)

B. The application of the Healy family, #A25-04, 701 Westview Avenue, for a conditional use for a swimming pool with associated rear yard setback variance.

Attachment: [43 REVISED-Healy-BZA-Application-02-21-2025.pdf](#)

Attachment: [43 REVISED-Healy-BZA-Submittal-02-21-2025.pdf](#)

Attachment: [STAFF REPORT 701 WESTVIEW AVE.pdf](#)

Attachment: [Nicol Letter.pdf](#)

Attachment: [Scott Comments.pdf](#)

Attachment: [MCGAW COMMENTS.pdf](#)

C. The application of the Belle Meade Country Club, #A25-06, 815 Belle Meade Boulevard, for a conditional use permitting for swimming pool area and tennis facilities area.

Attachment: [Executed BZA Application - Pool Complex.pdf](#)

Attachment: [Belle Meade Country Club BZA Set 02-21-2025.pdf](#)

Attachment: [STAFF REPORT 815 BMB.pdf](#)

D.The application of Belle Meade Historic Site and Winery, #A25-02, 5025 Harding Pike, for conditional use approval for an addition to the commercial kitchen.

Attachment: [BZA Application.pdf](#)

Attachment: [38_Zoning-Letter.pdf](#)

Attachment: [38_Full-Restaurant-Site-Plan-and-Drawings-current.pdf](#)

Attachment: [STAFF REPORT 5025 Harding Pike.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held April 15, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
FEBRUARY 18, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Please note, due to technical difficulties the call to order is not on the video, the video begins during Chairman Tardio's process for the evening.

Chairman Chris Tardio called the meeting to order at 5:02 p.m.

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Charlie Atwood
Carter Dawson

Staff Members Present

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

Chairman Tardio inquired of the board members if there were any conflicts of interest, there were none.

Approval of Minutes

The minutes of the Board of Zoning Appeals held January 21, 2025.

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

Unfinished Business - None

New Business

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.

Cam Sorenson, member of St. George's Episcopal Church and a resident of Belle Meade, reviewed the plans as submitted for a new columbarium.

There were no questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Dawson Second: Russ

There was no board discussion

Vote: Dawson Aye, Russ Aye, Tardio Aye, Atwood Aye

Other Public Comment - None

The meeting adjourned at 5:11 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



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

APPEAL #

APPEAL FEE: _____

APPLICANT Page-Landscape on behalf of
Barry Stowe (client)

PHONE # 615.476.8839

APPLICANT EMAIL ADDRESS

ben@page-landscape.com

PROPERTY ADDRESS: 428 Westview
Avenue, Nashville, TN 37205

REQUEST: **VARIANCE** ☒ **CONDITIONAL USE** ☐

REASON FOR REQUEST: _____

Response: The client has requested to add a backup generator inclusion of screen walls, however due to existing conditions and the required clearances, it would be outside of the building envelope/ setback.

PROJECT CALCULATIONS

BELLE MEADE ZONING DATA					
LOT SQ. FT. = 51,773.3	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	6,212.8 SQ. FT.	6,856.8 SQ. FT.	6,987.8 SQ. FT.	+ 130.2 SQ. FT.	12%
F.A.R. 19.6%	10,147.6 SQ. FT.	8,129.6 SQ. FT.	7,206.8 SQ. FT.	- 922.8 SQ. FT.	0%
TOTAL ROOF		6,856.8 SQ. FT.			
%LOW SLOPE ($< \frac{1}{2}$) 30%	2,057 SQ. FT.	1,686.5 SQ. FT.	1,816.7 SQ. FT.	+ 130.2 SQ. FT.	0%
DRIVEWAY 12%	6,212 SQ. FT.	6,854 SQ. FT.	0	0	N/A
DRIVEWAY IN FRONT YARD 22%	3,792 SQ. FT.	4,637 SQ. FT.	0	0	N/A
HARDSCAPE 8% OF LOT	4,141 SQ. FT.	2,610 SQ. FT.	3,335 SQ. FT.	745 SQ. FT.	0%
HARDSCAPE + POOL 8%	N/A	N/A	N/A	N/A	
POOL 2% OF LOT TOTAL	1,035 SQ. FT.	N/A	N/A	N/A	
ACCESSORY AREA	N/A	N/A	N/A	N/A	

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?

Response: The existing building / structure is currently over the sidelines of setback / building envelop.

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?

Response: The owner would like to have a backup generator installed that can be used in the event of a power outage, allowing them to continue using essential systems.

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?

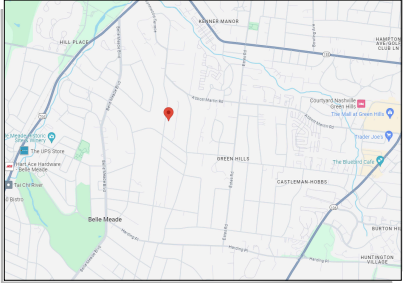
Response: The screen wall will eliminate visual access to the proposed generator location from the adjacent neighbors.

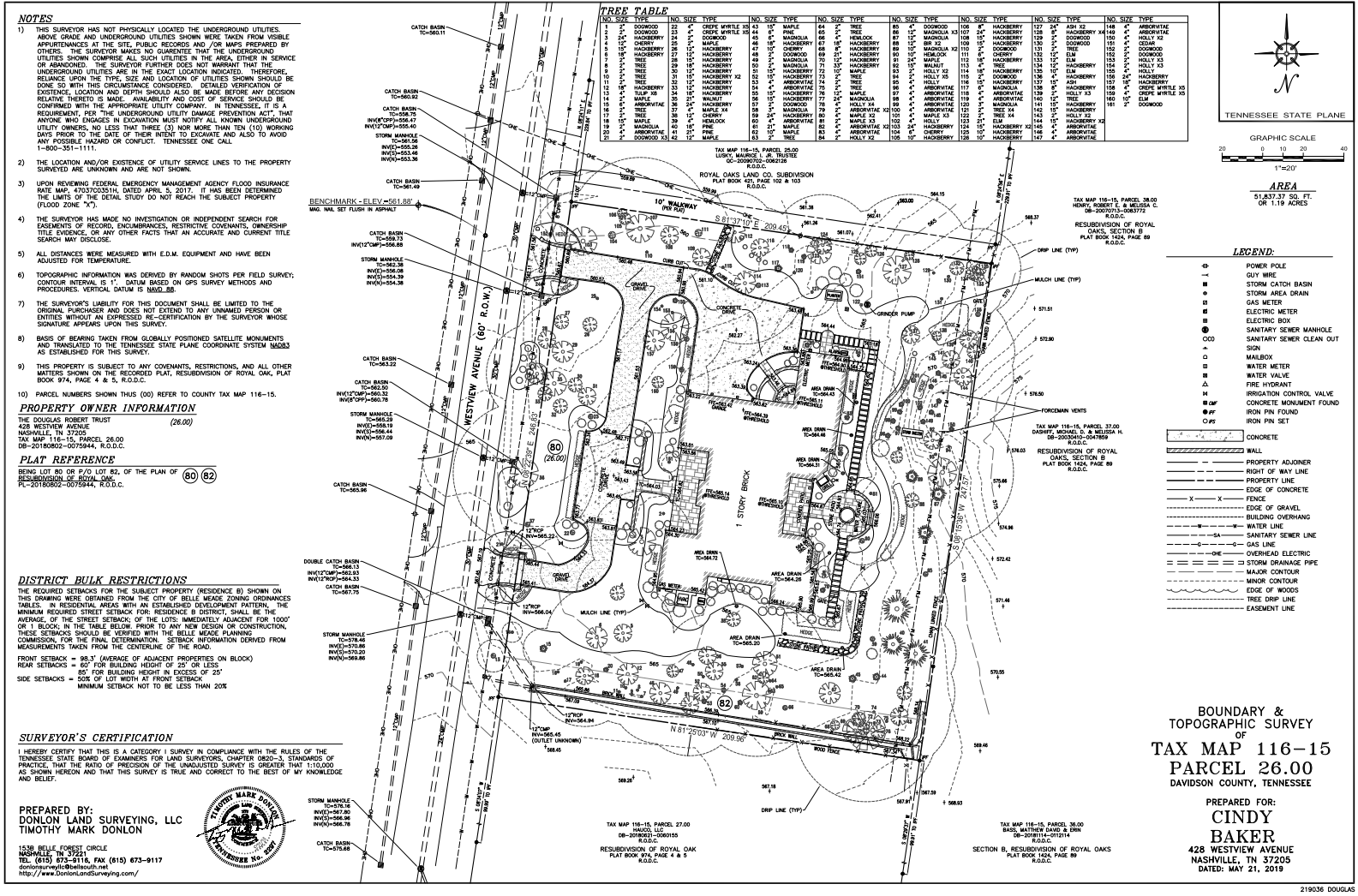
How would the resulting construction not be out of harmony with other homes in the neighborhood?

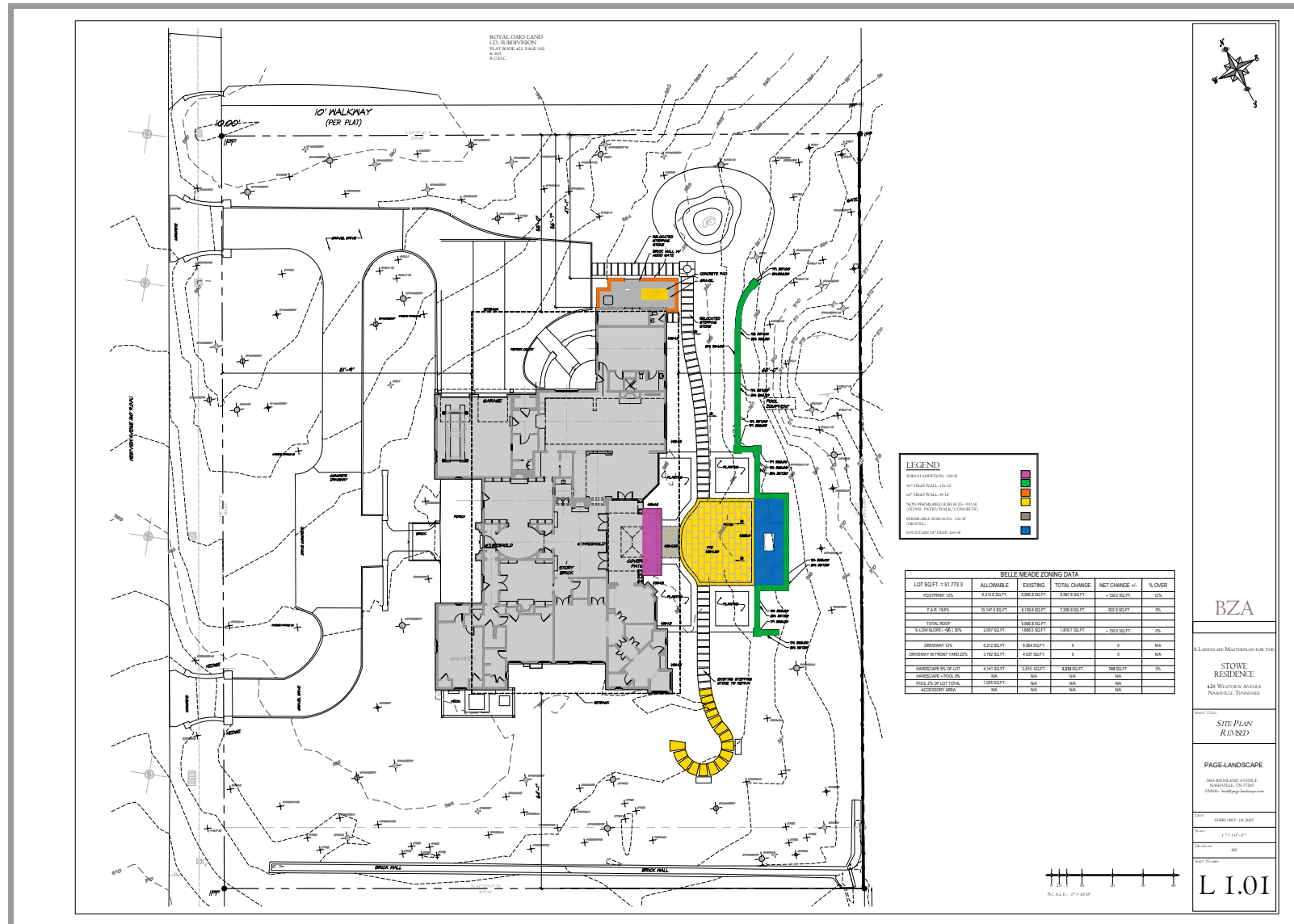
Response: We have considered the harmony and the impact in the neighborhood. The new brick screen walls (enclosure) are planned carefully to blend in with the architecture of the existing building. Walls at the highest point are 5'-2" and the finish will match the existing residence.

