



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JUNE 17, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JUNE 17, 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 May 20, 2025.

Attachment: [BZA Minutes May 20 2025.pdf](#)

III. New Business

A. The application of the Rzasnicki family, #A25-25, 112 Belle Meade Boulevard, for a conditional use for a sports court.

Attachment: [APPLICATION.pdf](#)
Attachment: [222-014 BELLE MEADE BLVD-5-30-25 18x24.pdf](#)
Attachment: [STAFF REPORT 112 BMB.pdf](#)
Attachment: [MCGUGIN COMMENTS.pdf](#)
Attachment: [STAEIN COMMENT.pdf](#)
Attachment: [SHEFFIELD COMMENTS.pdf](#)
Attachment: [WHITE COMMENTS.pdf](#)
Attachment: [MCCLELLAN COMMENTS.pdf](#)

B. The application of the Jones family, #A25-23, 608 Westover Drive, for a variance for maximum building footprint.

Attachment: [308 doc.pdf](#)
Attachment: [308 Jones---Plot-Plan.pdf](#)
Attachment: [308 Jones-Porch-Drawing-Set---03.17.2025.pdf](#)
Attachment: [STAFF REPORT 608 Westover Avenue.pdf](#)

C. The application of the Echols family, #A25-36, 4444 Tyne Boulevard, for a conditional use for a cabana and swimming pool and variances for side yard setback and maximum retaining wall height.

Attachment: [APPLICATION.pdf](#)
Attachment: [SITE CALCULATIONS 4444 Tyne.pdf](#)
Attachment: [72 2025.05.16-BZA-submission_reduced.pdf](#)
Attachment: [STAFF REPORT 4444 Tyne Blvd.pdf](#)

D. The application of the Bollinger family, #A25-32, 1320 Page Road, for a conditional use for a sports court, swimming pool, and pool house.

Attachment: [Application Form.pdf](#)

Attachment: [Bollinger Belle Meade BZA Calculations.pdf](#)
Attachment: [68 Bollinger-BZA-Submittal-05-16-2025_UPDATED.pdf](#)
Attachment: [STAFF REPORT 1320 Page Road.pdf](#)
Attachment: [HAND COMMENTS.pdf](#)

E.The application of the Coble family, #A25-31 4418 Warner Place, for variances to a side yard setback, footprint, and gross floor area.

Attachment: [67 Coble-BZA-Submittal-Package-05-16-2025.pdf](#)
Attachment: [Application Form.pdf](#)
Attachment: [STAFF REPORT 4418 Warner Place.pdf](#)
Attachment: [THOMPSON COMMENTS.pdf](#)
Attachment: [GREEN COMMENTS.pdf](#)
Attachment: [DRETHER COMMENTS.pdf](#)
Attachment: [PROCTOR COMMENTS.pdf](#)
Attachment: [NESBITT COMMENTS.pdf](#)
Attachment: [SCHIMMEL COMMENTS.pdf](#)
Attachment: [BELLAR COMMENTS.pdf](#)
Attachment: [STEVENS COMMENTS.pdf](#)
Attachment: [WOOSLEY COMMENTS.pdf](#)

F.The application of the Denton family, #A25-29, 533 Jackson Boulevard, for a conditional use for a swimming pool and variances for side yard setback and rear yard setback.

Attachment: [APPLICATION.pdf](#)
Attachment: [65_225-053-JACKSON-18x24.pdf](#)
Attachment: [65_533-Jackson---Aerial-Overlays.pdf](#)
Attachment: [65_Denton-S1-SITE-LAYOUT-PLAN-5-16-25.pdf](#)
Attachment: [STAFF REPORT 533 JACKSON BLVD.pdf](#)
Attachment: [STENGEL COMMENTS.pdf](#)
Attachment: [FRANCIS COMMENTS.pdf](#)

G.The application of the Brown family, #A25-27, 1012 Chancery Lane, for a variance for side yard setback.

Attachment: [APPLICATION.pdf](#)
Attachment: [63 Survey-PDF.pdf](#)
Attachment: [63_Chancery-Rendering.pdf](#)
Attachment: [63_Brown-DDG-BZA-Submittal-05-15-2025.pdf](#)
Attachment: [63_SP1.pdf](#)
Attachment: [63_A5.pdf](#)
Attachment: [63_A4.pdf](#)
Attachment: [63_A3.pdf](#)
Attachment: [63_A7.pdf](#)
Attachment: [63_A6.pdf](#)
Attachment: [1012 Chancery.pdf](#)
Attachment: [STAFF REPORT 1012 Chancery Ln.pdf](#)
Attachment: [GREENE COMMENTS.pdf](#)

IV.Other Public Comment

V.Adjourn

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



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
MAY 20, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman 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
Carter Dawson joined the meeting at 4:20 p.m.

