



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
MAY 20, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
MAY 20, 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 April 15, 2025.

Attachment: [BZA Minutes April 15 2025.pdf](#)

III. Unfinished Business

A. The application of Michael Jones for the Scales family, #25-12, 508 Belle Meade Boulevard, for a variance to the rear yard setback and a conditional use for a swimming pool.

Attachment: [48_BZA-Application-Scales-Res-508-Belle-Meade-Blvd-2025-03-21.pdf](#)

Attachment: [LOCATION MAP.pdf](#)

Attachment: [48_508-BELLE-MEADE-BLVD-Boundary--Setback-Survey.pdf](#)

Attachment: [STAFF REPORT 508 Belle Meade Boulevard.pdf](#)

Attachment: [LC1.1-Scales Res-508 Belle Meade Blvd-Revised-2025-05-13.pdf](#)

Attachment: [515 Park Center Dr-Back Neighbor letter-2025-05-18.pdf](#)

Attachment: [512 BelleMeadeBLVD-RightSide Neighbor letter-2025-05-19.pdf](#)

Attachment: [509 Park Center Dr-Back Neighbor letter-2025-05-17.pdf](#)

IV. New Business

A. The application of the Belle Meade Country Club, #A25-16, 815 Belle Meade Boulevard, for a conditional use for restroom structure with a front yard setback variance.

Attachment: [52_BZA-Application-BMCC-Golf.pdf](#)

Attachment: [52 Belle-Meade-Country-Club---Golf-Comfort-Station-BZA.pdf](#)

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

B. The application of the Lane family, #A25-19, 1210 Nichol Lane, for a conditional use for a swimming pool and pool house with associated maximum footprint variance.

Attachment: [55_1210-Nichol-Lane_Variance-and-Conditional-Use-BZA-Submission_4.17.2025.pdf](#)

Attachment: [STAFF REPORT 1210 Nichol Lane.pdf](#)

C. The application of Gavin Duke for the Dinkins family, #A25-20, 510 Park

Hill Drive, for a conditional use for a swimming pool and cabana.

Attachment: [Application.pdf](#)

Attachment: [56_Park-Hill_Boundary--Topographic-Survey.pdf](#)

Attachment: [56_Dinkins-BZA-Submittal-04-18-2025.pdf](#)

Attachment: [STAFF REPORT 510 Park Hill.pdf](#)

Attachment: [Mackin Comments.pdf](#)

Attachment: [White Comment.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held June 17, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
APRIL 15, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Chris Tardio called the meeting to order at 5:00 p.m.

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Charlie Atwood
Erick Clifford
Johnny Phipps

City Staff Present

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

Approval of Minutes

The minutes of the Board of Zoning Appeals held March 18, 2025.

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

Unfinished Business - None

New Business

Planning Director Mary Samaniego stated that the applicants of item E Case #25-12 508 Belle Meade Boulevard had asked to postpone.

The application of Catherine Sloan for the 4406 Tyne Boulevard Trust, #A25-08, 4406 Tyne Boulevard, for a variance to a front yard setback and a conditional use for a swimming pool and a sports court.

Catherine Sloan, Architect, reviewed the application as submitted for the variance of the front yard setback; Gavin Duke, Landscape Architect Duke Design Group, reviewed the application as submitted for a conditional use for a swimming pool and sports court.

A period of questions from the board answered by Duke/Sloan followed the presentation.

Public Comment Opened

Planning Director Mary Samaniego stated that she had received six (6) letters

of objection/concern primarily with the sports court placement; Chairman Tardio added that there had been one letter in support.

Mary Helfrich, 922 Westview Avenue, spoke in opposition to the sports court.

Charmion Gustke Hearn, 921 Lynwood Boulevard, spoke in opposition to the sports court, Hearn also provided information for the record; (from a study concerning noise and distance a Pickle Ball Court should be located from a residence).

Jenny Corts, 923 Lynwood Boulevard, spoke in opposition to the sports court.

Bill Folk, 921 Lynwood Boulevard, spoke in opposition to the sports court.

Public Comment Closed

Chairman Tardio inquired from Duke about the sports court, Duke recommended they bifurcate the application.

Public Comment Re-opened

Loring Helfrich, 922 Westview Avenue, spoke in opposition to the sport court.

Public Comment Closed

Motion to divide the question and handle porte cochere, pool, sport court:
Tardio Second: Atwood Vote: All aye

A brief discussion on the conditional use for the swimming pool followed.

Motion to approve conditional use for the pool: Atwood Second: Tardio
Vote: All aye

Motion to approve porte cochere as submitted: Atwood Second: Tardio

A discussion ensued.

Vote: All aye

Motion to postpone consideration of the sport court/pickle ball court until
and if it is brought back before the board: Tardio Second: Atwood: Vote:
All aye

Board member Johnny Phipps joined the board at 5:38 p.m.

**The application of Nathan Fend, #A25-09, 608 Westview Avenue, for variances
to a rear yard setback, footprint, and gross floor area.**

Preston Quirk, Architect, representing Nathan Fend, reviewed the application
as submitted.

A period of questions from the board followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Charlie Atwood Second: Russ

A board discussion ensued.

Vote: All aye

The application of Gavin Duke for the Coble family, #A25-10, 4418 Warner Place, for variances to a side yard setback, footprint, and gross floor area and a conditional use for a swimming pool.

Gavin Duke, Landscape Architect Duke Designs, and Stan Dixon, Architect reviewed the application as submitted.

A period of questions from the board followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve the pool and conservatory: Phipps Second: Atwood

A board discussion ensued, which included questions for the applicant which were addressed by Duke and Dixon.

Chairman Tardio: By consent we will divide the question, handle the conservatory and then vote for the pool.

Vote for Conservatory: Clifford, Russ, Tardio - No Atwood, Phipps - Aye

Vote for Pool: All aye

The application of Carly Walker for the Jamnash Trust, #A25-11, 423 Ellendale Avenue, for variance to a front and rear setbacks, footprint, and gross floor area

Jeremy Pfeffer, Pfeffer Torode Architecture representing the Jamnash Trust, reviewed the application as submitted.

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

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Tardio Second: Russ

A board discussion ensued.

Vote: Phipps nay, Atwood, Tardio, Russ, Clifford aye

POSTPONED by applicant - The application of Michael Jones for the Scales family, #25-12, 508 Belle Meade Boulevard, for a variance to the rear yard setback and a conditional use for a swimming pool.

Other Business

Approval of revision to conditional use (BZA2024-22 and BZA2024-15) for a swimming pool and pool house at 508 Park Center Drive.

Wade Rick, Daigh Rick Landscape Architect, representing the Caldwells, reviewed the revisions to the originally approved plan.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment

The meeting adjourned at 6:35 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____ **APPEAL FEE:** \$500

APPLICANT (Owner's Name) Christopher & Emerson Scales (owners)
c/o Michael Jones, Landscape Architect **PHONE #** 615-423-1746

APPLICANT EMAIL ADDRESS mcarlosjones@gmail.com c/o Michael Jones, Landscape Architect

PROPERTY ADDRESS: 508 Belle Meade Blvd, Nashville TN 37205

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

REASON FOR REQUEST: Permission to build a swimming pool/spa and associated
pool equipment and hardscape. Swimming pools require BZA approval and portions of the work
are past the rear setback.

PROJECT CALCULATIONS

LOT SQ. FT: 56,967	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA 12%				
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)				
FRONT YARD AREA		NOT APPLICABLE		
TOTAL DRIVEWAY AREA 12%				
DRIVEWAY IN FRONT YARD AREA 22%				
HARDSCAPE AREA 8%	4,557.4	2,046.8	+448.8	0%
POOL AREA 2%	1,139.3	0	±568.0	0%
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

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

Variance Approval Criteria

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

The existing home, like the majority of it's neighbor's existing structures, encroaches both

the front contextual setback and portions of the rear setback lines. This results in allowable building

envelope that is extraordinarily limited with an exceptional shallowness.

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?

From a strict application and extreme measure, the house would need to be rebuilt farther forward.

However, a newly constructed house would then need a contextual front setback variance

as all the neighbors have existing homes built to the back of their properties.

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

The approval of this project would not increase the non-conforming distances of it's current

existing structures. In other words, the existing structures (house, hardscape, walls and water feature)

all exceed currently exceed the rear setback request.

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

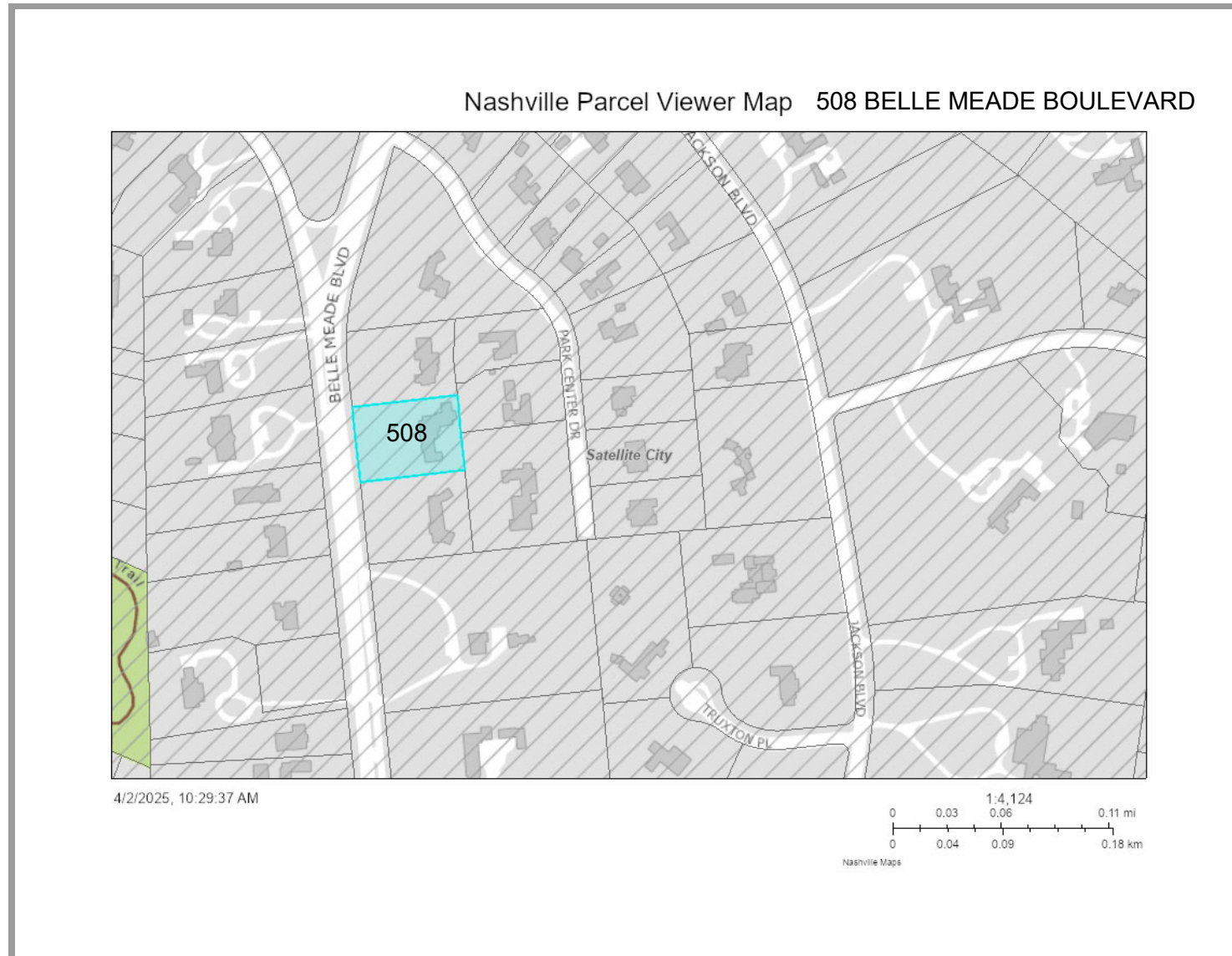
This project would continue the overall repair and further enhancement of the property and landscape.