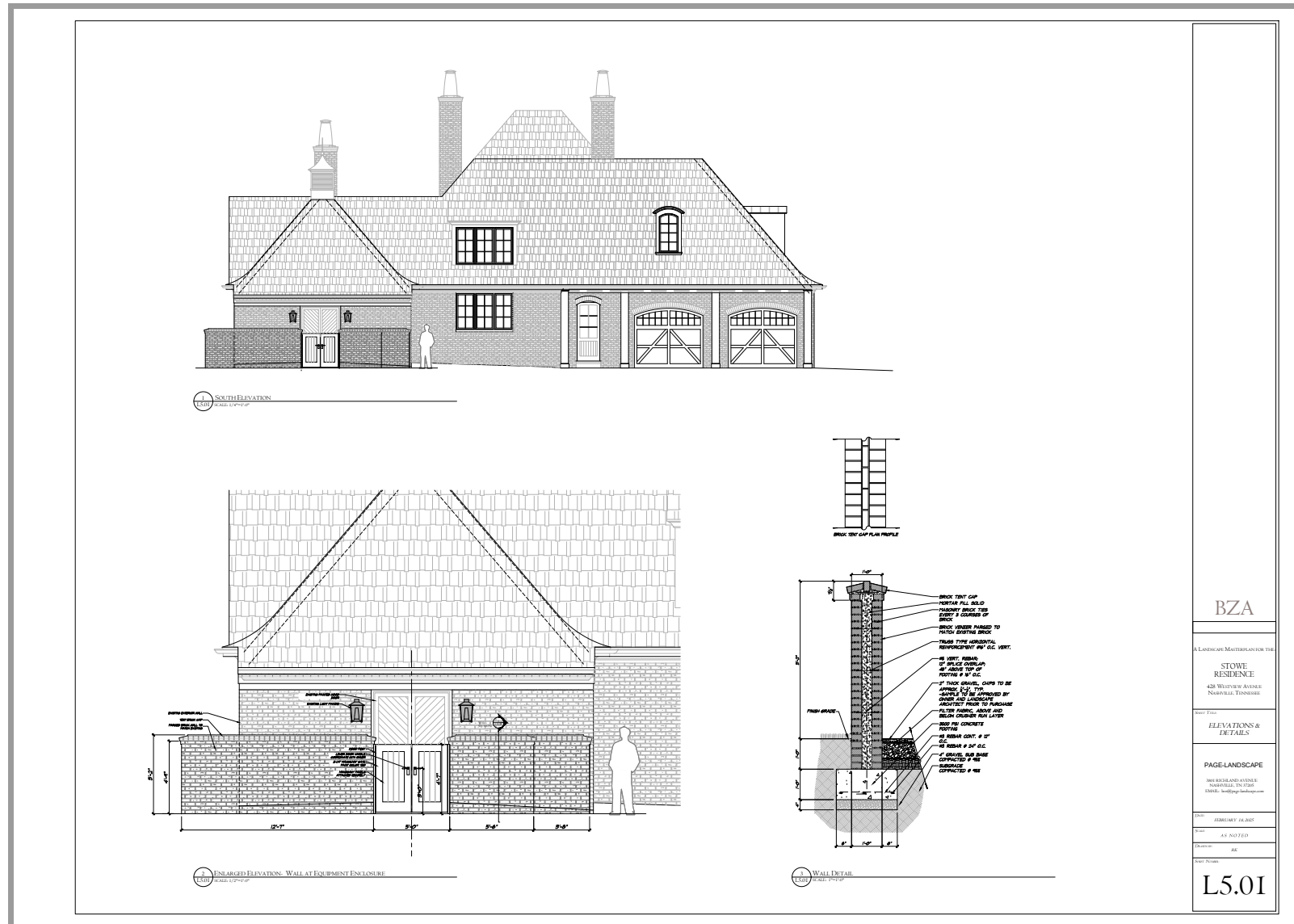
SIGNATURE: Ryan S. Pugh (Owner/Agent) **DATE:** 2/12/25

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

VICINITY MAP 		A Landscape Masterplan for: STOWE RESIDENCE 428 WESTVIEW AVENUE NASHVILLE, TN 37205 Index of Drawings: Original Survey L1.01 Site Plan -Revised L2.02 Enlarged Layout Plan L5.01 Elevations & Details	
ARCHITECT: Durden Architecture 478 Craighead St., Suite 108 Nashville, TN 37204 (615) 385-4747	INTERIOR DESIGN: R. Higgins Interiors 2000 Blair Blvd. Nashville, TN 37212 (615) 297-9632	CIVIL ENGINEER: Brett Design / Build, PLC Thomas Brett (615) 964-7140	CONTRACTOR: Ramsey Daugherty Co., Inc 5123 Harding Road Nashville, TN 37205 (615) 352-5900
			BZA SET DATE: 02.18.2025







ORDINANCE 2022-1

**AN ORDINANCE TO CLOSE, VACATE AND ABANDON THE
PEDESTRIAN WALKWAY EASEMENT AS SHOWN ON PLAT FOR
THE RESUBDIVISION OF ROYAL OAKS SECTION B**

WHEREAS:

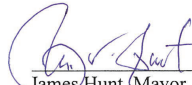
1. There is shown on the final plat for the Resubdivision of Royal Oaks Subdivision, Section B, of record in Plat Book 1424, Page 89, Register's Office of Davidson County, Tennessee, a ten foot (10') wide pedestrian walkway extending from Lynwood Boulevard to Westview Avenue. (See Plat attached as Exhibit 1 and incorporated herein by reference).
2. The Commission hereby finds that to the extent the walkway was dedicated by plat for the benefit of the general public, it is no longer being used or maintained for that purpose, is no longer required for public use, and that the abandonment of any and all interest of the City in the pedestrian walkway is in the public interest.

NOW, THEREFORE, BE IT ORDAINED by the City of Belle Meade as follows:

Section 1. The pedestrian walkway, as described above, is hereby declared closed, vacated and abandoned.

Section 2. This Ordinance shall take effect upon the expiration of fifteen (15) days following its adoption.

Passed on first reading
January 19, 2022


James Hunt, Mayor

Approved by Municipal Planning
Commission
March 15, 2022


Rusty Terry, City Recorder

Passed on second reading
March 24, 2022

Staff Report

Agenda No.: IV.A.
Case No.: 25-03
Staff: Mary Samaniego, Planning Director
Applicant: Barry Stowe
Request: Approval of a variance for the side yard setback for a generator.
Location: 428 Westview Avenue

Summary:

The applicants/property owners are requesting a variance to construct a generator (mechanical equipment) in the side yard setback. The residence was approved for a special exception in December of 2001 to exceed the maximum permitted footprint by 8.5%. In April 2024, a variance was approved by the BZA to further expand the building footprint to 12% over allowable.

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 1.19 acres (51,773 square feet).
2. The existing dwelling was constructed in 2003 and includes a two-car attached garage.
3. The required side yard setback in the Residence B zoning district is twenty percent (20%) of the lot width at the front setback line and that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front setback line.
4. For the subject property, given the placement of the existing house, the south side setback is 64' and the north side setback is 58'. The applicant is proposing to place the generator and its associated enclosure 47' from the north side property line or 11' into the required side yard setback.
5. The proposed enclosure is 5'2" tall and is approximately 233 square feet. The generator itself is approximately 30 square feet.
6. Per Table 2 of the Zoning Ordinance, *All compressors, generators, or other equipment necessary to the operation of the heating, ventilating and air conditioning equipment and/or other mechanical systems included in a building or structure shall be located at or below ground level within the building envelope in which such building or structure is also located.*
7. There is a 10' right-of-way to the north of the property that was abandoned by the City of Belle Meade in 2022. No party has claimed ownership of this 10' strip of land since its abandonment.

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:

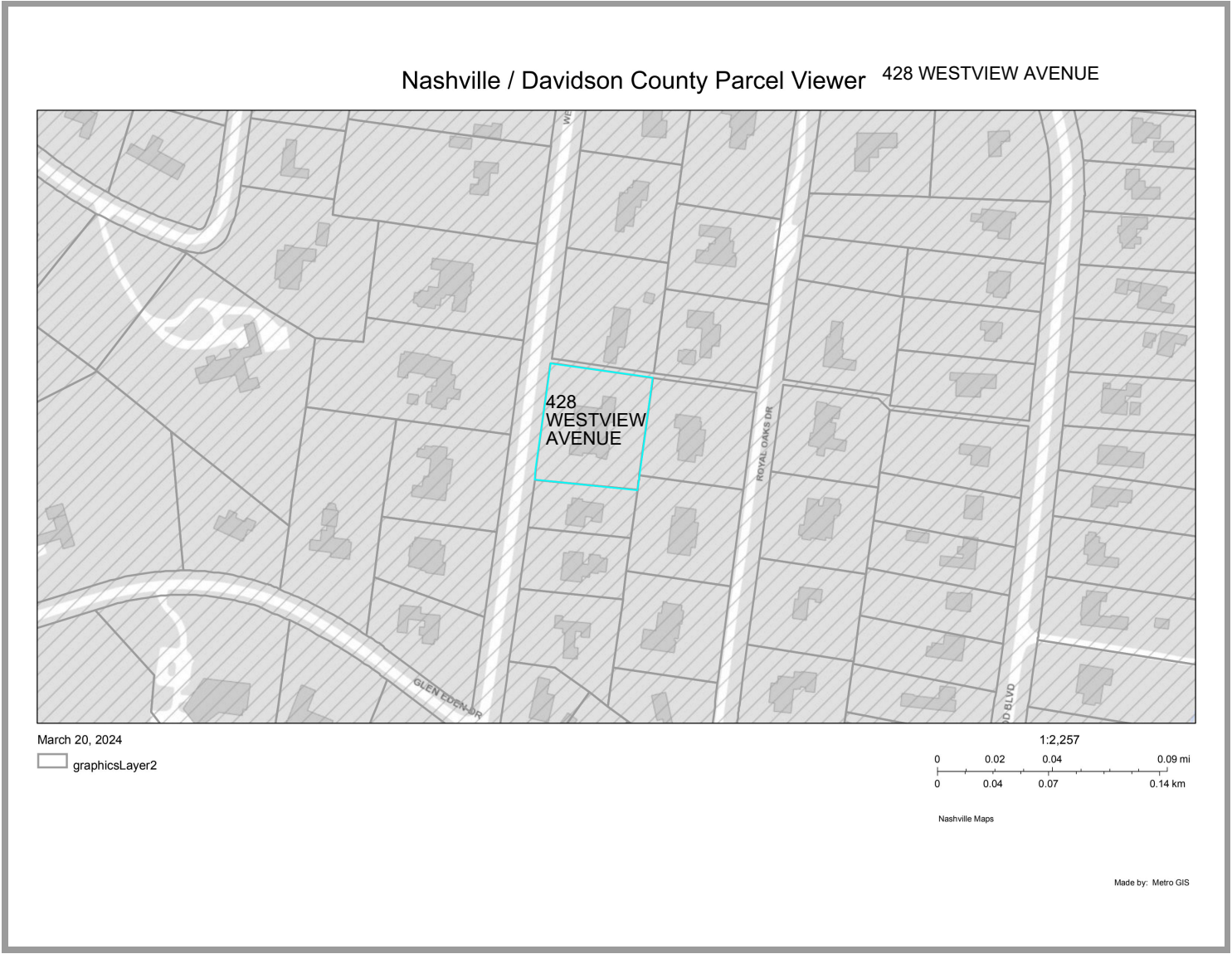
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional 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 place the generator within the required side setback. The provisions of the zoning ordinance specifically require generators and other similar pieces of mechanical equipment to be within the required setbacks/building envelope. It is staff's professional opinion that this requirement is intended to protect adjoining property owners, as well as Belle Meade residents in general, from visual and noise adverse effects. The generator will not be visible from Westview Avenue and will be behind a 5'3" high enclosure (the generator is 4' high). Therefore, the visual impact will be minimum. However, the placement of the generator closer to the side property line could create adverse effects related to noise. Staff recognizes that the applicants/property owners have expanded open space of 10' along the north property line due to the right-of-way abandonment. The existing building envelope in conjunction with the abandoned right-of-way does present practical difficulty as far as impact to the neighbor is concerned. Pragmatically, this 10' open space serves as an additional setback to reduce impacts to the neighbor as far as noise.

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

Attachments:

1. Location Map
2. Staff Analysis



From: [Lucas Chesnut](#)
To: [Mary Samaniego](#); [Barry Stowe](#)
Subject: 428 Westview Ave - BZA Appeal
Date: Wednesday, March 12, 2025 7:16:34 AM

Good Morning Mary,

I am writing in regards to the BZA appeal for 428 Westview for a 4' variance for a generator.

I believe he would be compliant when considering the 10' abandoned land area between our two houses?

As the current owner of 424 Westview, I am writing to note that we support the variance request by Mr. Stowe and have no objection if the board would see fit to approve it.

Thank you,

Lucas Chesnut
Chesnut Infill GP
424 Westview Ave

From: [Barry Stowe](#)
To: [Mary Samaniego](#)
Subject: Fwd: Belle Meade BZA Application #A25-03 - 428 Westview Ave. - Setback Variance
Date: Monday, March 17, 2025 5:36:04 PM

Please note below an email supporting my request for a variance.

Many thanks

BLS

Begin forwarded message:

From: Dan Lechleiter <danlech@gmail.com>
Date: March 11, 2025 at 7:41:26 PM CDT
To: Barry Stowe <barry@barrystowe.com>
Cc: Allison Rechter Lechleiter <allison.lechleiter@gmail.com>
Subject: Belle Meade BZA Application #A25-03 - 428 Westview Ave. - Setback Variance

Hi, Barry,

I understand that on March 18 you will be seeking a setback variance from the Belle Meade BZA to permit you to install a generator and associated "shield" wall in your side yard. All of the work you've completed on your home so far has been top notch. We have no doubt that the generator and wall around it will be just as tastefully executed. Allison and I fully support the variance and hope that BZA will duly grant it so that your home can be completed as you would like.

Best regards,

Dan

Daniel M. Lechleiter
Cell: +1.317.435.1783
danlech@gmail.com
425 Royal Oaks Dr.
Nashville, TN 37205

From: [Barry Stowe](#)
To: [Mary Samaniego](#)
Subject: 428 Westview Ave/Variance for Generator
Date: Monday, March 17, 2025 5:35:32 PM

Please note below an email in support of my request for a variance.

Many thanks

BLS

Begin forwarded message:

From: Rodes Hart <hrhart@brooksideproperties.com>
Date: March 11, 2025 at 10:27:49 AM CDT
To: Barry Stowe <barry@barrystowe.com>
Subject: Re: 428 Westview Ave/Variance for Generator

Hey Barry,

It's Rodes Hart, your neighbor across the street at 425 Westview. I fully support your installation of a generator.

Look forward to meeting you soon.

Best - Rodes

Get [Outlook for iOS](#)

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

From: [Barry Stowe](#)
To: [Mary Samaniego](#)
Subject: 428 Westview Ave/Variance for Generator
Date: Monday, March 17, 2025 5:33:56 PM

Please note the email below in support of my application for variance.

Many thanks

BLS

Begin forwarded message:

From: Judy Haury <haury@comcast.net>
Date: March 11, 2025 at 2:36:22 PM CDT
To: Barry Stowe <barry@barrystowe.com>
Subject: Re: 428 Westview Ave/Variance for Generator

Hi Barry,

Sandy and I support your variance application to Belle Meade for the placement of a generator as described below.

We know you must be excited to actually move in soon, good luck with the remaining work to be done, it's all looking beautiful!

Thanks so much for keeping us in the loop,

Judy & Sandy Haury
432 Westview Avenue

Sent from my iPhone



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Drew & Mary Catherine Healy PHONE # (615) 417-6180APPLICANT EMAIL ADDRESS gavin@dukedesigngroup.comPROPERTY ADDRESS: 701 Westview AvenueREQUEST: VARIANCE ☒CONDITIONAL USE ☒REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT: <u>38,890.00 sf</u>	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	<u>4,666.80 sf</u>	<u>4,557.91 sf</u>	<u>N/A</u>	<u>0%</u>
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	<u>8,750.25 sf</u>	<u>7,466.00 sf</u>	<u>N/A</u>	<u>0%</u>
FRONT YARD AREA	<u>14,222.85 sf</u>			
TOTAL DRIVEWAY AREA	<u>4,666.80 sf</u>	<u>4,783.54 sf</u>	<u>N/A</u>	<u>2.5%</u>
DRIVEWAY IN FRONT YARD AREA	<u>3,129.03 sf</u>	<u>3,496.96 sf</u>	<u>N/A</u>	<u>11.8%</u>
HARDSCAPE AREA	<u>3,111.20 sf</u>	<u>728.15 sf</u>	<u>2,367.11 sf</u>	<u>0%</u>
POOL AREA	<u>777.80 sf</u>	<u>0 sf</u>	<u>640.00 sf</u>	<u>0%</u>
F.A.R. = LOTS <40,000 sq. ft. x .225 = <u>8,750.25 sf</u> 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?

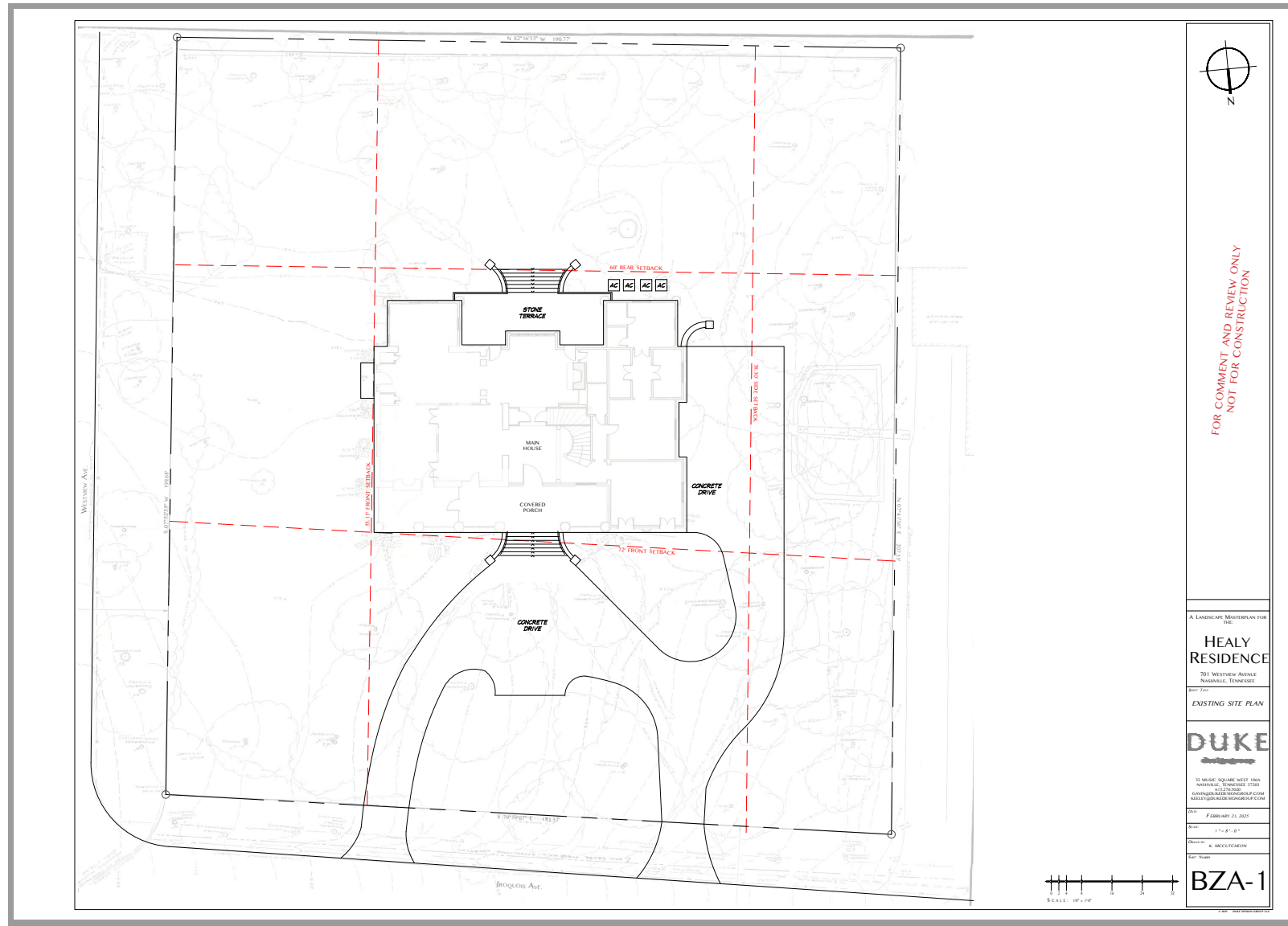
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

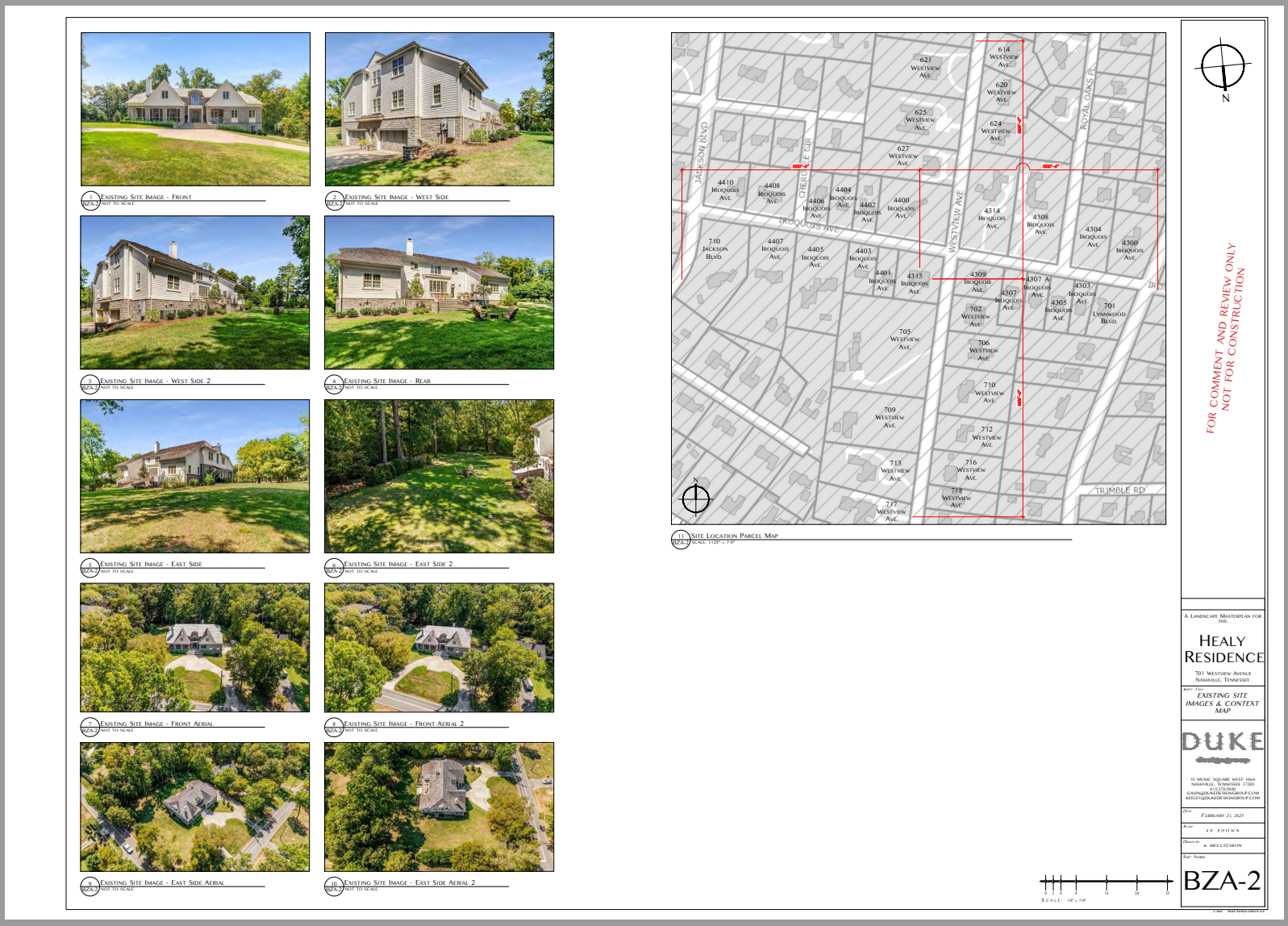
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

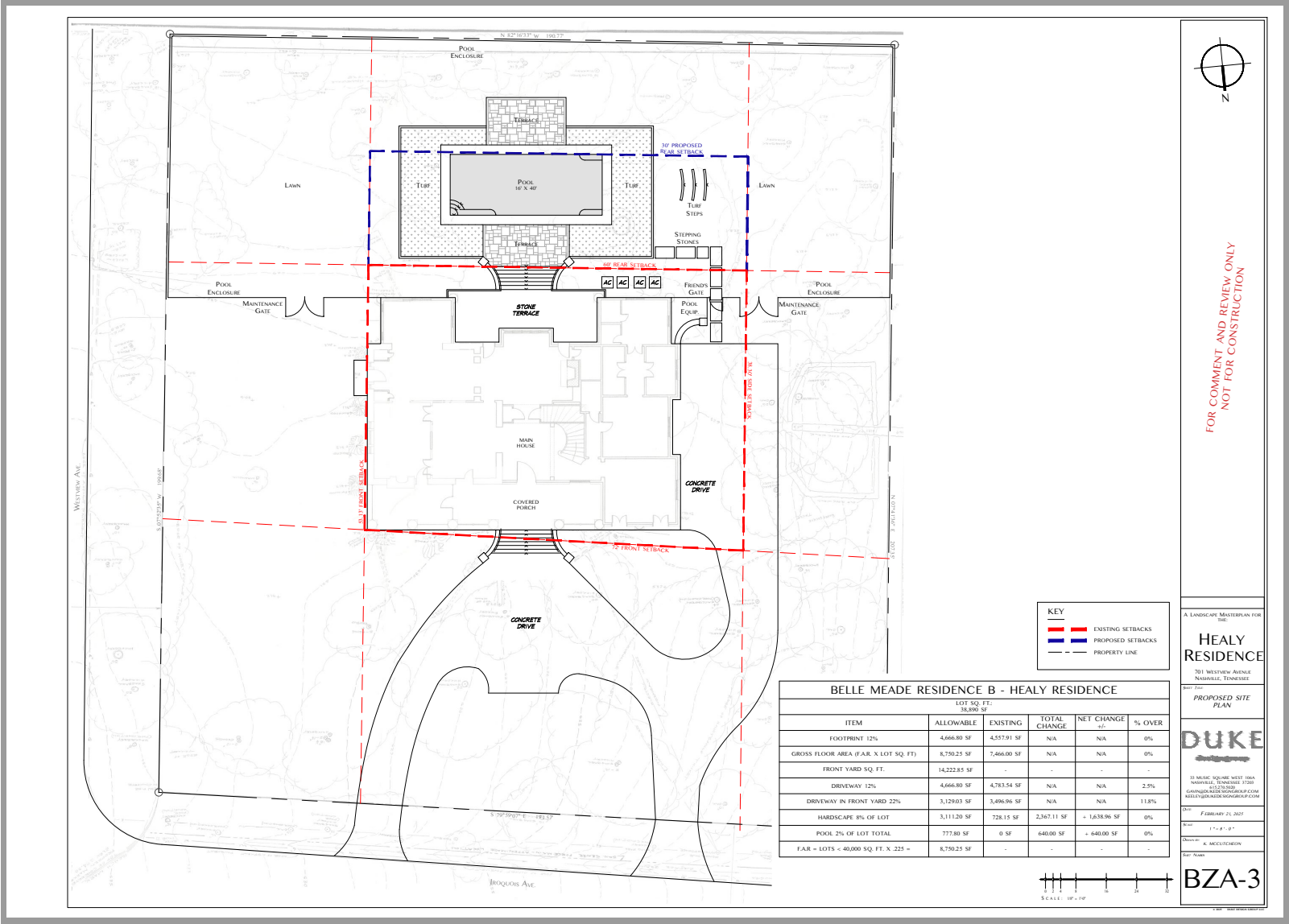
How would the resulting construction not be out of harmony with other homes in the neighborhood?

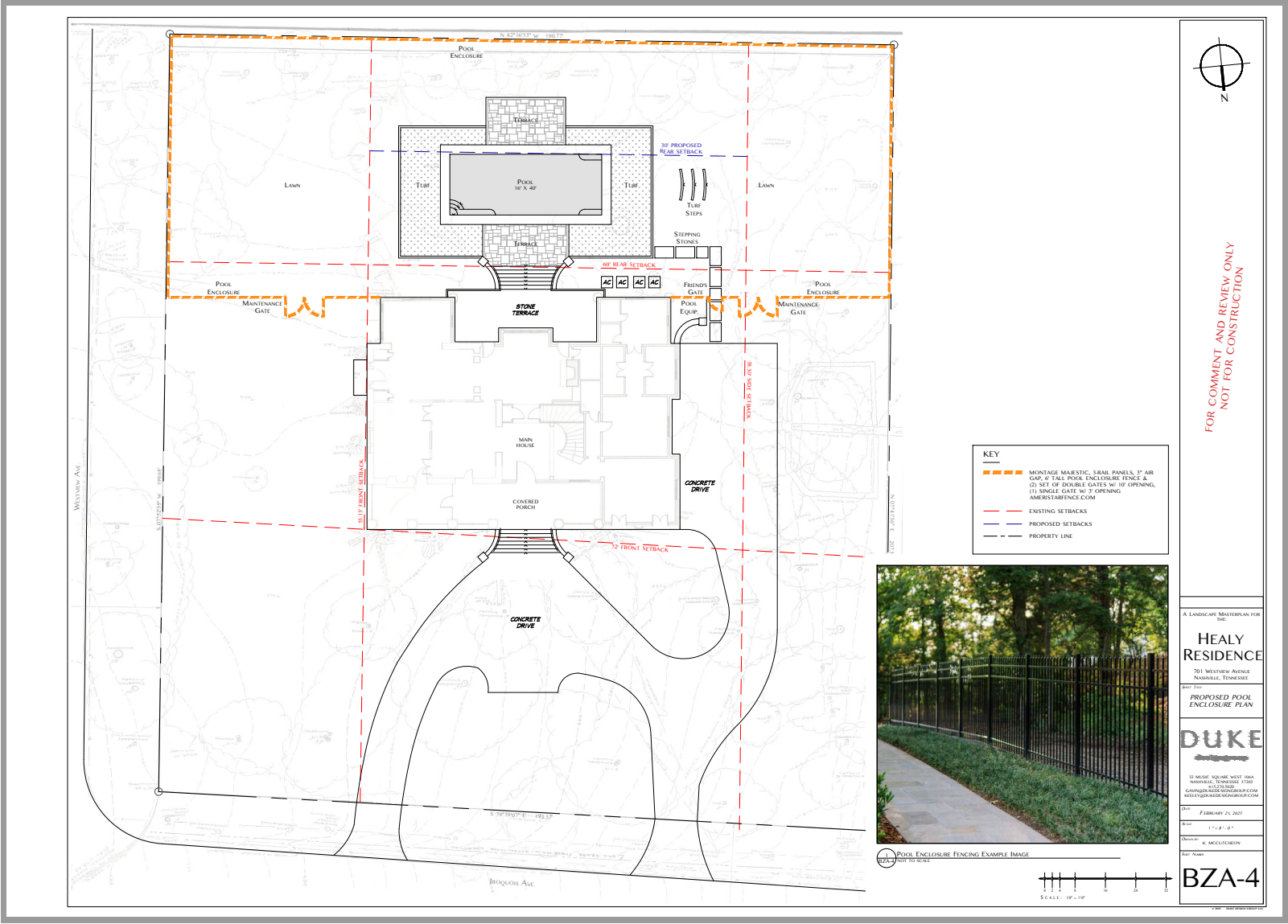
SIGNATURE: *Gavin Duke* (Owner/Agent) **DATE:** 02/21/2025

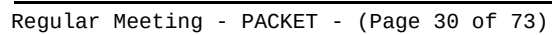
Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org











Staff Report

Agenda No.: IV.B.
Case No.: A25-04
Staff: Mary Samaniego, Planning Director
Applicant: Healy family
Request: A conditional use for a swimming pool with associated rear yard setback variance.
Location: 701 Westview Avenue

Summary:

The applicants/property owners are requesting a Conditional Use for the construction of a swimming pool with a rear yard setback variance. The property is currently occupied by a residence constructed in 1929 without any accessory structures.