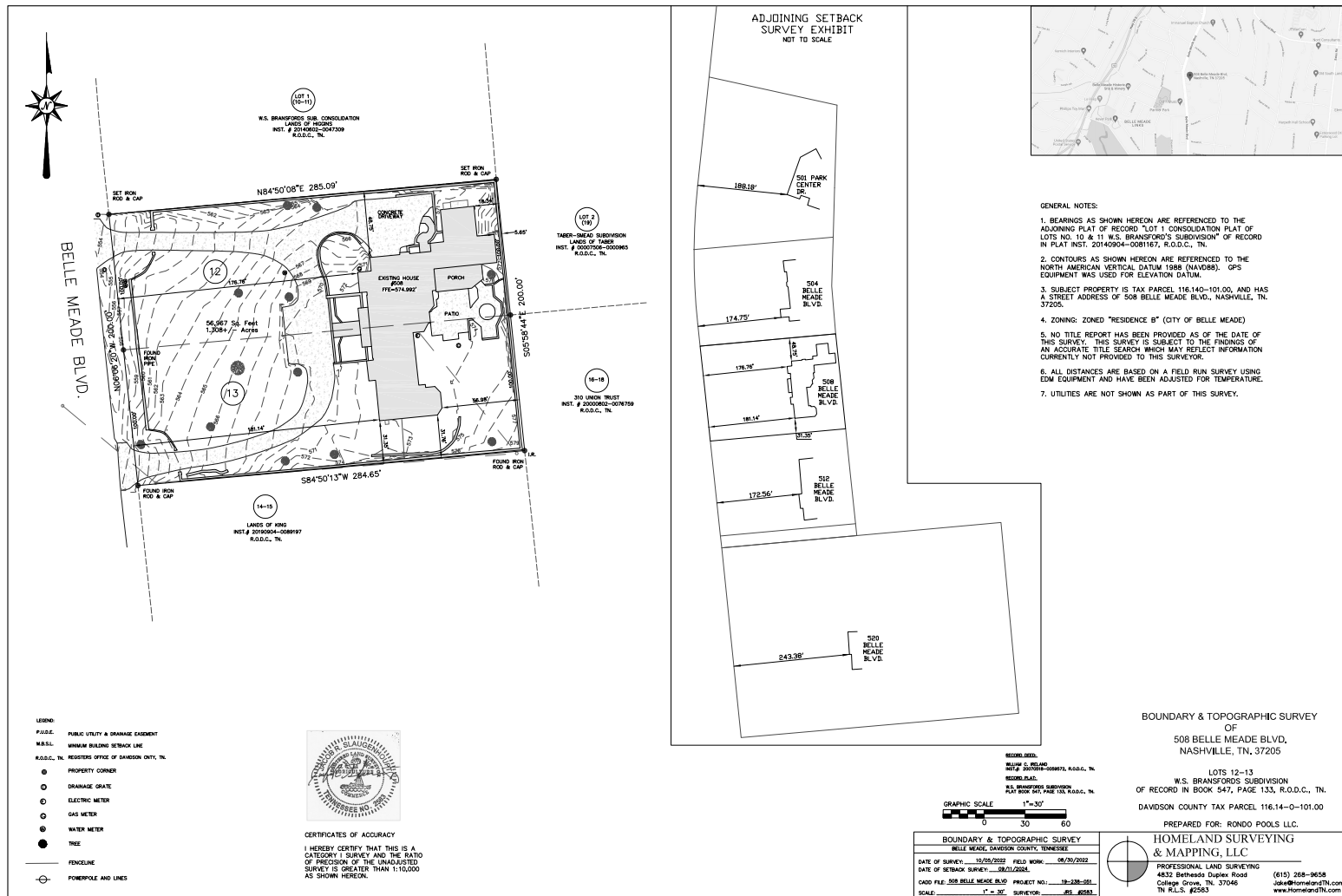
It would also be an opportunity to make stormwater improvements during construction. The existing

pattern of homes along this block all have their outdoor living areas along the back-most yard areas.

SIGNATURE:  (Owner/Agent) **DATE:** March 21, 2025

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





Staff Report

Agenda No.: III.A.
Case No.: 25-12
Staff: Mary Samaniego, Planning Director
Applicant: Michael Jones for the Scales family
Request: Approval of a conditional use for a swimming pool and rear yard setback variance for swimming pool and equipment outside the building envelope
Location: 508 Belle Meade Boulevard

Summary:

The applicant and property owner are requesting a Conditional Use for a swimming pool and rear yard setback variance for swimming pool and equipment outside the building envelope. The existing residence was constructed in 1972.

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 1.31 acres (56,967 square feet) and is a rectangular shaped with frontage on Belle Meade Boulevard.
2. The lot is slightly sloped with a 20' grade change 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 1,139 square feet. The proposed area of water in the swimming pool is 568 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 4,557 square feet. The proposed area of the hardscape including the pool is 2,047 square feet.
5. The proposed swimming pool and associated equipment are entirely outside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement and the associated pool equipment placement requires a variance approval.
6. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the swimming pool placement at 20'.

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. *There is not a proposed planting plan. The existing property line shrubs is not anticipated to adequately screen the swimming pool 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 568 square feet and 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 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 pool and equipment will encroach 40' into the rear yard setback which is a significantly close to the rear property line for visual and sound purposes. The pool and associated equipment are outside the regulatory building envelope. In staff's opinion, there are no significant physical constraints on the property that would support*

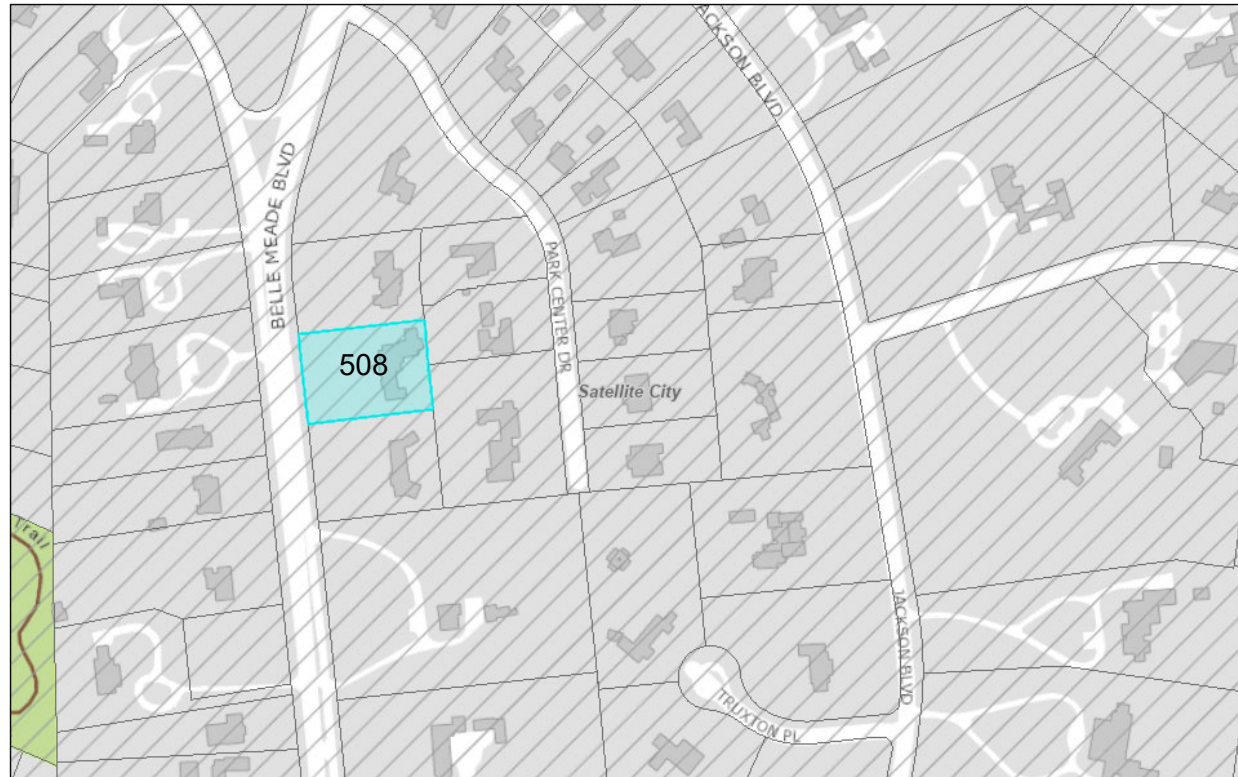
a variance approval. The proposed pool will be out of harmony with the surrounding development pattern. All properties (except for one) within this block have conforming swimming pool placement or no swimming pool at all.

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

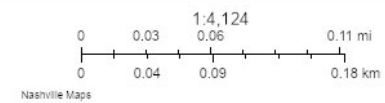
Attachments:

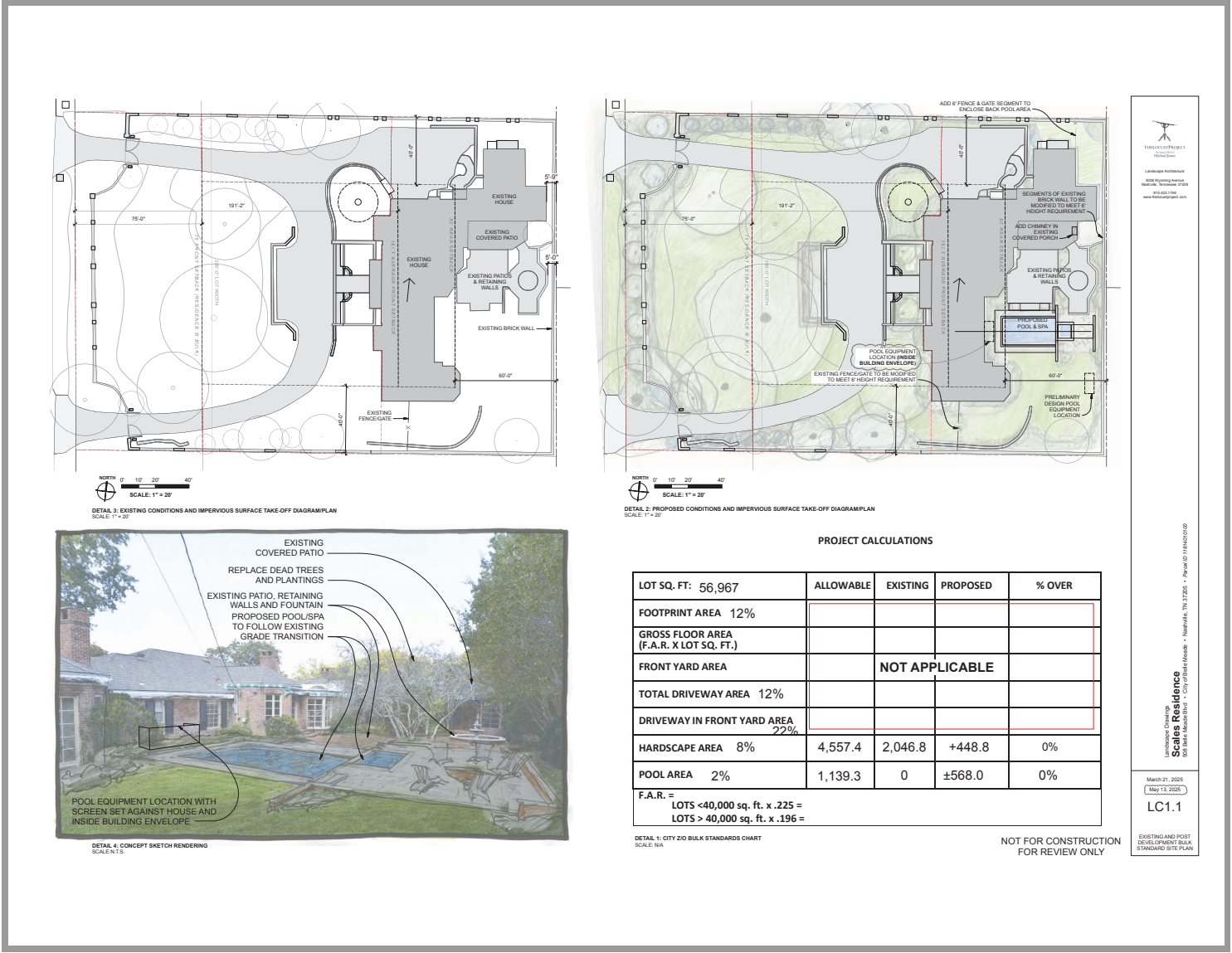
1. Location Map
2. Staff Analysis

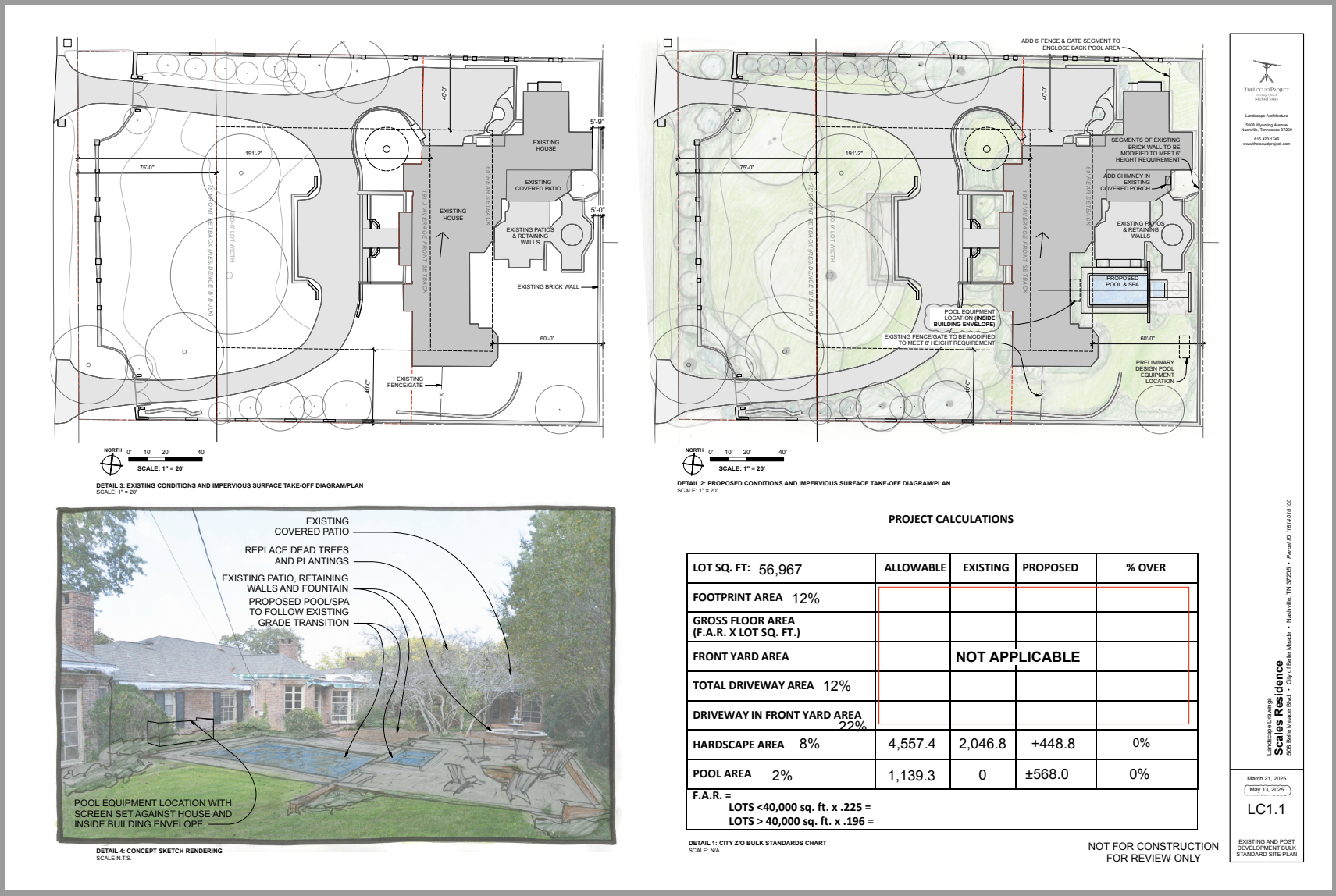
Nashville Parcel Viewer Map 508 BELLE MEADE BOULEVARD



4/2/2025, 10:29:37 AM







To Whom It May Concern,

☒ I am in support of the variance requested by the Scales Family for the construction of a pool at their home at 508 Belle Meade Blvd.

☐ I am in opposition to the variance requested by the Scales Family for the construction of a pool at their home at 508 Belle Meade Blvd.

Comments:

WE HAVE A POOL + FIND IT A GREAT
GATHERING PLACE FOR FAMILY.
WE WOULD LOVE FOR THE SCALES TO
HAVE A POOL!

If your property directly shares a property line with the Scales property at 508 Belle Meade Blvd., please indicate how (example – “share side property line” or “directly behind the property”).

DIRECTLY BEHIND OUR SIDE YARD

Name and Address of Neighbor

Amy + Vince Gill
515 PARK CENTER DRIVE

Signature of Neighbor

Amy + Vince Gill Date: 5/18/25

To Whom It May Concern,

☒ I am in support of the variance requested by the Scales Family for the construction of a pool at their home at 508 Belle Meade Blvd.

☐ I am in opposition to the variance requested by the Scales Family for the construction of a pool at their home at 508 Belle Meade Blvd.

Comments:

If your property directly shares a property line with the Scales property at 508 Belle Meade Blvd., please indicate how (example – “share side property line” or “directly behind the property”).

Beside

Name and Address of Neighbor

Victoria King
512 Belle Meade Blvd
Nashville TN 37205

Signature of Neighbor



Date: 5-19-25

To Whom It May Concern,

☒ I am in support of the variance requested by the Scales Family for the construction of a pool at their home at 508 Belle Meade Blvd.

☐ I am in opposition to the variance requested by the Scales Family for the construction of a pool at their home at 508 Belle Meade Blvd.

Comments:

If your property directly shares a property line with the Scales property at 508 Belle Meade Blvd., please indicate how (example – “share side property line” or “directly behind the property”).

directly behind the property

Name and Address of Neighbor

509 Park Center Avenue

Signature of Neighbor

David Talbot

Date: 5/17/25



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Michael Seabrook

PHONE # 615-385-6200

APPLICANT EMAIL ADDRESS mseabrook@bellemeadecc.org

PROPERTY ADDRESS: 816 Belle Meade Blvd., Nashville, TN 37205

REQUEST: VARIANCE ☒

CONDITIONAL USE ☒

REASON FOR REQUEST: Requesting a setback variance to allow for the construction of a restroom structure "Comfort Station" on the 14th hole of the Belle Meade Country Club Golf Course. As part of this project, we plan to demolish the existing restroom located on the 17th hole, which currently sits within the Richland Creek Floodway and is located on septic.

PROJECT CALCULATIONS NA

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% 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. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

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 proposed structure is for the golf course. The golf course features holes that run parallel to the surrounding streets. The location of the proposed structure is on the 14th hole that runs parallel to Harding Place. The 75' setback would place the structure on the 14th fairway. The planned location is also set by the existing carpath. The level of the structure will be at the same grade as the cart path, making it tucked in at the grade behind it and reducing the visual impact of the overall height. There is dense existing screening along Harding Place, and we plan to add additional landscaping, further minimizing visibility from neighbors.

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 hardship is the existing golf course layout - placing the structure in accordance with the 75' setback would locate it in the middle of the 14th hole fairway.

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

The structure will not be visible from Harding Place / anywhere other than the golf course.
All screening along Harding Place will remain as-is.

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

The structure will have the same architectural character as the rest of the club.

SIGNATURE:



(Owner/Agent)

DATE:

4/17/25

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

a board of zoning appeals set for the:

BELLE MEADE COUNTRY CLUB GOLF COMFORT STATION

815 BELLE MEADE BLVD.
NASHVILLE, TN 37205

PROJECT TEAM

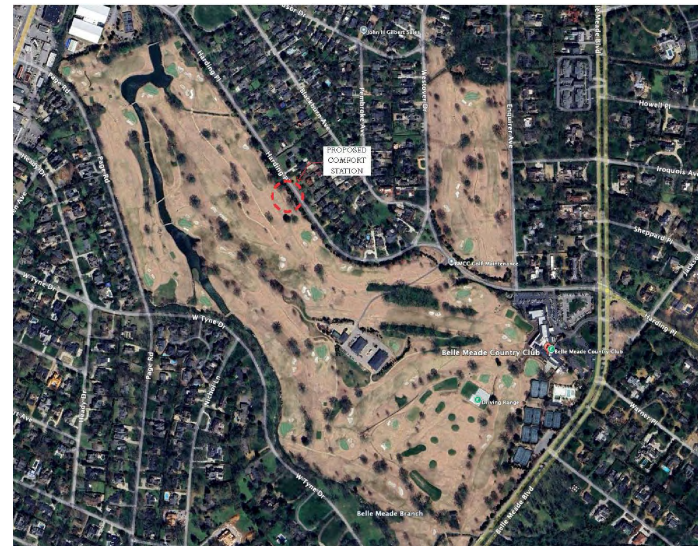
ARCHITECT
Van Pond
Van Pond Architect
2929 Sidco Dr #105
Nashville, TN 37204
615 499-4387
vpond@vanpondarchitect.com

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

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A3.1 PROPOSED BUILDING SECTIONS
A3.2 PROPOSED BUILDING SECTIONS
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS

LANDSCAPE ARCHITECTURE PLANS
L0.0 PROPOSED SITE PLAN
L1.0 EXISTING CONDITIONS
L2.0 ILLUSTRATIVE SITE PLAN

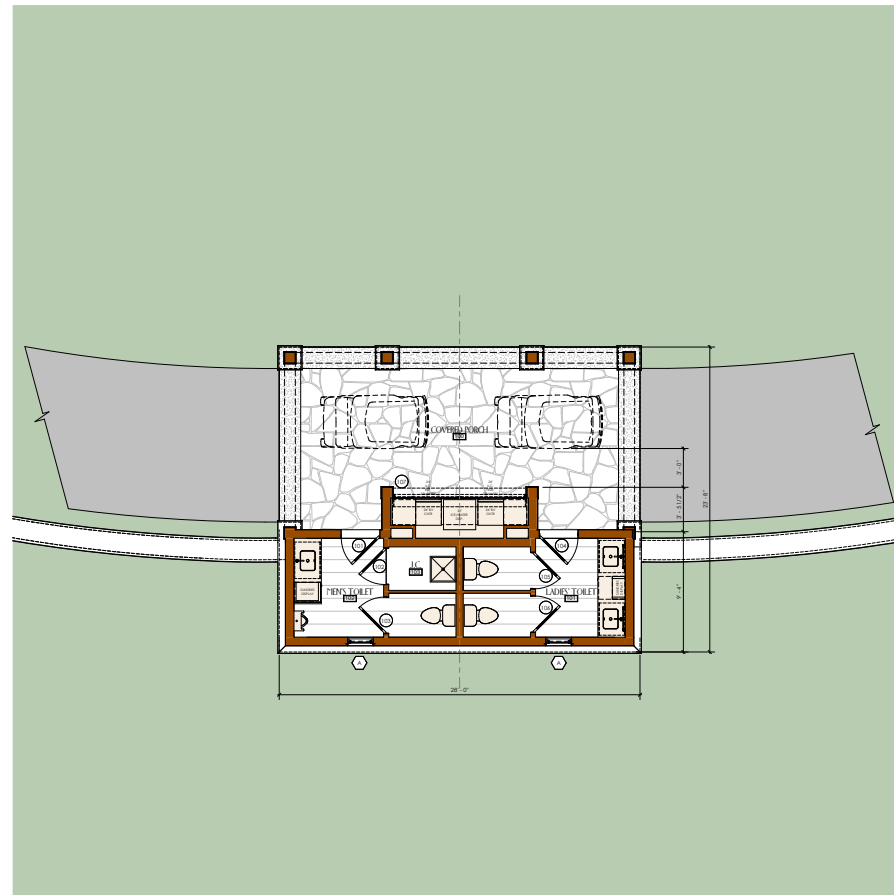


1 vicinity map
MARCH 2025



DAIGH RICK

BELLE MEADE COUNTRY CLUB - GOLF COMFORT STATION BZA
April 17, 2025



BUILDING FLOOR PLAN

VPA

VAN POND ARCHITECT[™]

2929 Sisko Drive
Suite 105
Nashville, Tennessee
37204

615.495.4387
vapondarchitect.com

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A NEW GOLF COURSE COMFORT STATION FOR THE
BELLE MEADE COUNTRY CLUB
815 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE 37205

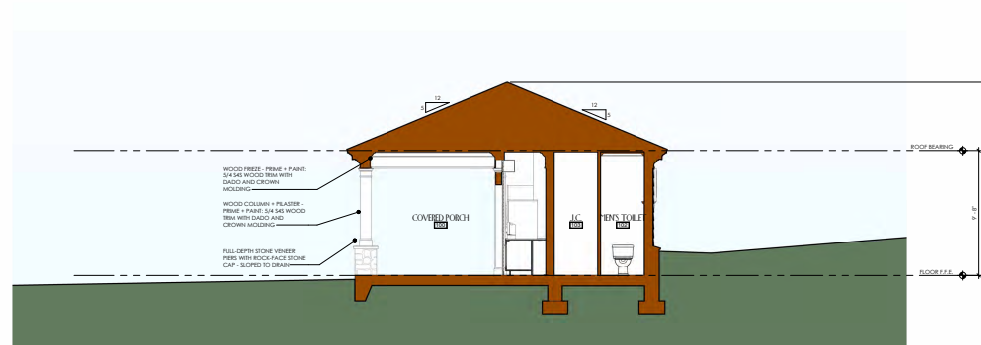
SCHEMATIC PRICING DOCUMENTS NOT FOR CONSTRUCTION

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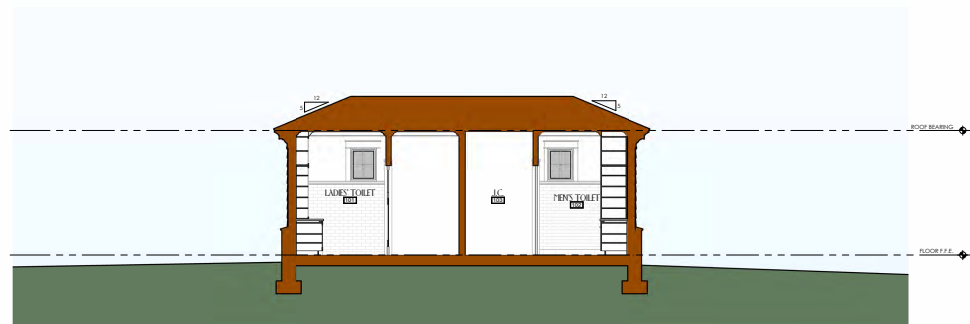
FLOOR PLAN

ISSUE DATE:
26 FEBRUARY 2025

Al.l



2 PROPOSED BUILDING SECTION



PROPOSED BUILDING SECTION



A NEW GOLF COURSE COMFORT STATION FOR THE
BELLE MEADE COUNTRY CLUB
815 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE 37205

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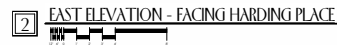
**PROPOSED
BUILDING SECTIONS**

ISSUE DATE:
26 FEBRUARY 2025

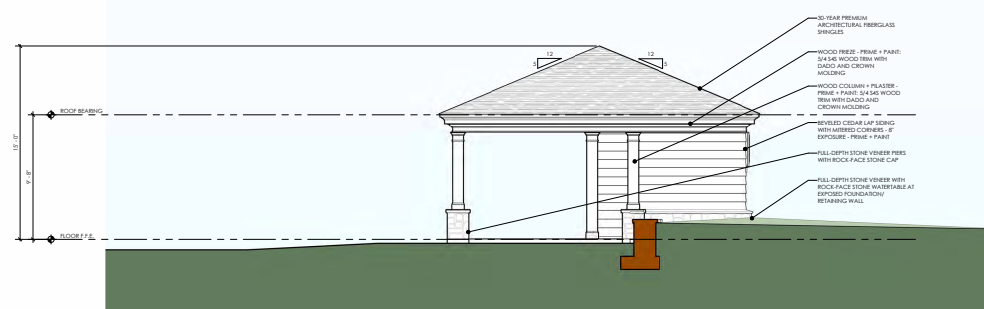
A3.1

SCHEMATIC PRICING DOCUMENTS NOT FOR CONSTRUCTION

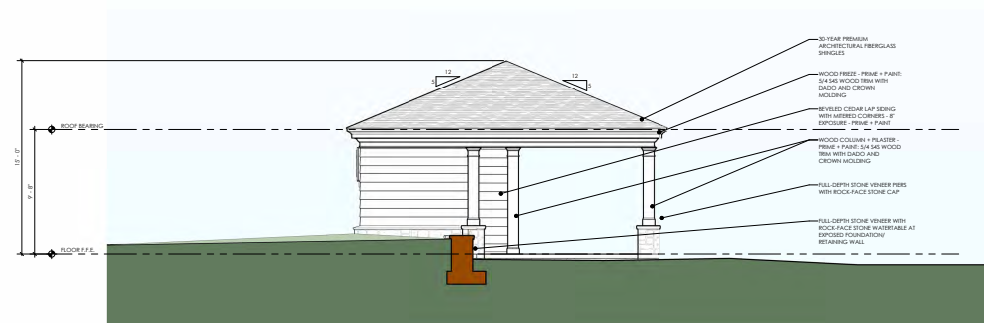
A3.2



A4.1



2 SOUTH ELEVATION



1 NORTH ELEVATION



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A NEW GOLF COURSE COMFORT STATION FOR THE
BELLE MEADE COUNTRY CLUB
815 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE 37205

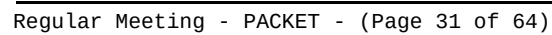
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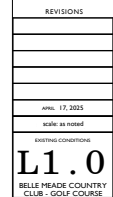
EXTERIOR ELEVATIONS

ISSUE DATE:
26 FEBRUARY 2025

A4.2

SCHEMATIC PRICING DOCUMENTS NOT FOR CONSTRUCTION







Staff Report

Agenda No.: IV.A.
Case No.: A25-16
Staff: Mary Samaniego, Planning Director
Applicant: Belle Meade Country Club
Request: Approval for a Conditional Use permitting a restroom structure with a front yard setback variance.
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 for the construction of a restroom structure, "Comfort Station" on the 14th hole of the Belle Meade Country Club Golf Course. 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 specific request is for the construction of a restroom structure, "Comfort Station" on the 14th hole of the Belle Meade Country Club Golf Course. The structure is 15' maximum height and 675 sf in area. It specifically includes a porte cochere for two golf cart temporary parking and two restrooms. The structure will be architecturally finished to match the existing main country club structure.
 - b. As part of this project, the existing restroom located on the 17th hole, which currently sits within the Richland Creek Floodway and is located on septic, will be demolished.
4. The site is located in the Residence B zoning district which has a 75' default front yard setback from Harding Place. The applicant is proposing a 30' front yard setback through a variance approval.

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 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 a relocated restroom structure 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.

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.

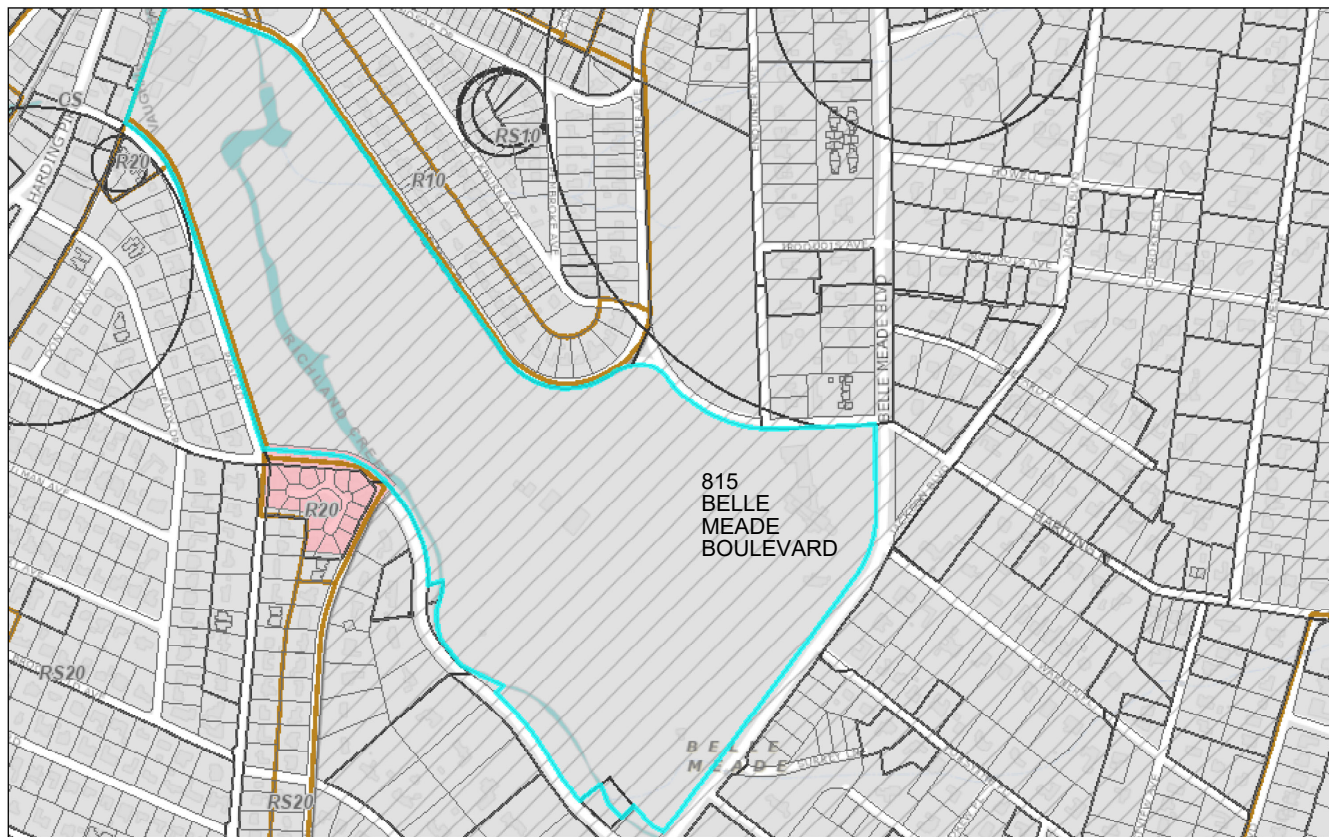
The location of the proposed structure is alongside the fairway on the 14th hole that runs parallel to Harding Place. The 75' setback for the Residence B zoning district would place the structure within the 14th fairway. The proposed structure will be at the same grade as the cart path thus reducing the visual impact of the overall height. There is dense existing screening along Harding Place and proposed additional landscaping, further minimizing visibility from neighbors.

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

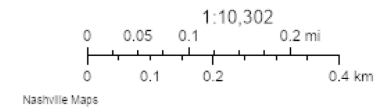
Attachment:

1. Location Map

Nashville Parcel Viewer Map 815 BELLE MEADE BOULEVARD



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





CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: VARIANCE ☐CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% 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. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =				

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?

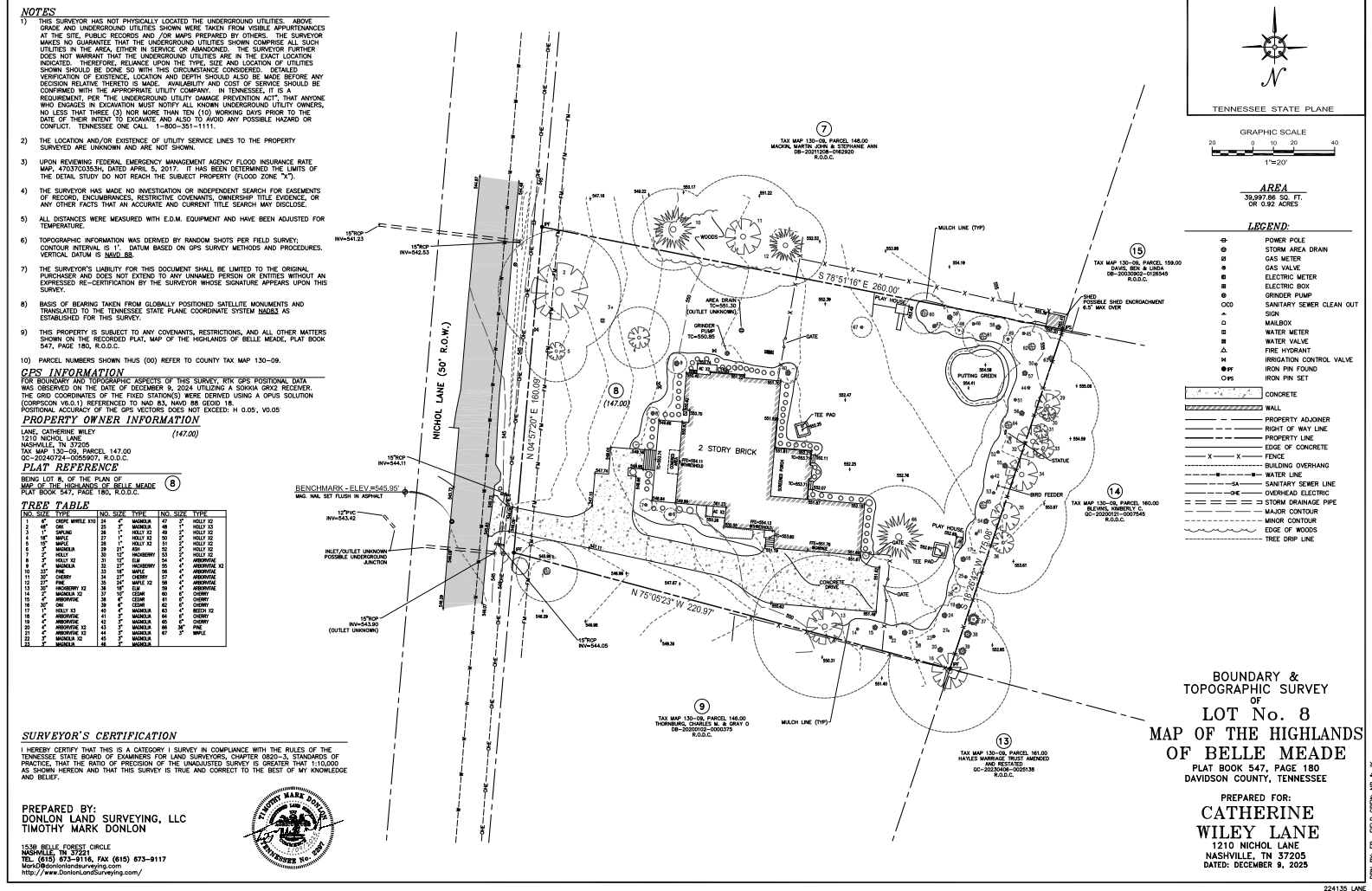
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

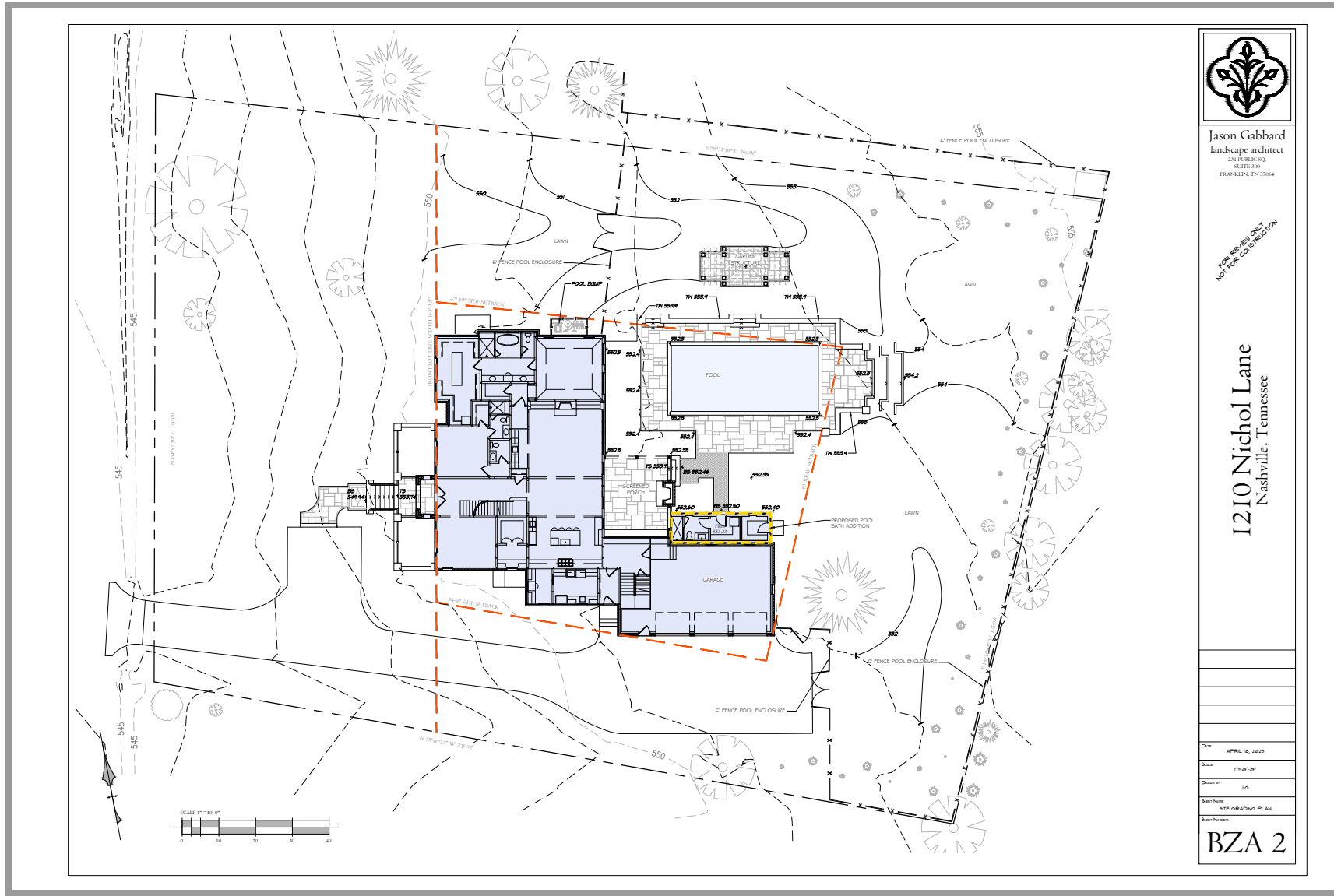
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

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

SIGNATURE: _____ (Owner/Agent) **DATE:** _____

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









Existing Rear of House



Existing Rear of House



Existing Side of House



Existing Rear Yard View

 P E F F E R T O R O D E



Existing Front of House



Existing Garage/Driveway Side of House

 PFEFFER TORODE

Staff Report

Agenda No.: IV.B.
Case No.: A25-19
Staff: Mary Samaniego, Planning Director
Applicant: The Lane family
Request: Conditional use approvals for a swimming pool and pool house with associated maximum footprint variance.
Location: 1210 Nichol Lane

Summary:

The applicant is a conditional use approval for a swimming pool and pool house with associated maximum footprint variance. The existing residence was constructed in 2021.

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 0.92 acres (39,998 square feet).
2. The existing dwelling was constructed in 2021 and includes a three-car garage.
3. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 4,799 square feet. The existing residence has a building footprint of 4,785 square feet and the proposed pool house of 219 square feet will then provide as overall building footprint of 5,004 square feet (205 square feet over the maximum allowable).
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 8,999 square feet. The existing residence has a building area of 7,848 square feet and the proposed pool house of 219 square feet will then provide as overall gross floor area of 8,067 square feet.
5. 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 800 square feet. The proposed area of water in the swimming pool is 720 square feet.
6. 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 3,199 square feet. The proposed area of the hardscape, including the pool, is 2,983 square feet.