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 0.89 acres (38,890 square feet - SF) and a corner lot with frontage on Iroquois Avenue and Westview Avenue.
2. The residence was constructed in 1929 and is completely within the required building envelope.
3. The property is 190' in width along Iroquois Avenue and 200' in depth along Westview Avenue.
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 778 square feet. The proposed area of water in the swimming pool is 640 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 3,111 square feet. The proposed area of the hardscape including the pool is 2,367 square feet.
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).
7. According to Table 2 of the new Zoning Ordinance, a swimming pool and associated equipment must be within the required building envelope. The minimum rear yard setback for zoning district Residence B is 60'. The proposed rear setback is 30' resulting in a variance request.

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 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 site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is 640 square feet and encroaches 30' into the rear yard setback necessitating a variance request with all other setback requirements met. Further, the swimming pool area is within the allowable hardscape maximums per the Zoning Ordinance.*

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:

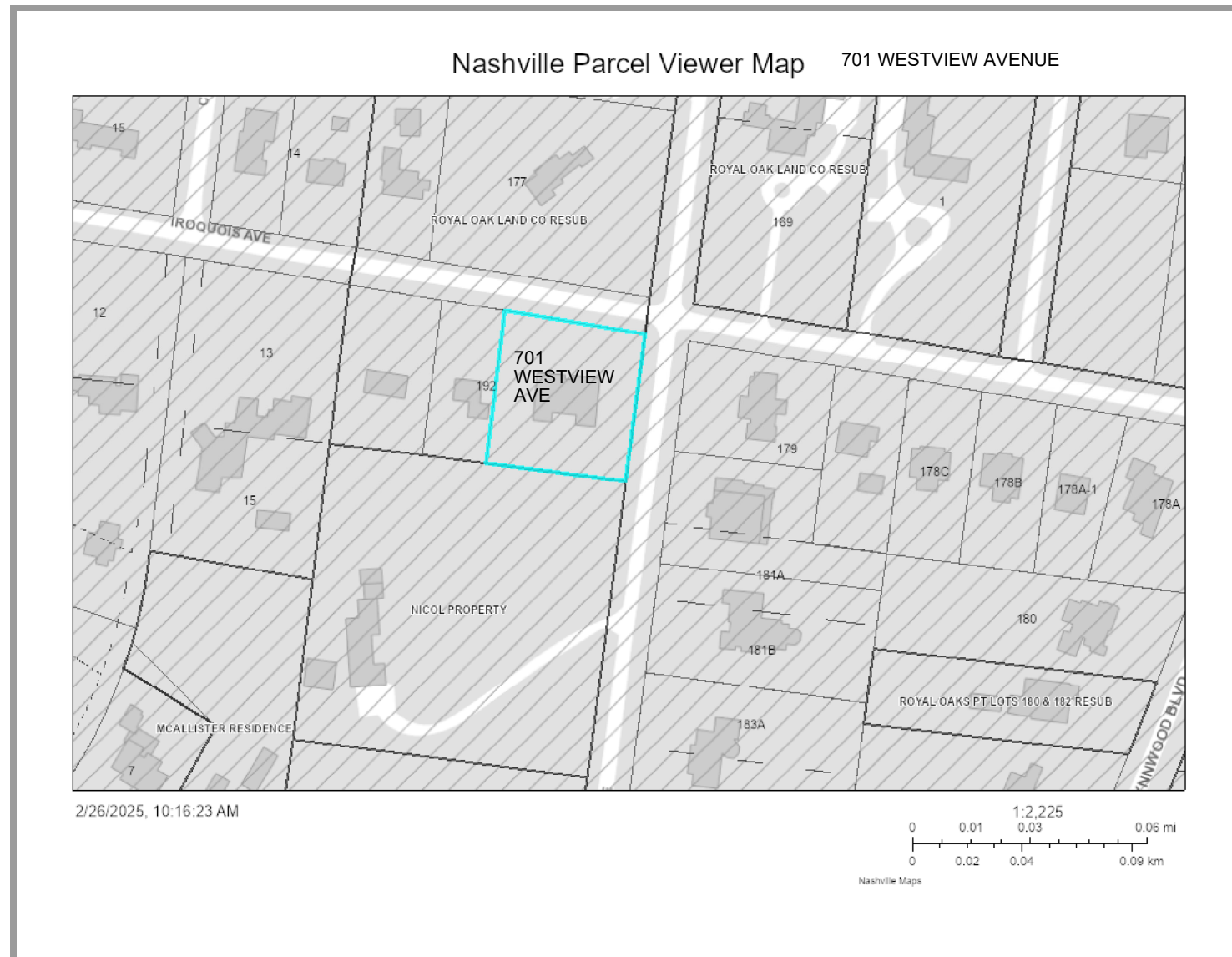
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional 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 rear yard setback that was adopted in the Zoning Ordinance to benefit the public good. The majority of the active use accessory structures such as swimming pools, cabanas, tennis courts, etc. are required to be the rear yard of all properties. Conversely, side and front yards are more passive areas. It is staff's professional opinion that the requirement for swimming pools to be within the setback is to

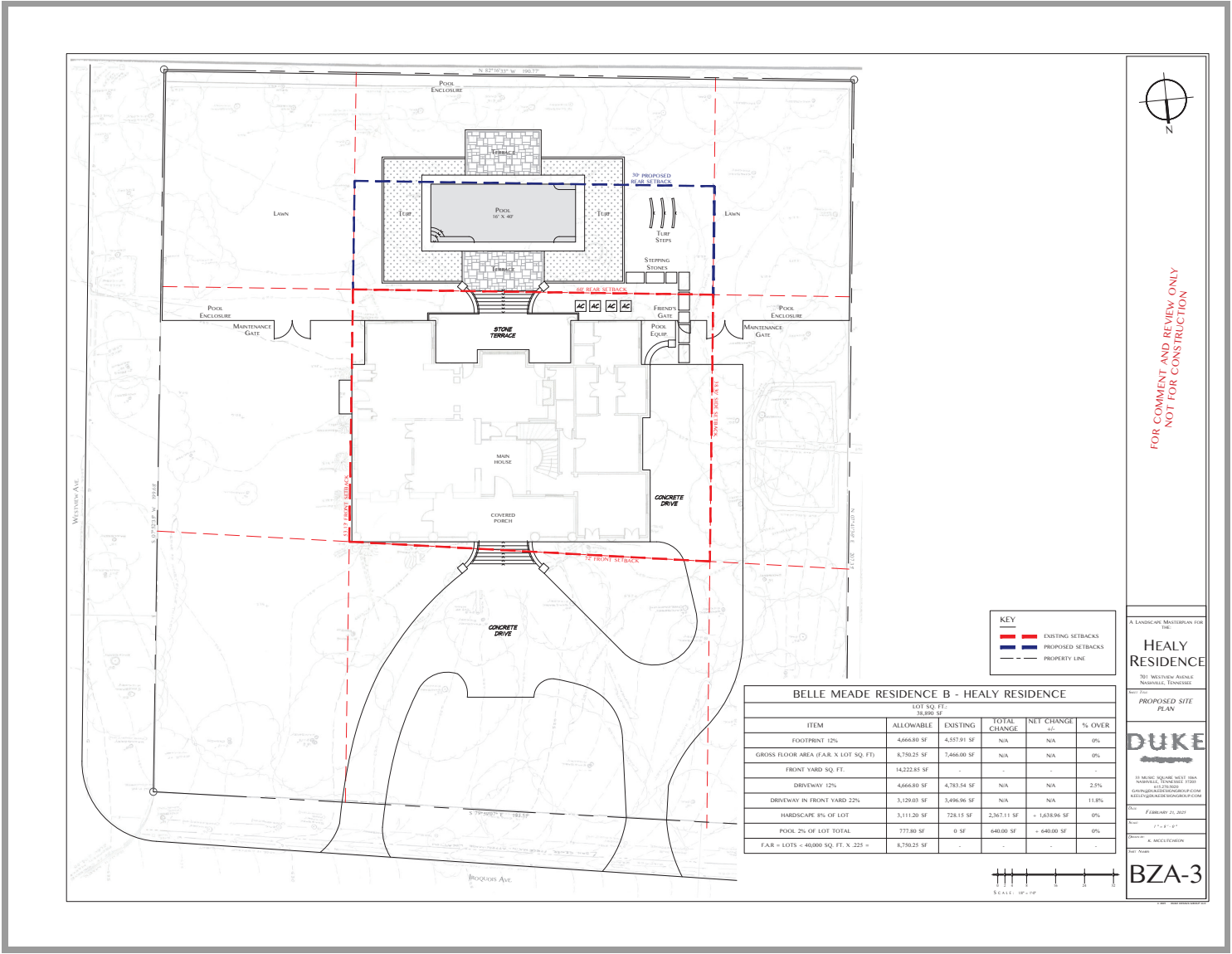
limit the mass and scale of activity areas close to property lines. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. However, the small size and shallowness of the subject lot makes construction of swimming pool difficult. Upon review of the existing development pattern within the immediate area, it appears that many of the surrounding lots are significantly larger in size than the subject property. Additionally, typically the rear of one lot directly abuts the rear of the adjoining lot. In this instance, the adjoining property to the south has an expansive front yard with a setback of approximately 300'. In staff's opinion, the 30' encroachment in the rear yard will not adversely impact the enjoyment of the neighboring property for that portion of their front yard. Therefore, the proposed swimming pool while exceeding the parameters within the site will not be out of character with the surrounding area.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





From: [Erin Nicol](#)
To: [Mary Samaniego](#)
Subject: Drew and Mary Catherine Healy
Date: Monday, March 3, 2025 12:30:27 PM

Hello Mary,

Drew and Mary Catherine have been our neighbors at 705 Westview Avenue for the past 4 1/2 years. They are great neighbors. We visited with them on Saturday about their pool addition designed by Gavin Duke.

We think this would be a beautiful addition to their home and back yard.

Please call me if you have any questions and I'm happy to meet you at your office for any discussion.

Thank you for considering this nice addition for the Healy family.

Sincerely,

Erin and Mark Nicol

858-761-3288

848-243-3844

705 Westview Avenue:)

Sent from my iPhone

From: [Johnna Scott](#)
To: [Mary Samaniego](#)
Cc: [Mary Catherine Healy](#)
Subject: Needs for Approval 4315 Iroquois Ave or 701 Westview
Date: Monday, February 24, 2025 11:06:02 AM

Good morning Mary,

I hope you are doing well as things are warmer today. Sunshine so needed.

Re: 4315 Iroquois Ave/701 Westview

I want to support Mary Catherine and Drew Healy with their plans and needs for approval for their pool. Their corner lot put them in a desirable position, I believe, and as the neighbor I support their plan. I believe the buffer between us, and the concrete being directly behind their house structure should not cause any problem. I hope they are able to achieve this goal.

Thank you kindly,

Johnna Scott
4401 Iroquois Ave
4401 Iroquois Ave, LLC

From: [Elizabeth MacGaw](#)
To: [Mary Samaniego](#)
Subject: Support for Renovation at 608 Westview Ave.
Date: Friday, March 14, 2025 10:24:05 AM

Dear Mary and Members of the Belle Meade Board of Zoning Appeals,

We are writing as a neighbor of the Fends, who are planning a renovation to their home at 608 Westview Avenue. We are residents of 618 Royal Oaks Place, and we own 619 Royal Oaks Place currently in use as a rental property, which shares a rear border with 608 Westview Avenue.

As longtime residents at 608 Westview, the Fends have demonstrated an appreciation for the community's character and charm. We have seen their plans, and we believe the proposed renovation will not only enhance their home but will do so in a manner that is respectful of the aesthetics of the neighborhood.

The Fends are gracious and engaged neighbors who contribute positively to the community. It would be a significant loss to Belle Meade if they were unable to move forward with their plans and were forced to relocate to another neighborhood as a result. Their commitment to preserving and thoughtfully investing in their home aligns with the values that make our neighborhood so special.

Thank you for your time and consideration. We appreciate the work this committee does in support of making Belle Meade such a wonderful place to live.

Sincerely,
Elizabeth and Scott MacGaw



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____ APPEAL FEE: _____

APPLICANT (Owner's Name) Michael D. Seabrook PHONE # 615-385-6200

APPLICANT EMAIL ADDRESS mseabrook@bellemeadecc.org

PROPERTY ADDRESS: 815 Belle Meade Blvd., Nashville, TN 37205

REQUEST: VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR REQUEST: Renovation of country club pool & tennis facilities

PROJECT CALCULATIONS - NA

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:  (Owner/Agent) DATE: 2/20/25

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

PROJECT TEAM

LANDSCAPE ARCHITECT

Wade Rick
Daigh Rick Landscape Architects, LLC
900 South Street, Suite 104
Nashville, TN 37203
(615) 454-4100
wade@daighrick.com

ARCHITECT

Grant Cameron
Choate + Hertlein Architects
1409 North Highland Ave NE, Suite H
Atlanta, GA 30306
404-872-8400
gcameron@sbcharch.com

INDEX OF DRAWINGS

ARCHITECTURE PLANS

A1.01 RENDERINGS OF PROPOSED WORK
A1.02 RENDERINGS OF PROPOSED WORK
A200 LOWER LEVEL FLOOR PLAN
A201 TENNIS LEVEL FLOOR PLAN
A202 POOL LEVEL FLOOR PLAN
A220 OVERALL ROOF PLAN

LANDSCAPE ARCHITECTURE PLANS

Z0.0 EXISTING CONDITIONS
Z0.1 EXISTING CONDITIONS - SITE PHOTOS
Z0.2 EXISTING CONDITIONS - SITE PHOTOS
Z1.0 PROPOSED SITE PLAN
Z1.1 PROJECT CALCULATIONS
Z2.0 GRADING AND DRAINAGE
Z3.0 ILLUSTRATIVE SITE PLAN

1
Z0.0
proposed site plan
scale: 1" = 40'-0"

BELLE MEADE COUNTRY CLUB
February 21, 2025



01
A1.01

VIEW 01



02
A1.01

VIEW 02



03
A1.01

VIEW 03



04
A1.01

VIEW 04



05
A1.01

VIEW 05



06
A1.01

VIEW 06

**CHOATE+
HERTLEIN
ARCHITECTS**

1407 HOPKINS AVENUE, SUITE 400
NASHVILLE, TN 37203
615.259.1100 | CHOATEHERTLEIN.COM

BMCC SWIM / TENNIS
815 BELLE MEADE BLVD
NASHVILLE, TN 37205

BELLE MEADE COUNTRY CLUB
SWIM AND TENNIS CENTER - BZA SUBMISSION

PROJECT: 10000000000000000000
DATE: 10/20/2024
BY: [Signature]
CHECKED: [Signature]
DATE: 10/20/2024
BY: [Signature]

A1.01
RENDERINGS OF
PROPOSED WORK
NOT FOR CONSTRUCTION



01
VIEW 01
11.15.25



02
VIEW 02
11.15.25



03
VIEW 03
11.15.25



04
VIEW 04
11.15.25



05
VIEW 05
11.15.25



06
VIEW 06
11.15.25

CHOATE+
HERTLEIN
ARCHITECTS

1407 NORTH WENTWORTH AVENUE, SUITE 200
NASHVILLE, GEORGIA 37203
615.637.8400 | BROWNSHED.COM

BMC CC SWIM / TENNIS
815 BELLE MEADE BLVD
NASHVILLE, TN 37205

BELLE MEADE COUNTRY CLUB
SWIM AND TENNIS CENTER - BZA SUBMISSION

PROJECT: 11-2025-001
SHEET: 001 OF 001
DATE: 11.15.25

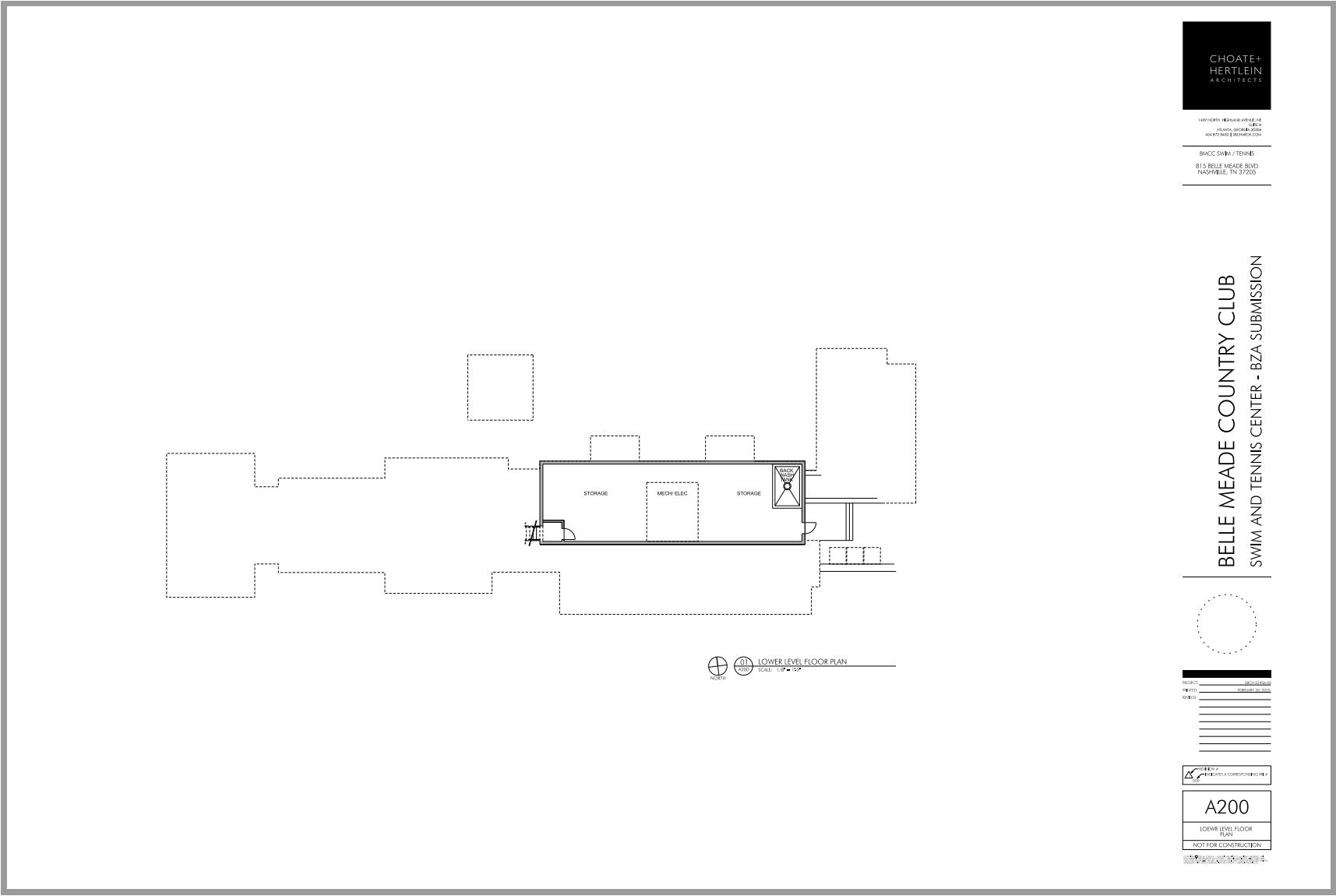
CHOATE+HERTLEIN ARCHITECTS

ARCHITECTS & CONSTRUCTORS PLLC

A1.02

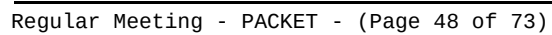
RENDERINGS OF
PROPOSED WORK
NOT FOR CONSTRUCTION

CHOATE+HERTLEIN ARCHITECTS
1407 NORTH WENTWORTH AVENUE, SUITE 200
NASHVILLE, GEORGIA 37203
615.637.8400 | BROWNSHED.COM

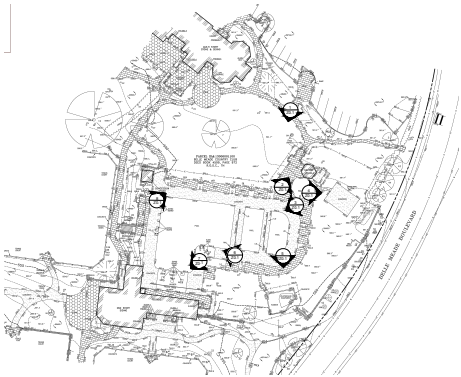












1
20.1

pickle field and pool fence



2
20.1

pool check in gazebo



3
20.1

pool and pool deck



4
20.1

basketball court



5
20.1

playground



6
20.1

slide, lap pool, cabana



7
20.1

diving boards and existing pool restroom building



8
20.1

north side seating and pool fence



DAUGHTRICK
Nashville, TN 37203
1000 South Street, Suite 100
Nashville, TN 37203
www.doughtrick.com

BELLE MEADE COUNTRY CLUB
POOL AND TENNIS FACILITY
815 BELLE MEADE BLVD.
NASHVILLE, TENNESSEE

BZA SET - NOT FOR CONSTRUCTION

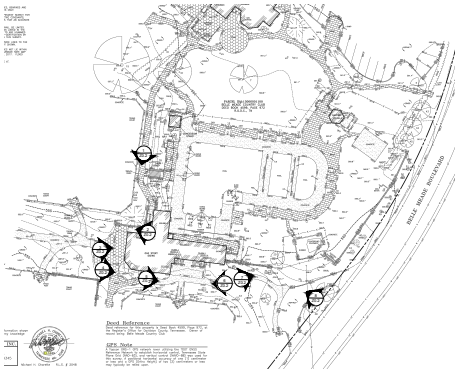
revisions

February 21, 2025

scale: as noted

existing conditions
site photos pool

Z0.1



Site plan showing the layout of the tennis facility, including courts, building, and surrounding areas.