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 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 720 square feet and 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 maximum footprint that were adopted in the Zoning Ordinance to benefit the public good. The proposed project is relatively small at 205 square

feet over allowable. The location of the pool house is internal to the site within the existing courtyard. Therefore, it should not add visible bulk to the property witnessed from surrounding properties.

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

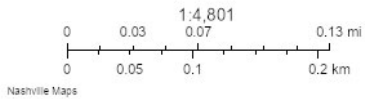
Attachments:

1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map 1210 NICHOL LANE



4/30/2025, 12:04:51 PM





Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

New pool and new pool cabana in rear yard, all within the setbacks and in compliance with impervious surface ratios.

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	5,298	4,653		
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	8,654	7,306		
FRONT YARD AREA	14,487	-	-	-
TOTAL DRIVEWAY AREA	5,298	4,822		
DRIVEWAY IN FRONT YARD AREA	3,187	2,850		
HARDSCAPE AREA	883	1,063	3,132	
POOL AREA	883		800	
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?

None, we are in compliance.

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?

None, we are in compliance.

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

We are in compliance.

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

We are in compliance.

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.

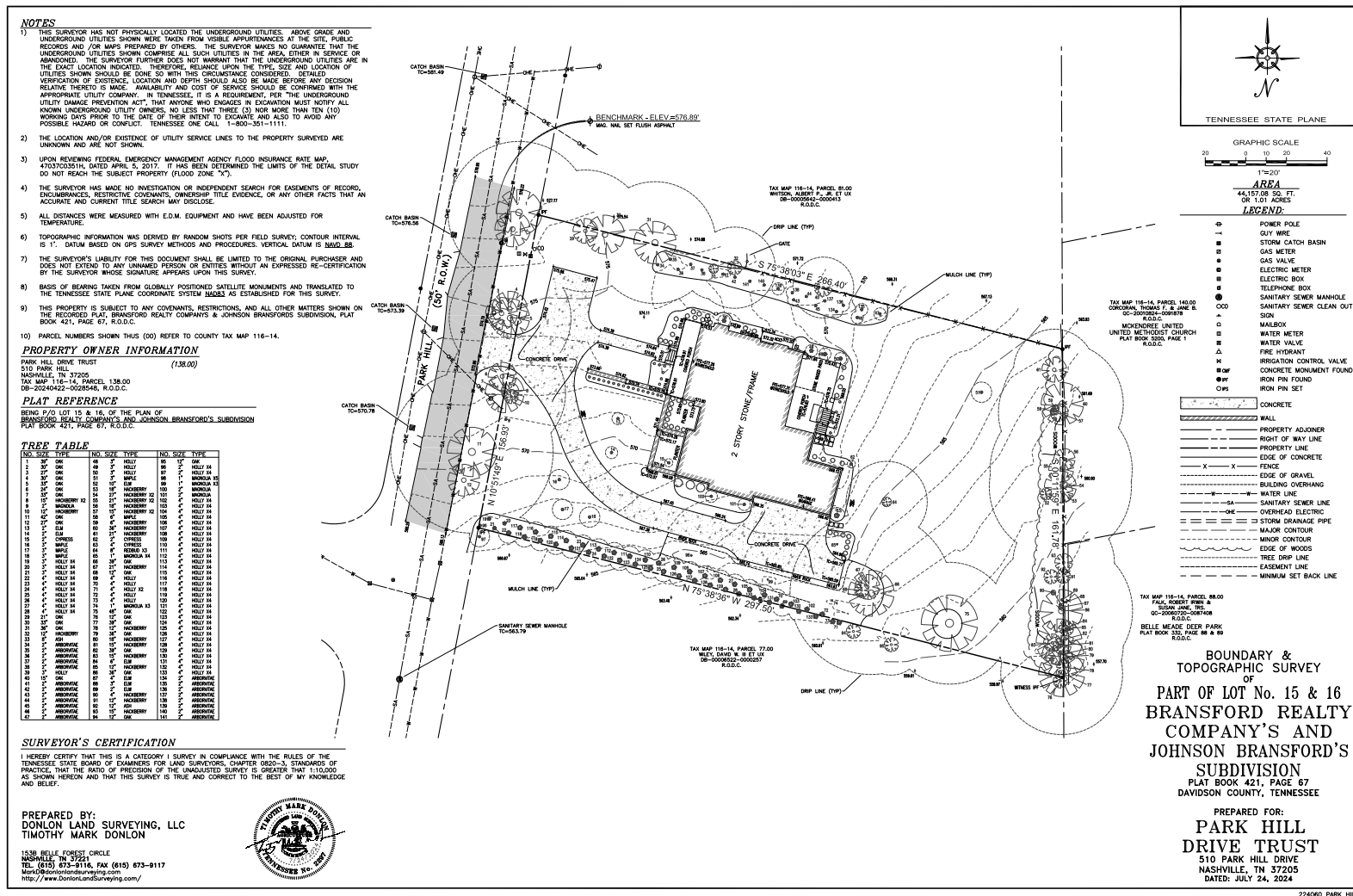
Brittany Dinger

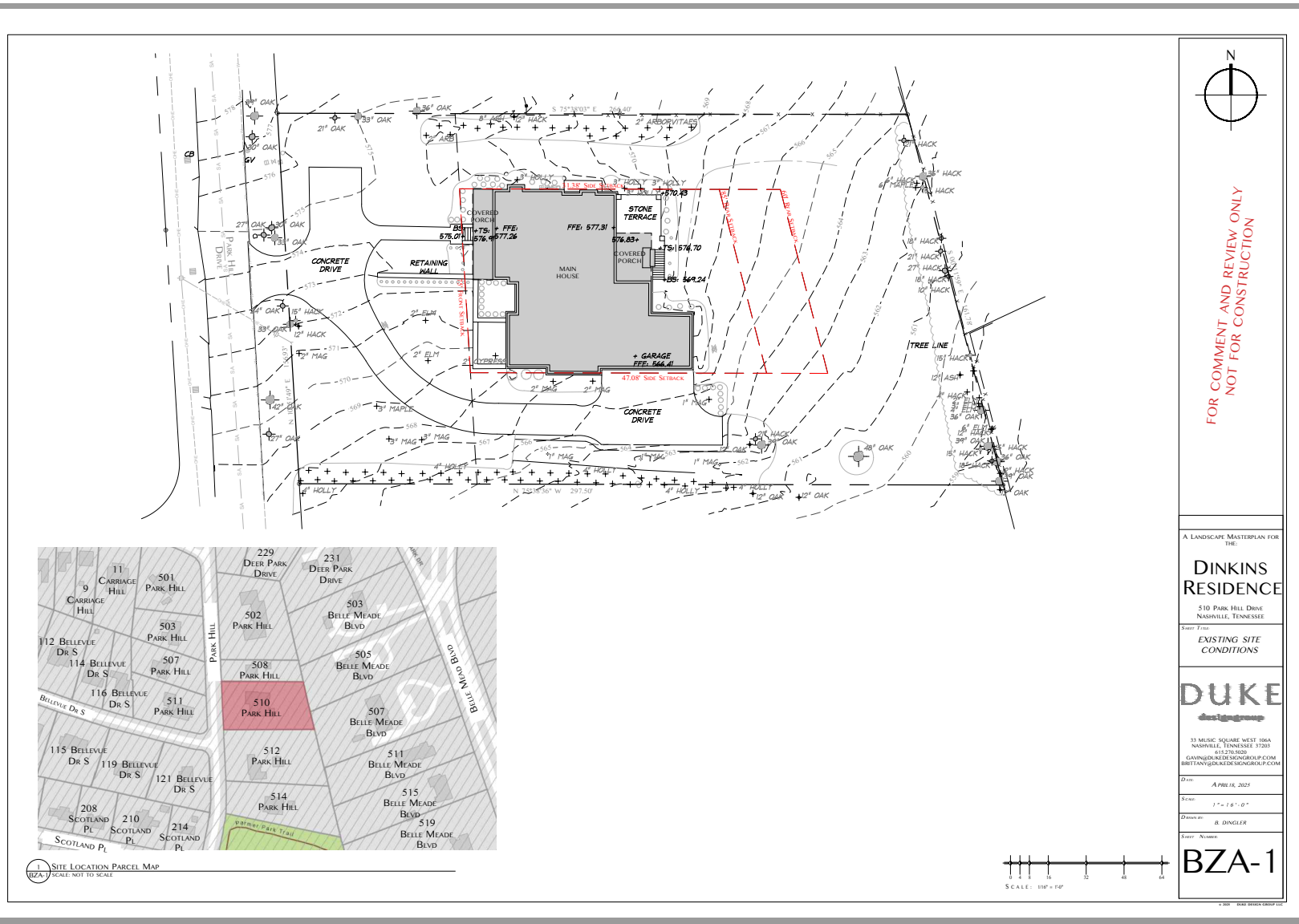
2025-04-18

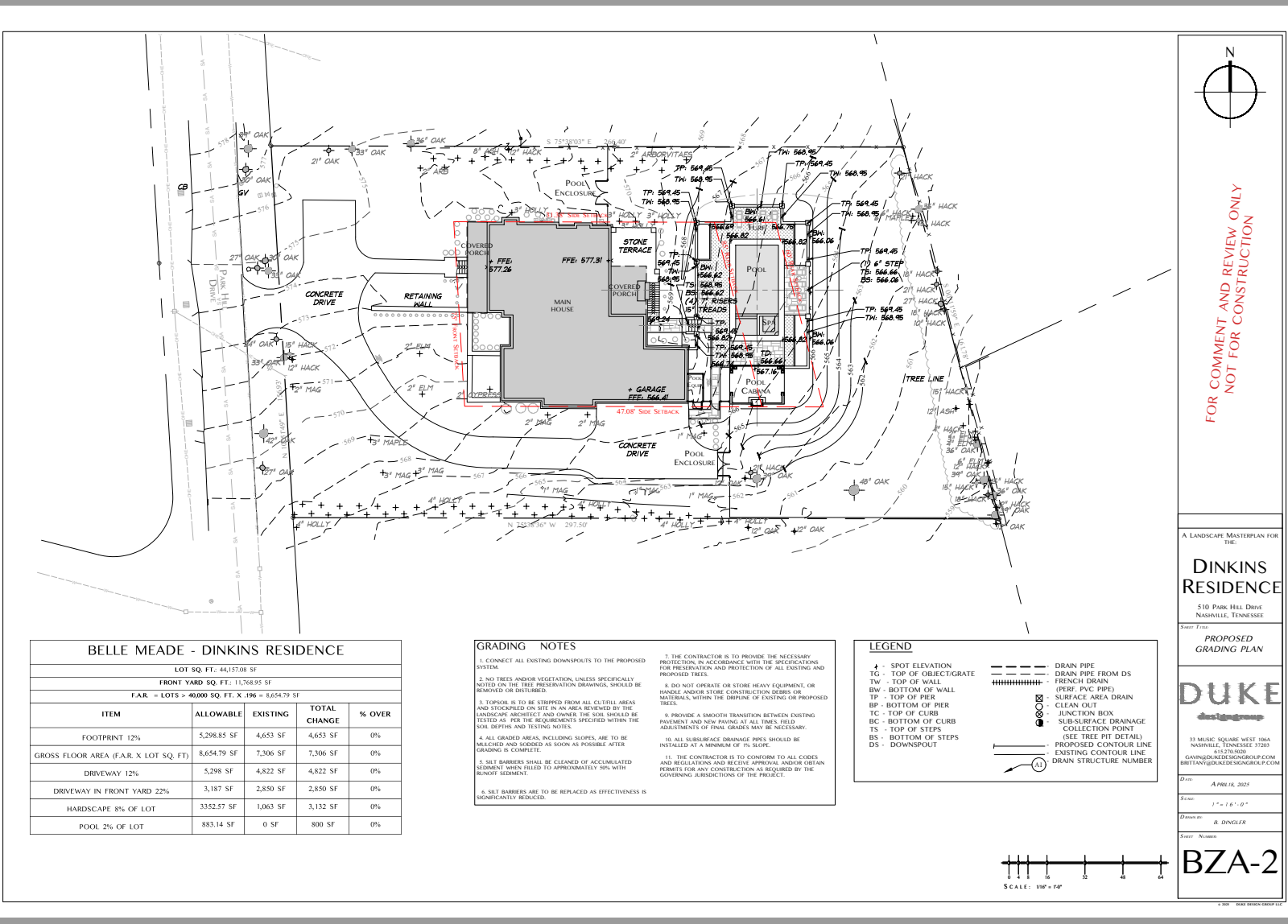
Typed Signature of Applicant or Owner

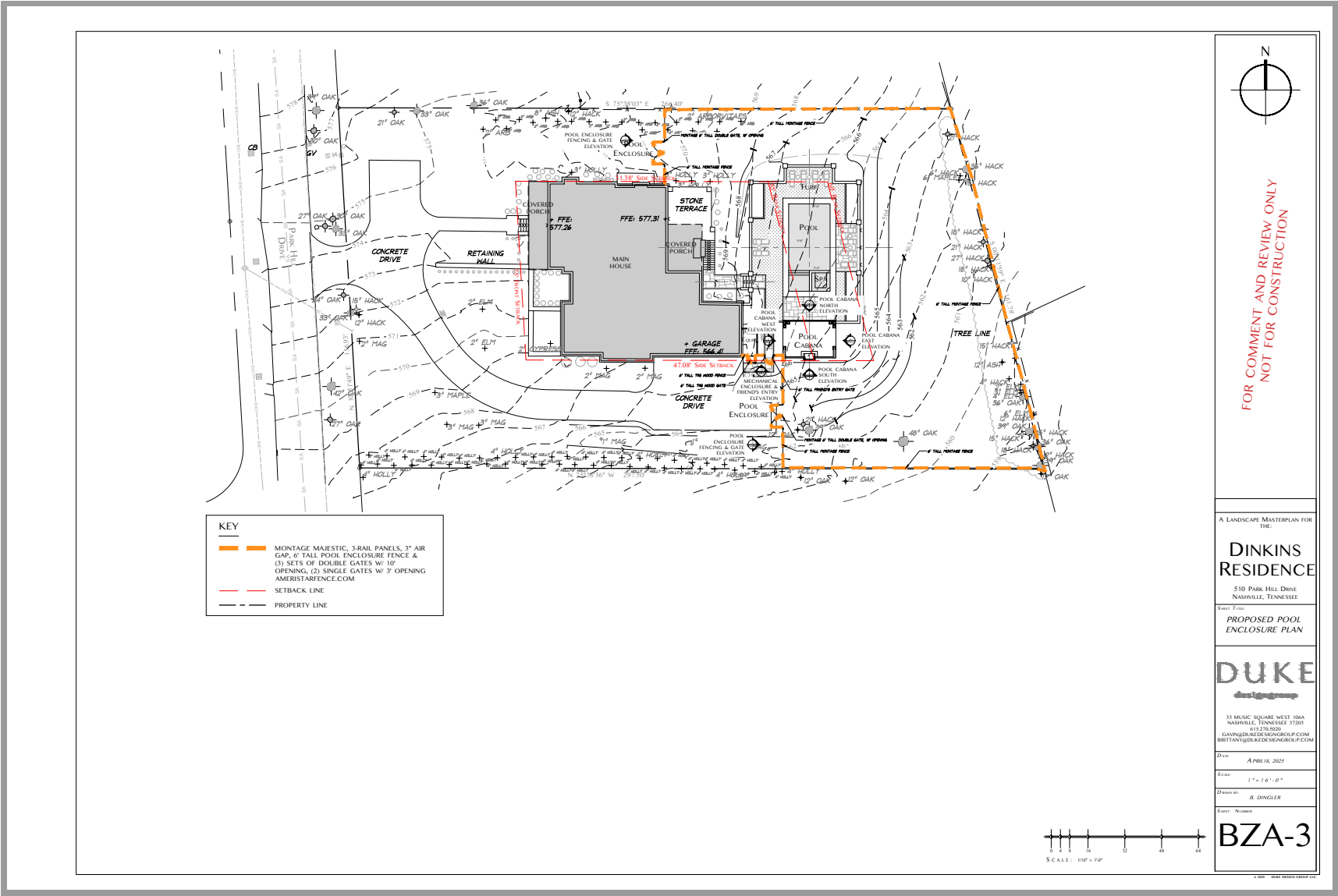
Date

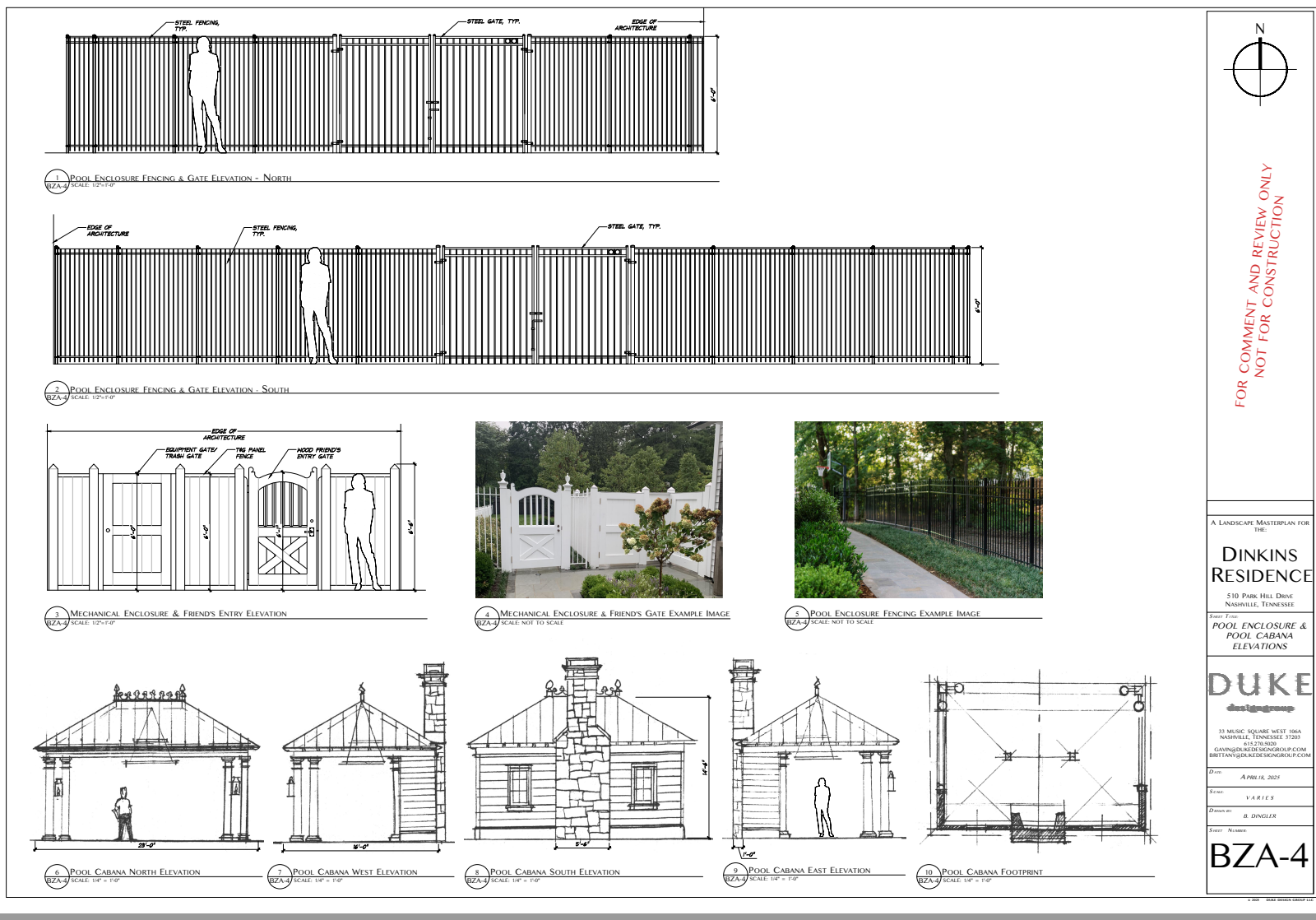
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

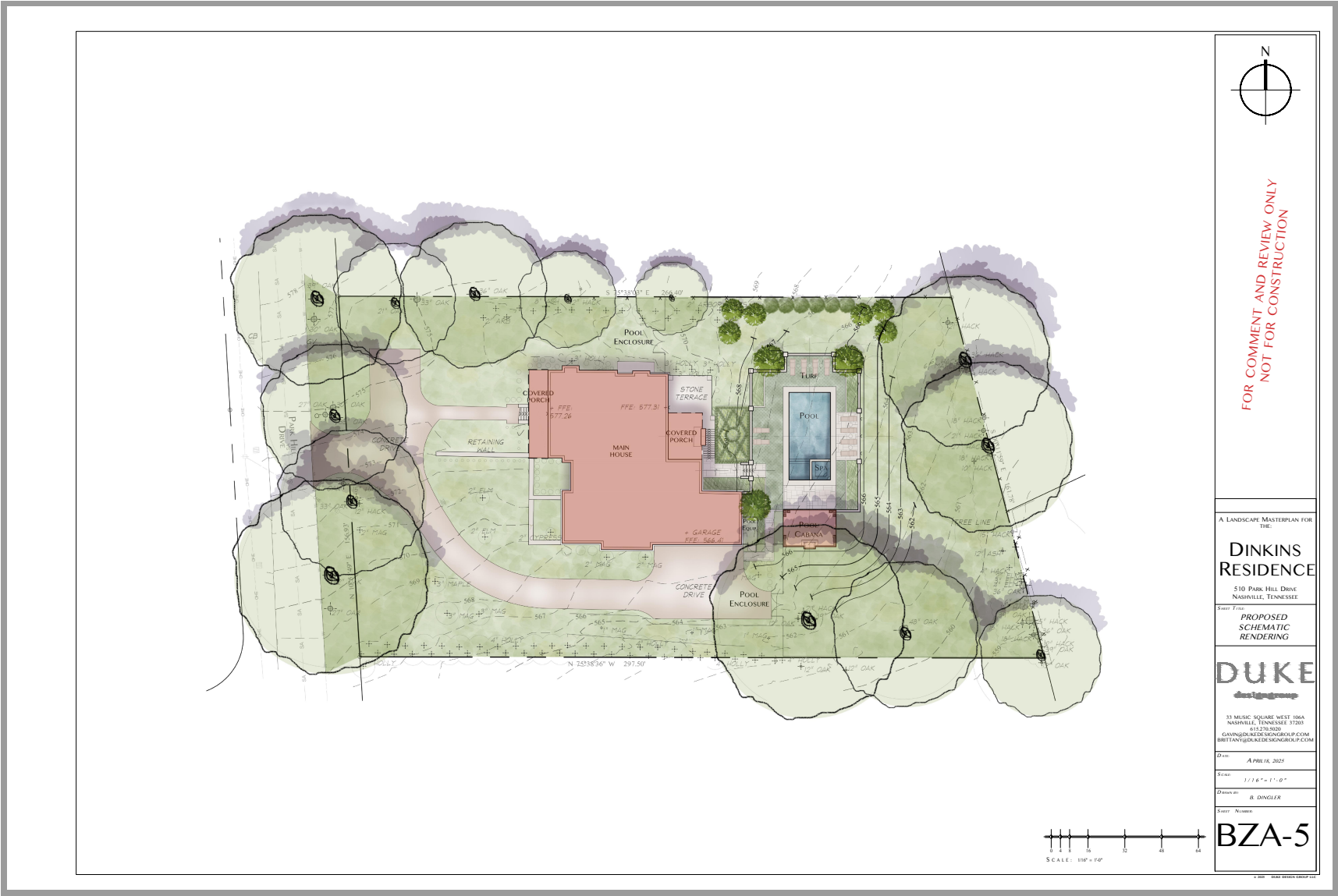












Staff Report

Agenda No.: IIV.C.