1
walkway down to tennis facility



2
tennis facility and existing wall



3
tennis facility building and terrace



4
tennis facility building and courts



5
rear of tennis facility building



6
tennis facility building



7
pool wall / fence



8
pool / wall and fence from vehicular drop-off zone

BELLE MEADE COUNTRY CLUB
POOL AND TENNIS FACILITY
815 BELLE MEADE BLVD.
NASHVILLE, TENNESSEE

revisions

February 21, 2025

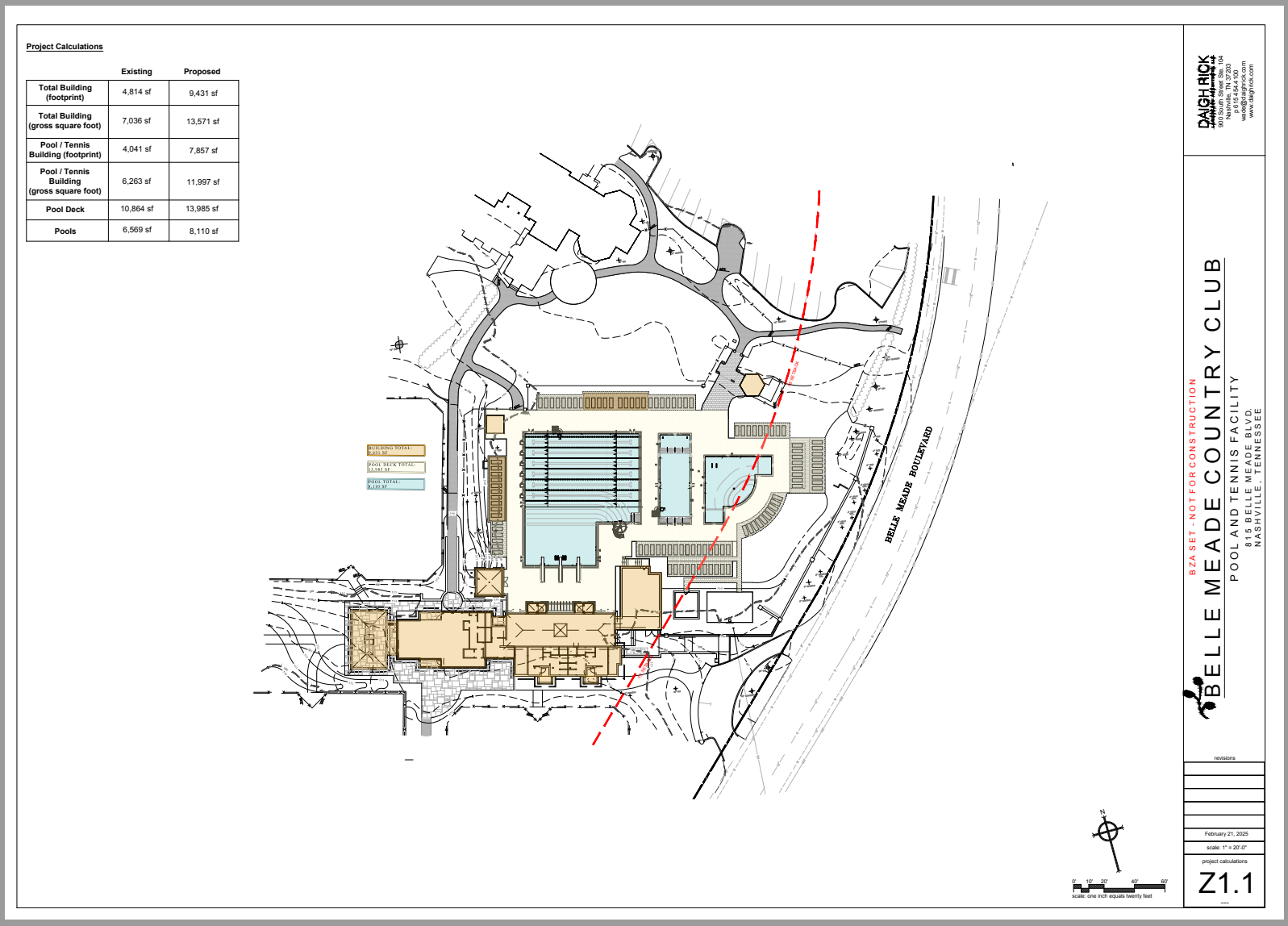
scale: as noted

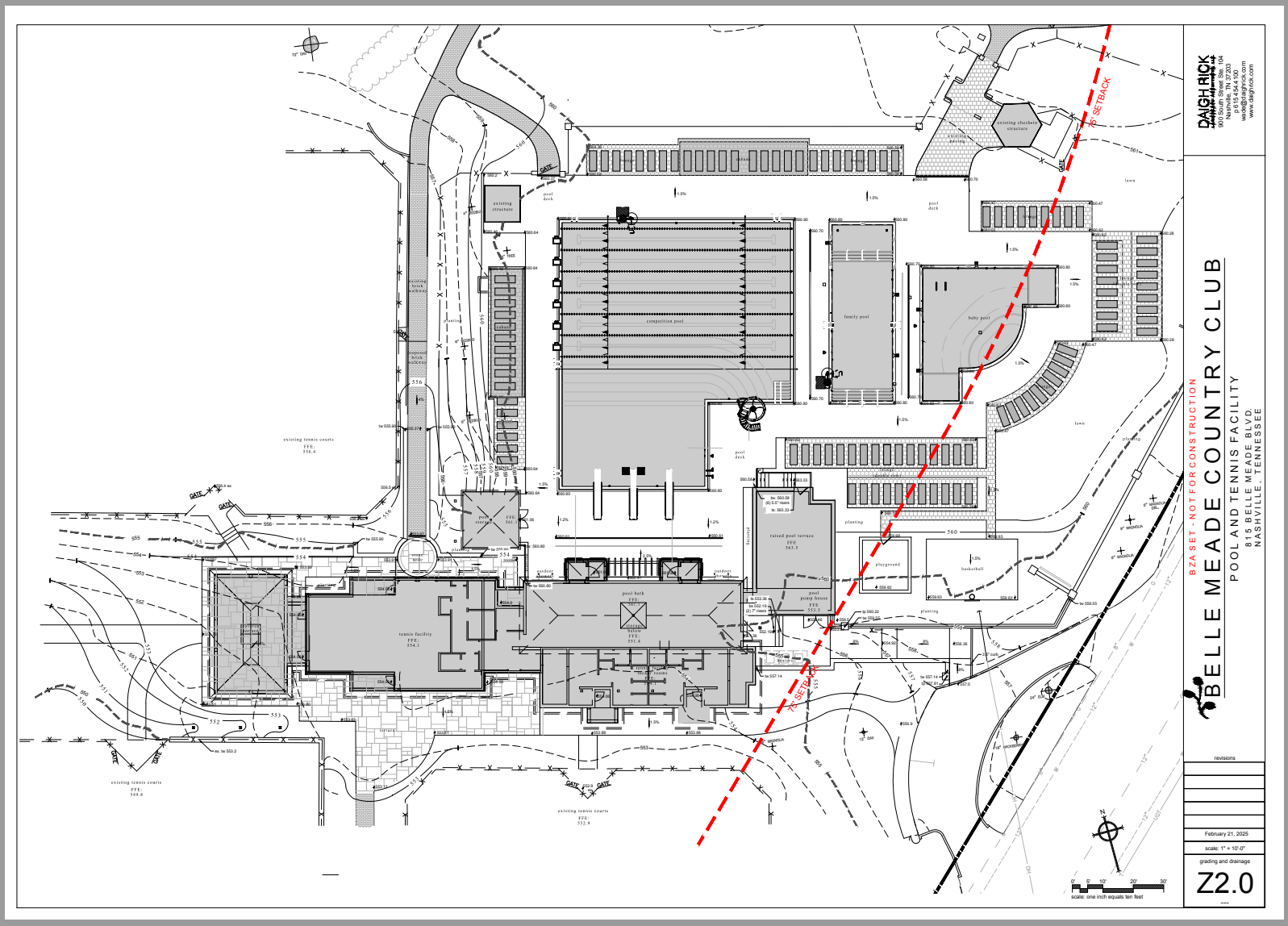
existing conditions

site photos tennis

Z0.2

DAUGHTRICK
Nashville, TN 37203
www.daughtrick.com







Staff Report

Agenda No.: IV.C.
Case No.: A25-06
Staff: Mary Samaniego, Planning Director
Applicant: Belle Meade Country Club
Request: Approval for a Conditional Use permitting a swimming pool and tennis facilities area.
Location: 815 Belle Meade Boulevard

Summary:

The applicant on behalf of the property owners are requesting an approval for a conditional use at the Belle Meade Country Club per Zoning Ordinance Appendix D. The specific request is to renovate and reconstruct the existing swimming pool and tennis facilities. 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 165 acres and is located at the corner of Belle Meade Boulevard and Harding Place.
2. The Belle Meade Country Club has been approved by the Board of Zoning Appeals (BZA) many times over the years for various projects with the last approval in 2023 for an interior renovation and minor addition.
3. There are several component to this Conditional Use request:
 - a. The existing swimming pool, family pool, and baby pool will be reconstructed and expanded. The existing pool deck area will increase from 10,864 square feet to 13,985 square feet. The three swimming pools will expand from a combined total of 6,569 square feet to 8,110 square feet. The location of the new overall swimming pool facilities will be in relatively the same location as the existing facilities.
 - b. The existing half basketball court between the gazebo and Belle Meade Boulevard will be removed and replaced with grass and landscaping. The new half basketball court will be constructed to the south of the swimming pool deck.
 - c. The existing playground to the south of the swimming pool deck will be reconstructed to the west in the same general area.
 - d. The existing pool bath, tennis facilities building, and covered terrace will be expanded from 6,623 square feet to 11,997 square feet.
 - e. None of the proposed facilities will be any closer the Belle Meade Boulevard property line.

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 Historic Home or Site in the following findings of fact for the particular use and/or structure per Appendix D:

1. A country club shall be designated as such by this Appendix or an amendment hereto. To be eligible for such designation, it shall be organized as a private, non-profit, membership entity and shall be operated for the exclusive use and enjoyment of its members and their guests, but not for the general public. It may provide facilities for social, recreational, dining, and athletic activities as determined from time to time by its duly elected governing board. By this Appendix D, Belle Meade Country Club, located at 815 Belle Meade Boulevard, is designated such a country club and the property which it occupies at that location is designated as a country club site.
2. The board of zoning appeals shall have exclusive jurisdiction and authority to grant a conditional use permit for the location and/or construction (excluding interior building renovations) of improvements upon a country club site, including the club house and any additions, all accessory buildings and structures, tennis courts, swimming pools, other athletic facilities, (excluding the golf course, which shall be considered a landscaped area, not requiring board approval) parking areas, driveways (exclusive of cart paths), walkways, entrances and exits used and constructed in conjunction therewith (collectively "country club facilities"). The board shall authorize such an approval only if it is the finding of the board that there is a reasonable amount of space for the proposed facility within the country club site to avoid nuisances to adjoining landowners.

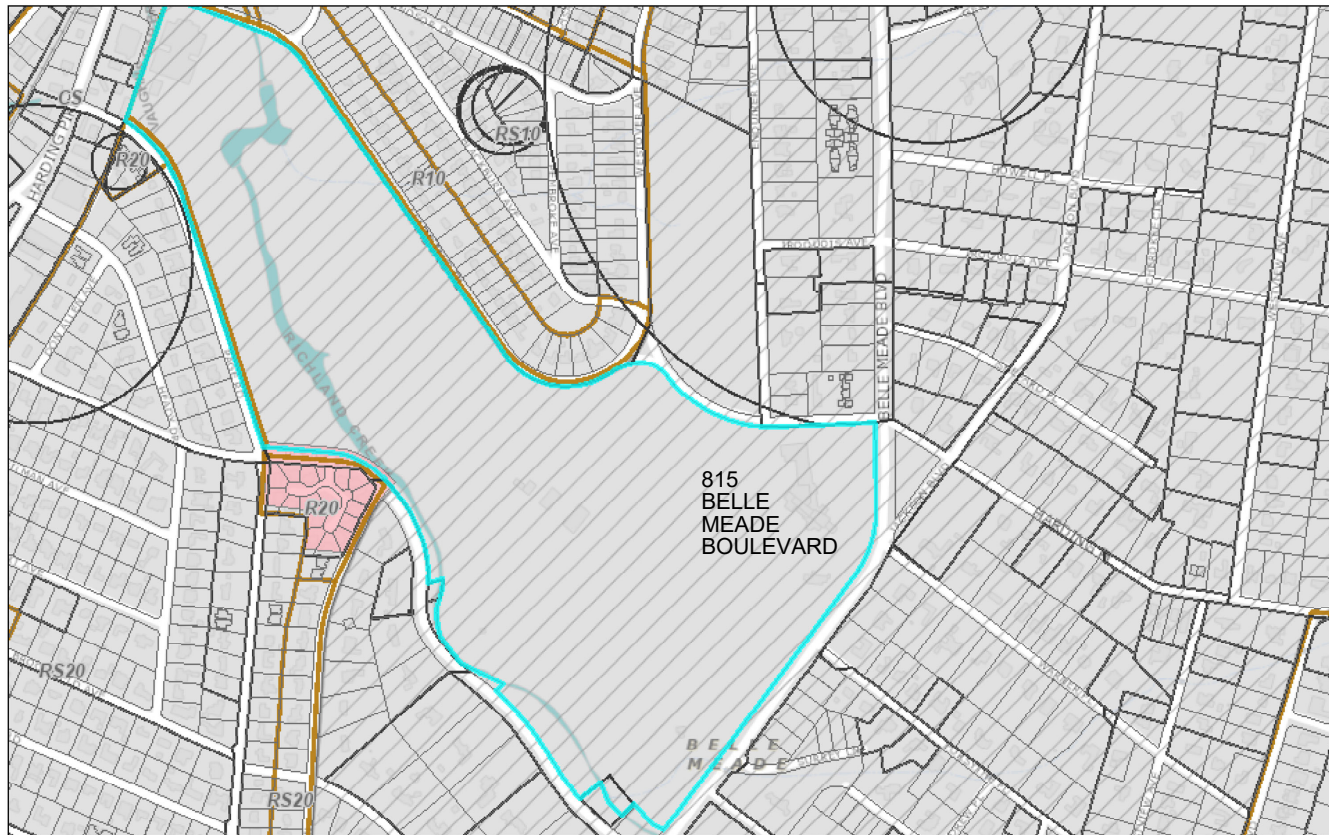
The property owner/applicant is proposing renovations and addition to existing recreational facilities. There is a significant amount of existing and proposed landscaping that will adequately buffer this activity area from adjoining residential areas.

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

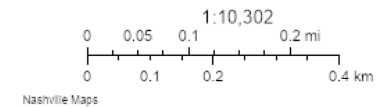
Attachment:

1. Location Map

Nashville Parcel Viewer Map 815 BELLE MEADE BOULEVARD



2/26/2025, 9:52:56 AM



Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

We are seeking permission to build an addition onto our commercial kitchen. This would allow us to replace our walk-in cooler with a larger one, cutting down on the number of deliveries to the site. Appendix C of the city code requires us to run all new construction and addition projects through BZA for use considerations.

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				
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 =				

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

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.

Michael Hedges

2025-02-10

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



BELLE MEADE

HISTORIC SITE & WINERY

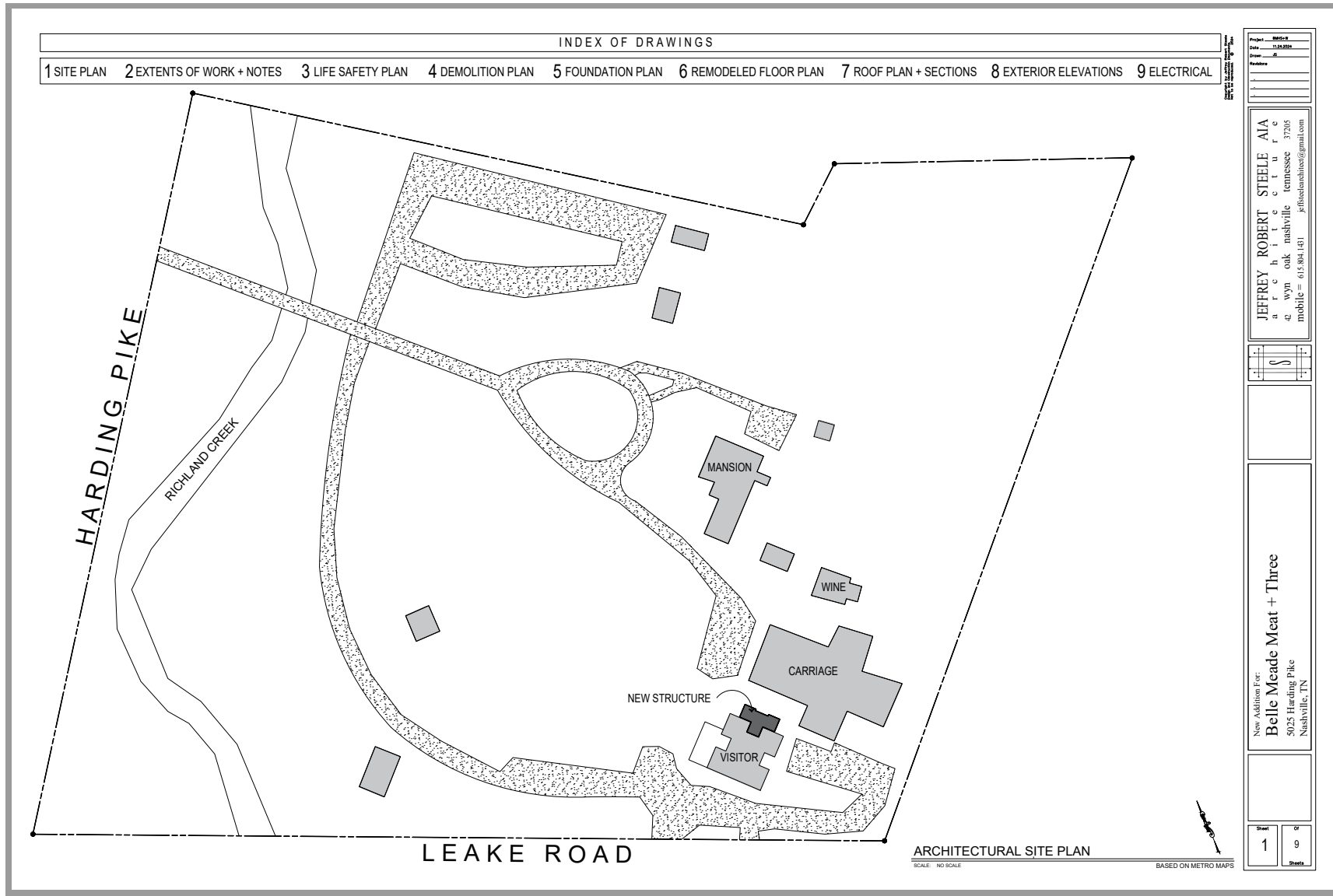
Belle Meade Historic Site and Winery is seeking zoning authority to construct an addition to the existing commercial kitchen on site. The general purpose behind this project is to increase the storage capacity of our walk-in refrigeration and add additional storage and prep space for on-site catering activities. The overall benefits and impacts to the site are listed below.

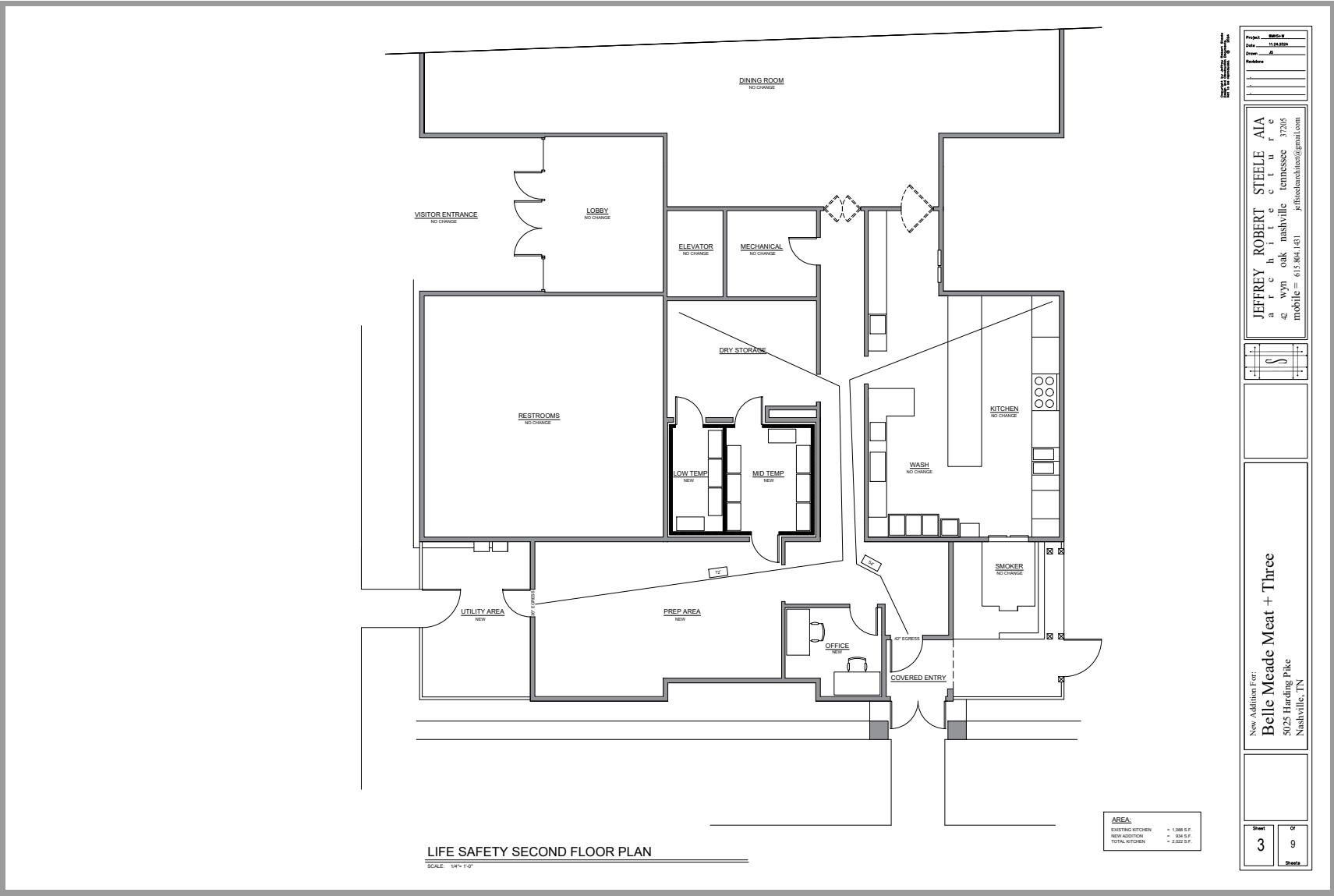
Architecture: The addition has been designed by a licensed architect so as to conform to the existing architectural style of the building and elevate the visual appeal of the area. The proposed area for the addition is a fenced in utility area that provides no visual compliment to the property.

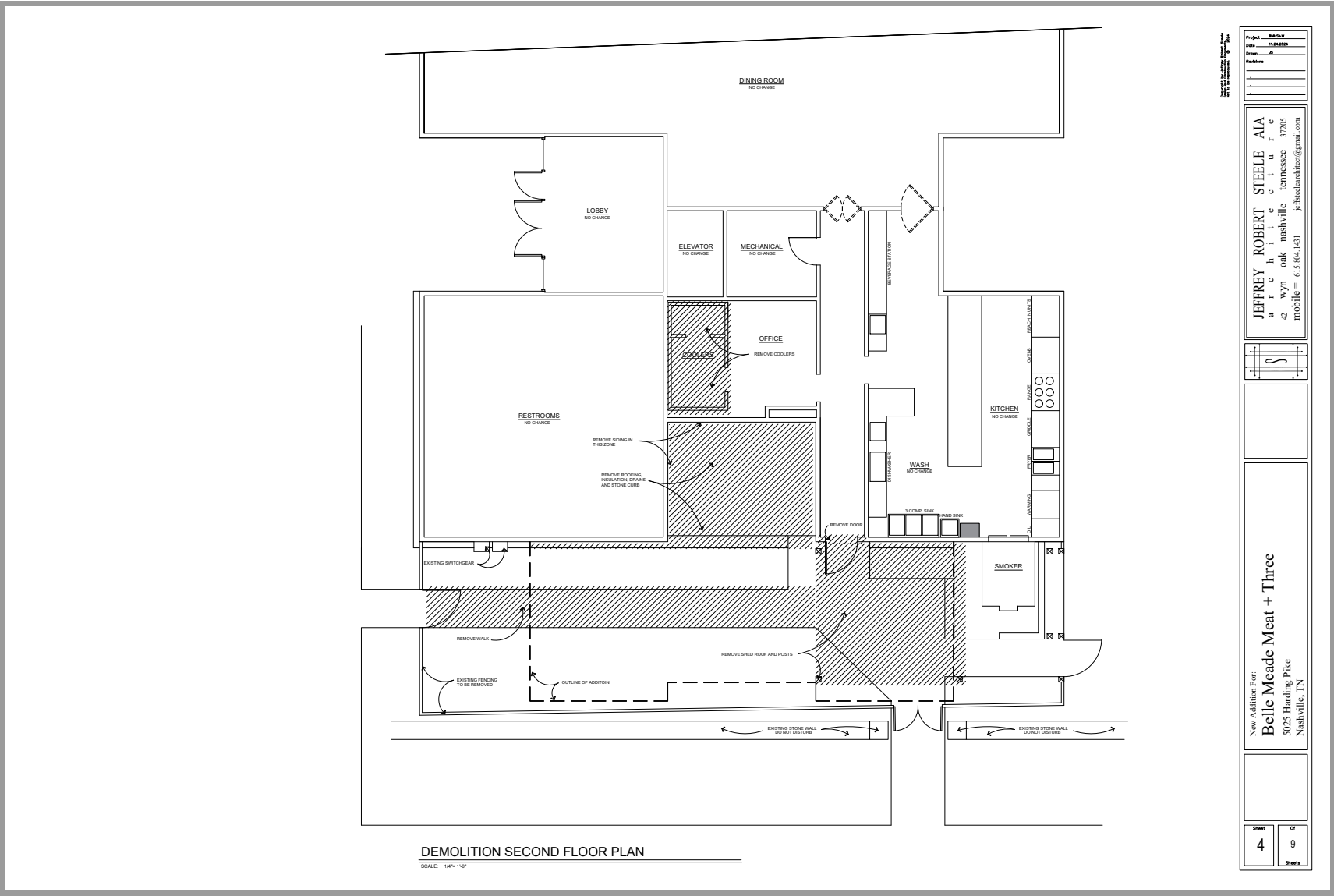
Traffic: The increased storage and prep capacity is not designed to support additional guests. We currently bring in three to five food delivery trucks a week to maintain our food supply. The increase in storage would drop this to one to two trucks per week, reducing overall traffic. We also plan to use the additional capacity to transition to onsite catering for our weddings. This would cut out a significant portion of evening and late-night traffic from wedding catering crews.

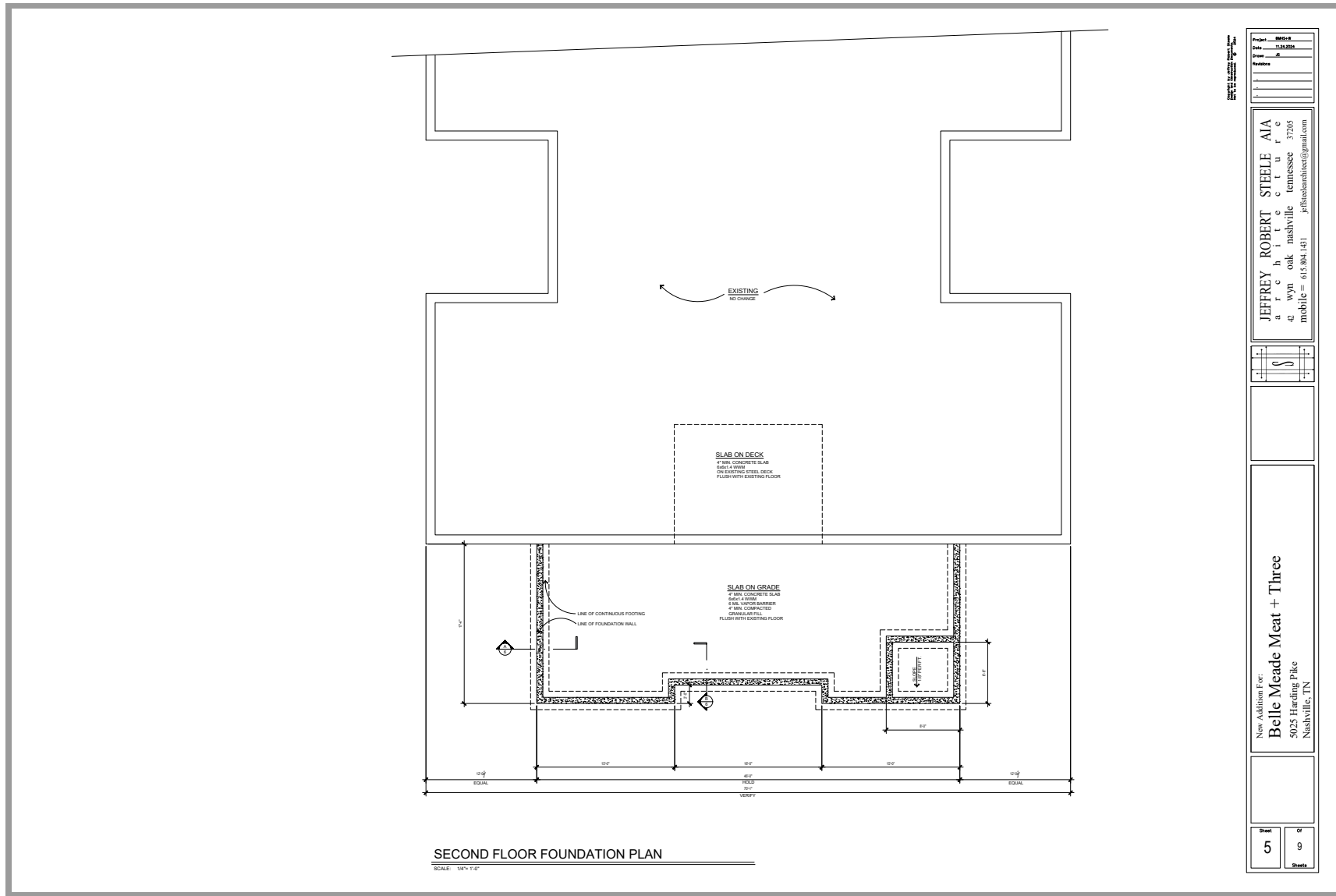
Neighborhood: The proposed addition is on the interior side of the Wills Visitor Center. It is fully blocked from view on Leake Ave, and blocked by the Historic Stables on Parmer Ave. There would be no additional noise introduced, we are not increasing guest numbers or guest capacity. The proposed addition would also be built on an already paved area, leading to no additional runoff, and all new roof structures would be funneled into existing drainage infrastructure.

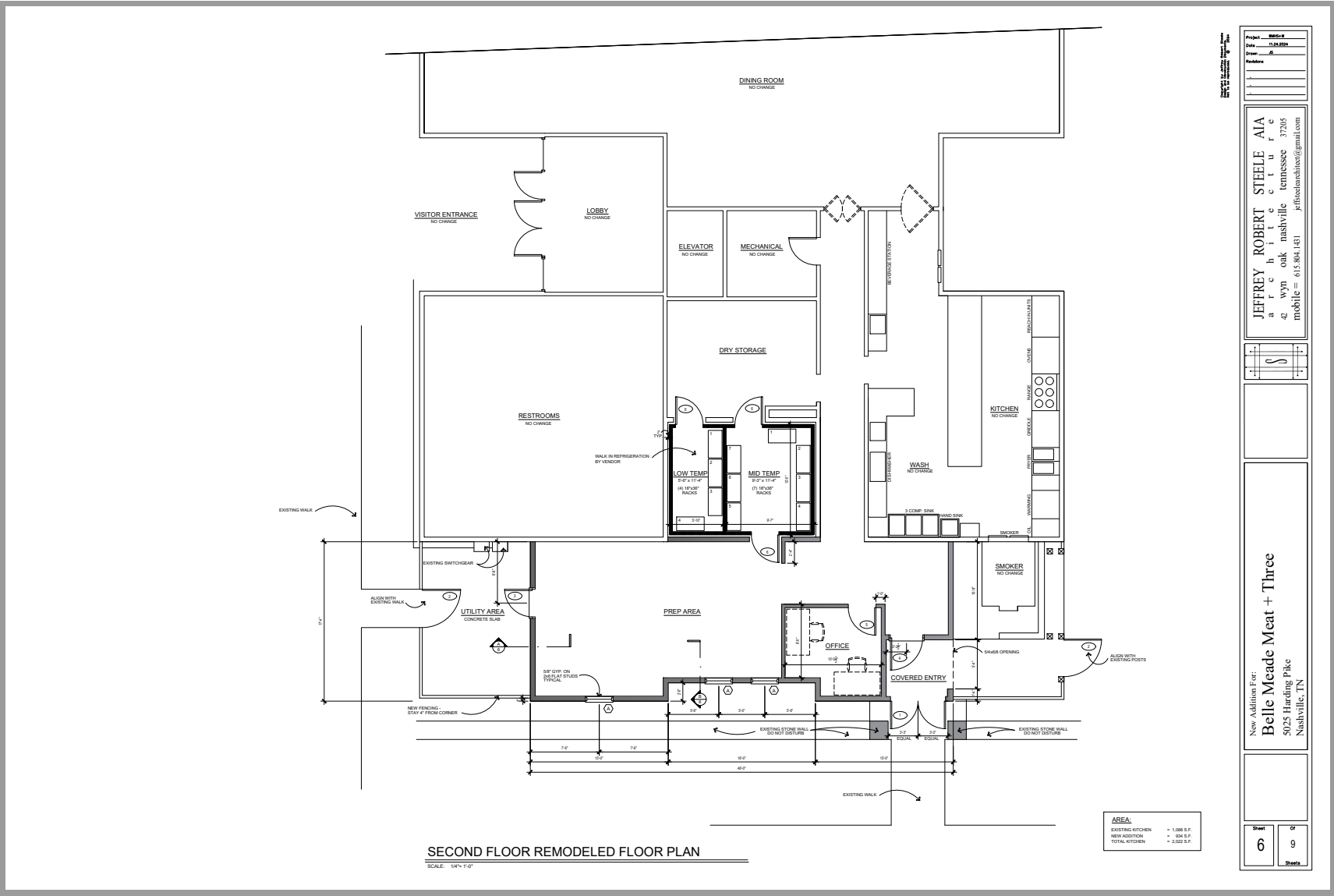
615.356.0501 - www.visitbellemeade.com - 5025 Harding Pike, Nashville, TN 37205