Case No.: A25-20

Staff: Mary Samaniego, Planning Director

Applicant: Gavin Duke for the Dinkins family

Request: Approval of a conditional use for a swimming pool and cabana

Location: 510 Park Hill Drive

Summary:

The applicant and property owner are requesting a Conditional Use for a swimming pool and cabana. The existing residence was constructed in 2023. This site received a Conditional Use approval for a swimming pool

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 1.01 acres (44,157 square feet) and is a rectangular shaped with frontage on Belle Meade Boulevard.
2. The lot is slightly sloped with a 17' grade change 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 883 square feet. The proposed area of water in the swimming pool is 800 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 3,353 square feet. The proposed area of the hardscape including the pool is 3,132 square feet.
5. The proposed swimming pool and associated equipment are entirely inside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement and the associated pool equipment placement requires a variance approval.
6. The proposed cabana is approximately 360 square feet, has a maximum height of 14'6" (18' maximum allowed), and entirely inside the building envelope.

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:

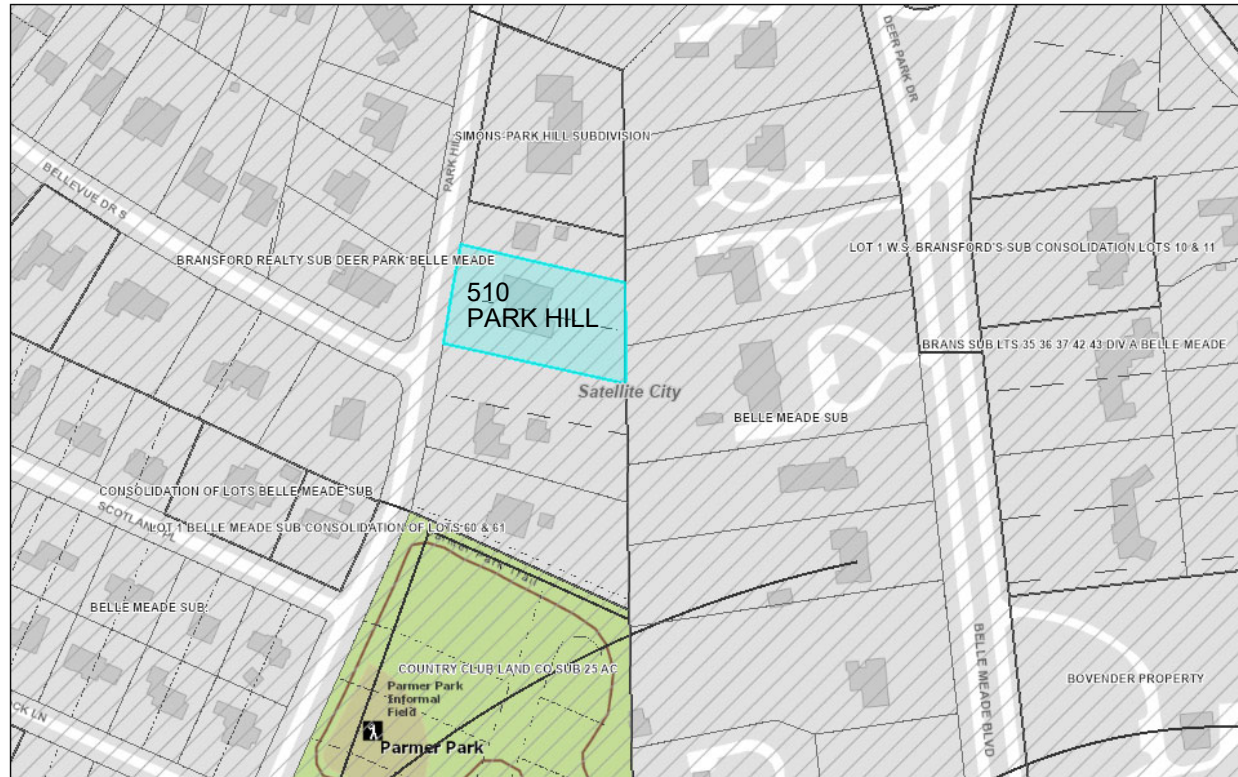
1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional 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. *There is a proposed planting plan and existing property line shrubs is anticipated to adequately screen the swimming pool 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 800 square feet and is within the allowable hardscape maximums per the Zoning Ordinance.*
3. The Conditional Use criteria in the Zoning Ordinance for a cabana is the requirement to be in the building envelope and counted toward maximum hardscape. *Both of these criteria are met.*

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

Attachments:

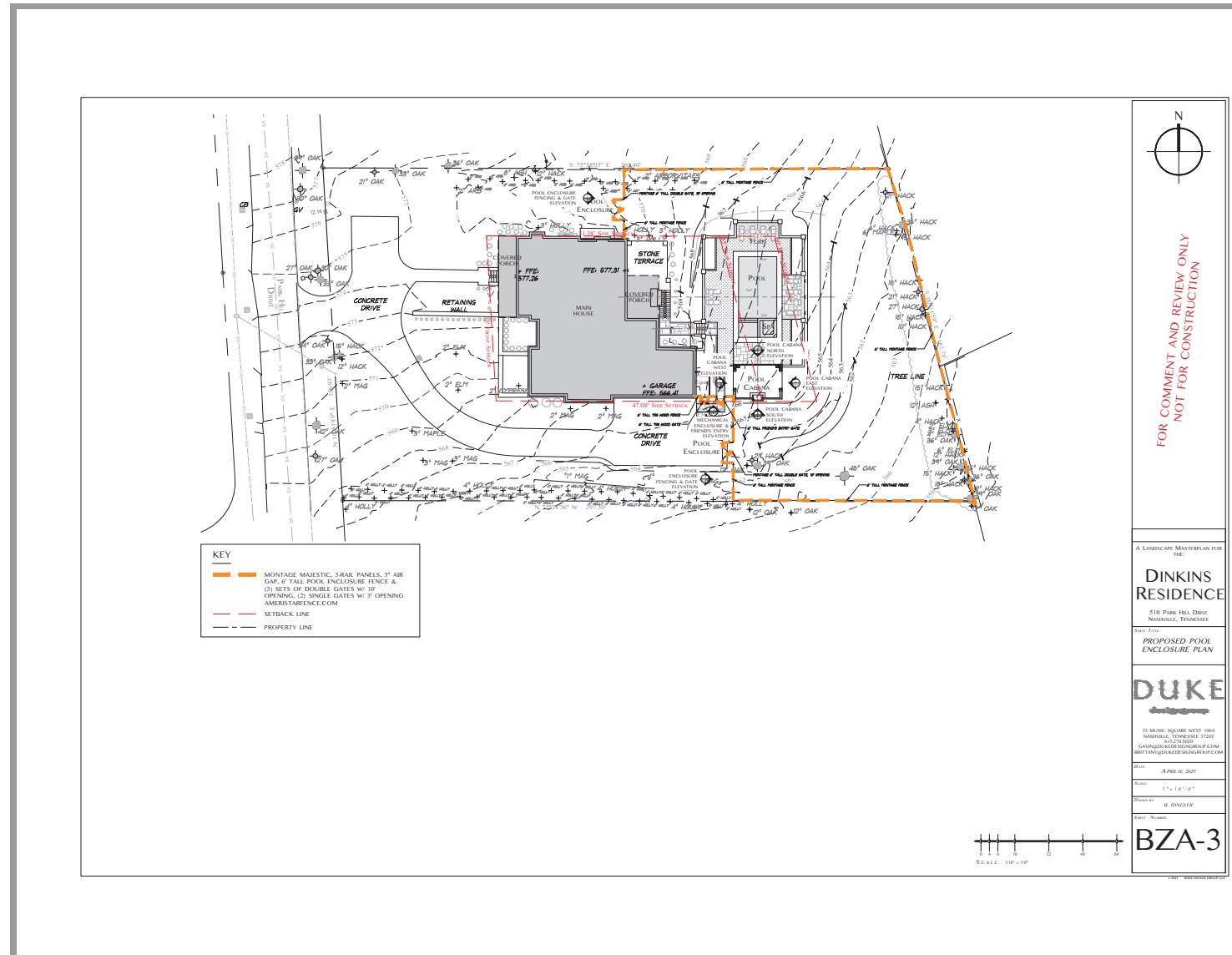
1. Location Map
2. Staff Analysis

Nashville Parcel Viewer Map 510 PARK HILL



4/30/2025, 10:31:13 AM

1:2,887
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km
Nashville Maps



From: [John Mackin](#)
To: [Mary Samaniego](#)
Cc: [Jason Gabbard](#)
Subject: 1210 Nichol Lane / Upcoming Pool Project
Date: Saturday, May 17, 2025 11:45:06 AM

Hi Mary,

I live at 1208 Nichol Lane. I'm writing to confirm that we do not have any issues with this swimming pool project as currently designed.

Best,

John Mackin
1208 Nichol Lane

John Mackin
john@foresightbenefits.com
t. 415.447.3824
f. 415.869.2835

From: [Meg White](#)
To: [Ashley Smith](#); [Mary Samaniego](#)
Subject: 510 Park Hill Drive
Date: Friday, May 16, 2025 2:21:12 PM

To Whom It May Concern,

I am writing to formally state that I fully approve of Ashley Smith Dinkins plans to add a swimming pool and pavilion to her property. After reviewing the proposed additions, I believe this improvement will not only enhance her home's overall functionality and aesthetic appeal but will also positively impact its market value. Furthermore, such enhancements contribute to the continued growth and value of our neighborhood as a whole. Well-maintained and thoughtfully upgraded properties elevate the standard of our community and benefit all residents by maintaining a desirable living environment. For these reasons, I strongly support Ashley Smith Dinkins initiative and recommend that the proposed additions move forward without hesitation.

Sincerely,

Marjorie Funderburk White
Co-Owner of 507 Park Hill Drive

Meg White
Meg White Interiors
615-390-3373
meg@megwhiteinteriors.com