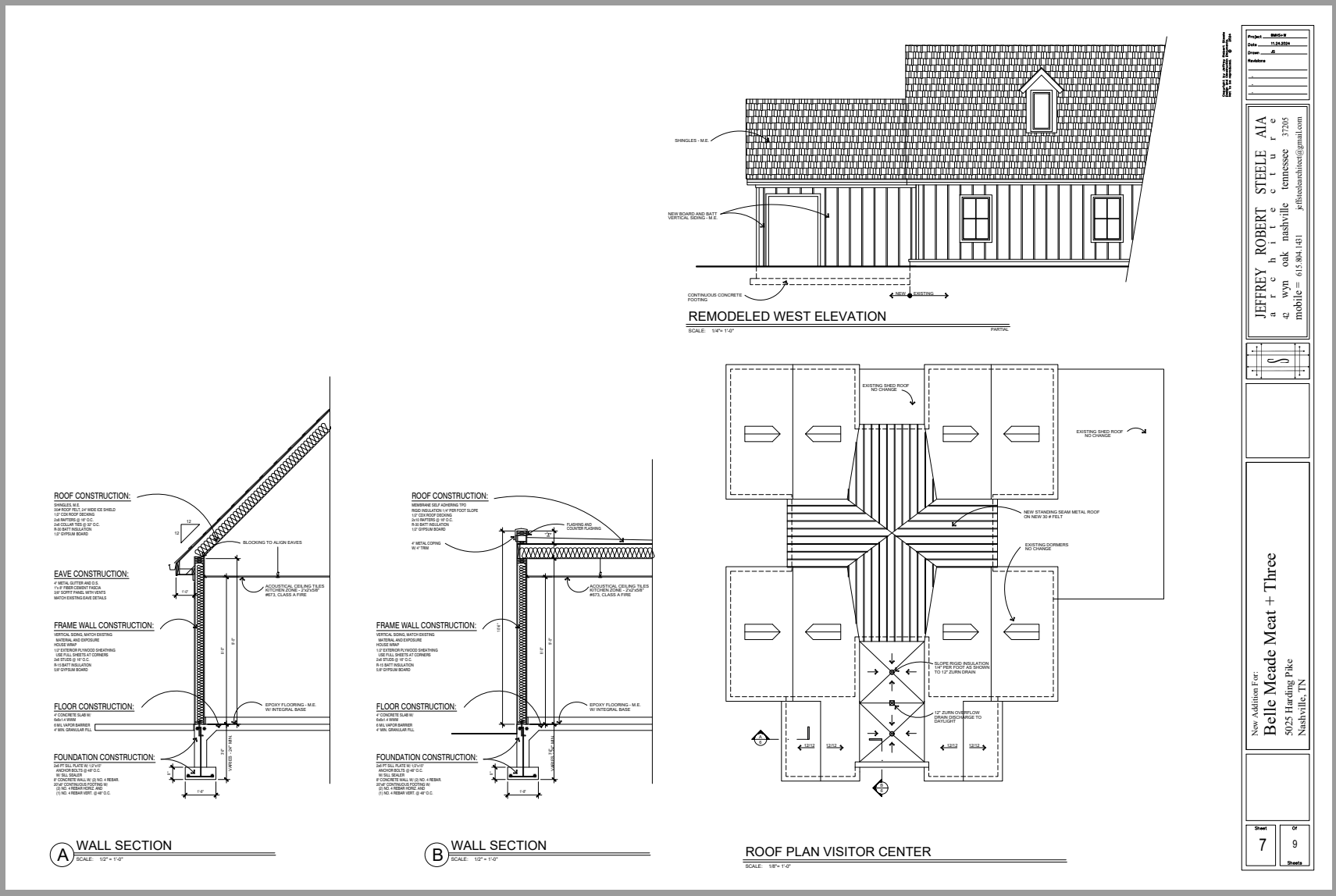












Project: 38000000
Draw: 38000000
Revision: 38000000

JEFFREY ROBERT STEELE AIA
architect
420 Wynnton Road Nashville Tennessee 37205
mobile = 615.884.1831 jfsteelarchitect@gmail.com

Sheet 7 of 9

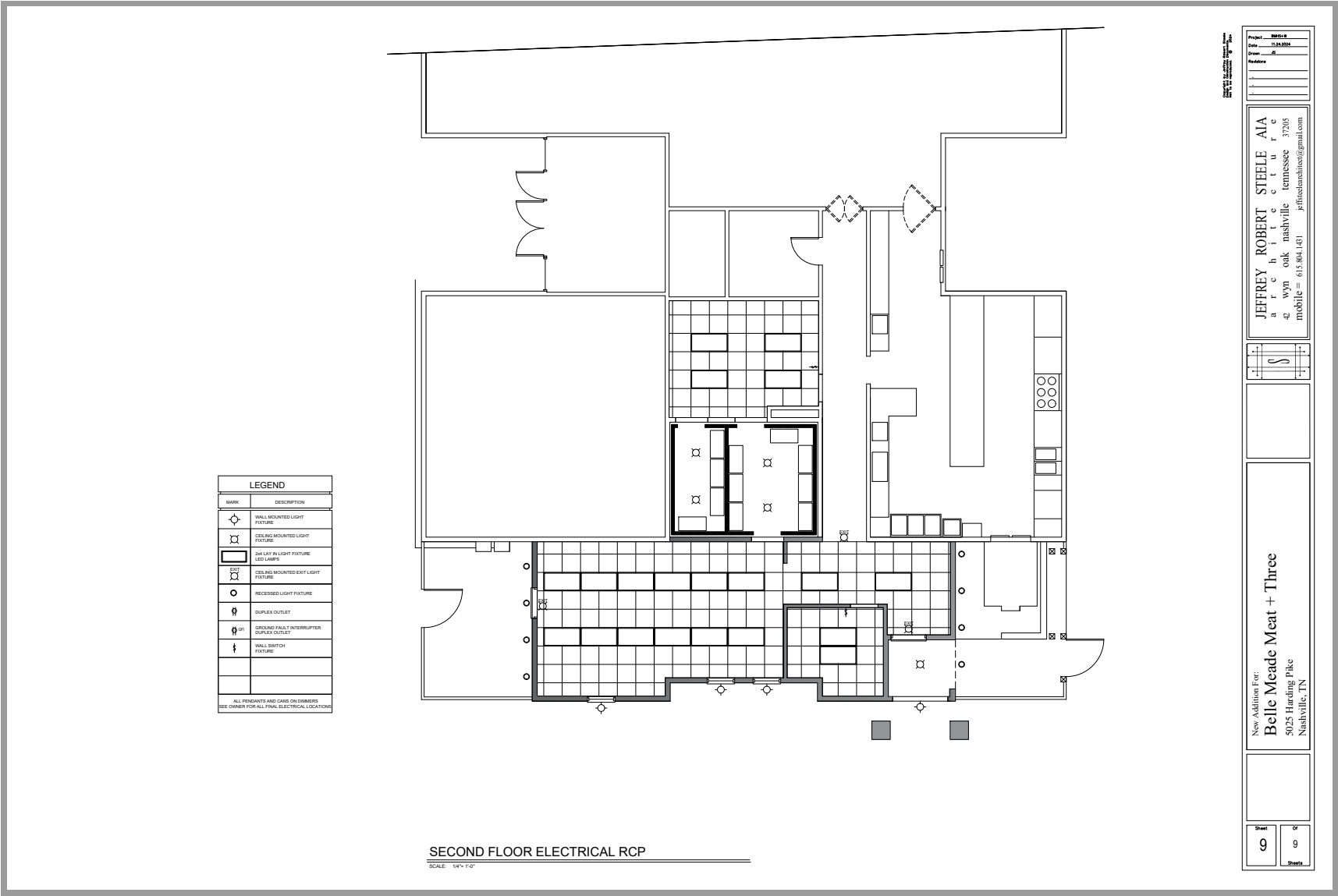
Sheet 7 of 9

New Addition For:
Belle Meade Meat + Three
5025 Harding Pike
Nashville, TN

Sheet 7 of 9

Sheet 7 of 9





Staff Report

Agenda No.: IV.D.
Case No.: A25-02
Staff: Mary Samaniego, Planning Director
Applicant: Belle Meade Historic Site and Winery
Request: Approval for an addition to the commercial kitchen
Location: 5025 Harding Pike

Summary:

The applicant on behalf of the property owners are requesting an approval for a conditional use at the Historic Home or Site per Zoning Ordinance Appendix C. The specific request is to construct a 934 square foot addition to the side of the visitor's center building for a commercial kitchen. 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 24.05 acres.
2. The Belle Meade Historic Site and Winery was last approved by the Board of Zoning Appeals (BZA) on October 18, 2022, to establish: the Icehouse, Fox Run & Pavilion, Coop n' Scoop, Loft and Outdoor Wine Venue. In 2023 the BZA approved the expansion of the Loft project to create an additional assembly space.
3. The current application is to seek BZA approval to add approximately 934 square feet to the side of the kitchen in the existing visitor's center building. The existing kitchen is 1,088 square feet and with the proposed addition the remodeled kitchen will be 2,022 square feet. The addition is internal to the site and will not be expanding the building closer to any of the property lines.

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 Historic Home or Site in the following findings of fact for the particular use and/or structure per Appendix C (2):

Construction and alteration of buildings: No addition to any building or structure on the historic site may be altered or added to, and no new building or structure shall be constructed, without approval by the Board of Zoning Appeals as to its purpose and location, and a finding that it is architecturally compatible with the original buildings

or structure on this site. Applications for approval of such new buildings or structures must be accompanied by plans prepared by a registered architect.

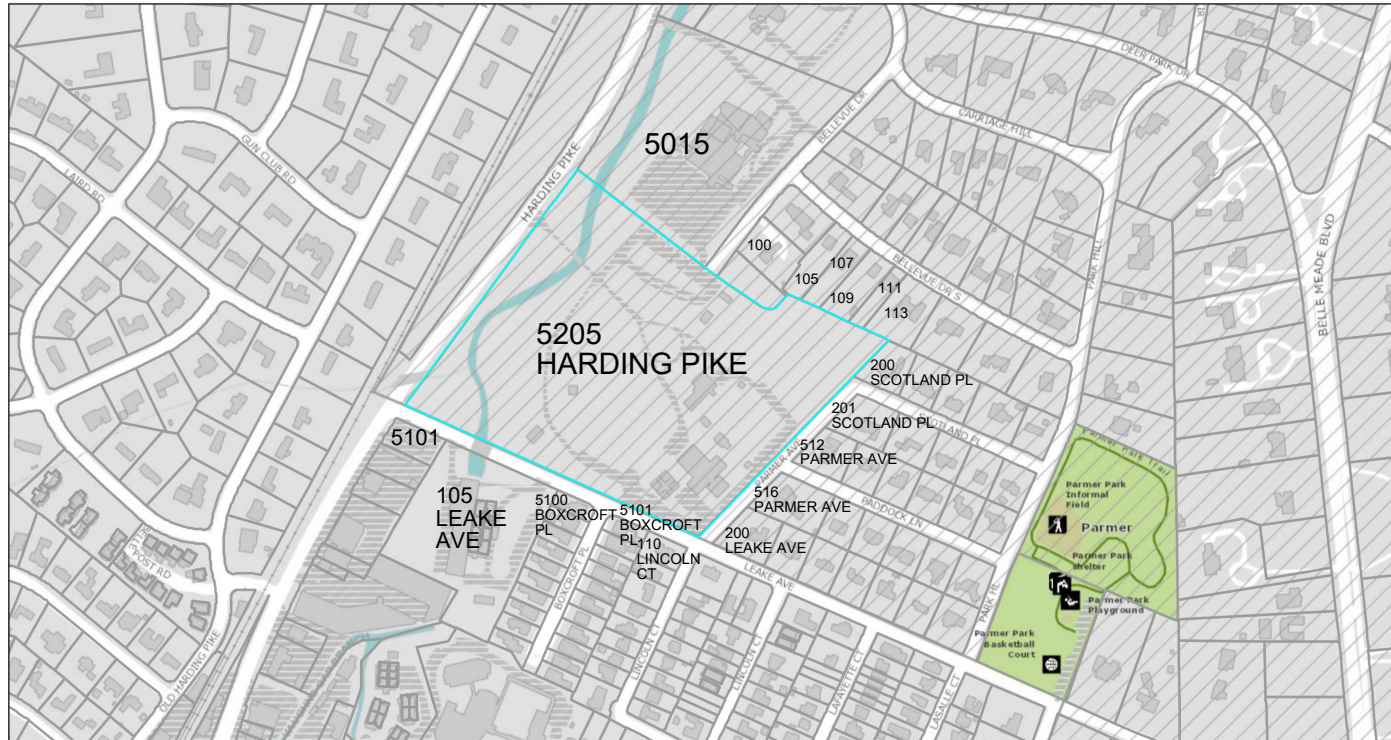
The property owner/applicant is proposing only a small addition to an existing building. The building plans have been submitted by a registered architect in the State of Tennessee. The architectural style is consistent with the overall architectural style of the campus. The addition is internal to the site and will not be expanding the building closer to any of the property lines. Therefore, it is not anticipated that there will be an adverse impact to surrounding property owners with this project.

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

Attachment:

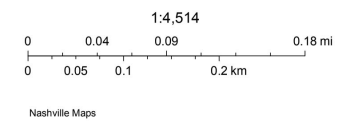
1. Location Map

Nashville / Davidson County Parcel Viewer 5205 HARDING PIKE



November 29, 2023

graphicsLayer2



Made by: Metro GIS