City Staff Present

Planning Director Mary Samaniego
City Attorney Doug Berry

Chairman Tardio asked the board members if there were any conflicts of interest. Vice Chairman Russ stated that she had a conflict with the Park Hill Drive application (Item C under IV. New Business). There were no additional conflicts.

Approval of Minutes

The minutes of the Board of Zoning Appeals held April 15, 2025.

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

Unfinished Business

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.

Mike Jones, Landscape Architect, reviewed the plans as submitted for the project detailing the need for the variance to the rear yard setback and request for the conditional use for the pool.

A period of questions, answered by Jones and Chris Scales, resident at 508 Belle Meade Blvd, followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Planning Director Samaniego stated she had received three letters of support from neighbors.

A period of questions regarding the project ensued, the questions were answered by Planning Director Samaniego, Jones and Scales.

Motion to approve: Russ Second: Tardio

A board discussion ensued. (Board Member Carter Dawson joined the meeting at 4:20 p.m.)

Vote: Atwood No, Phipps No Clifford Yes, Tardio Yes, Russ Yes

New Business

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.

Tom Hooper, Board President Belle Meade Country Club, reviewed the plans, as submitted, for the project.

A period of questions from the board, and answered by Hooper followed the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Phipps

Wade Rick, Daigh Rick Landscape Architects, provided details about the existing buffer in response to a question from member Dawson.

Chairman Tardio: By consent the motion is amended to include: Existing buffer must be maintained added to the motion to approve as submitted.

Vote: All aye

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.

Erin Cypress, project Architect with Pfeffer Torode, presenting with Landscape Architect Jason Gabbard reviewed the plans for the property as submitted.

Questions from the board followed the presentation and were addressed by Cypress and Gabbard.

Public Comment Opened

No Public Comment

Public Comment Closed

Chairman Tardio stated without objection the application would be divided.

Motion to approve (pool): Clifford Second: Atwood Vote: All aye

Motion to approve (pool house variance): Phipps Second: Atwood

A brief discussion by the board followed the motion.

Vote: All aye

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.

Gavin Duke, Landscape Architect Duke Design Group, reviewed the plans for the project as submitted.

A period of questions, answered by Duke, followed the presentation.

Public Comment Opened

Duke provided letters of support from two neighbors.

Public Comment Closed

Motion to approve: Clifford Second: Phipps Vote: Atwood, Phipps, Clifford, Tardio Aye. Russ and Carter abstained.

The meeting adjourned at 4:51 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

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

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	12%	8.22%	8.22%	-3.78%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	20%	8.22%	8.22%	-11.78%
FRONT YARD AREA	22%	10.18%	10.18%	-11.82%
TOTAL DRIVEWAY AREA	12%	13.07%	13.07%	1.07%
DRIVEWAY IN FRONT YARD AREA	12%	13.07%	13.07%	1.07%
HARDSCAPE AREA	2%	19.18%	21.16%	13.16%
POOL AREA	2%	3.53%	1.85%	-15%
F.A.R. =	27.4%			
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 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 have invested significantly to adding iron, custom fencing and planting over 50 trees in our backyard to beautify the backyard lot and improve neighborhood. We have updated backyard drainage and removed hardscape. The proposed location of

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

We have added 2 layers of trees and would not be visible at all by neighbors or even from the back street view.

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.

Angela Simeone Rzasnicki

2025-05-09

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY 1, URBAN AND SUBURBAN LAND SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS STATE OF TENNESSEE, (EFFECTIVE JANUARY 4, 1992)
2. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 OR DOES NOT EXCEED 1/10 OF A FOOT OF POSITIONAL ERROR AT ANY CORNER.
3. BEARING SYSTEM DERIVED FROM TN STATE PLANE COORDINATES (NAD83).
4. NUMBERS SHOWN WITH (X) PERTAIN TO DAVIDSON COUNTY PROPERTY TAX MAP NUMBER 116-06.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREES (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111 UTILITIES NOT CHECKED.

AVERAGES OF FRONT SETBACKS

ADDRESS	DISTANCE
105	258.8'
109	233.9'
110	249.7'
201	260'
114	203.2'
116	105.0'
120	171.0'
AVERAGE	233.7'

(FROM WHITE STRIPE)

CITY OF BELLE MEADE MUNICIPAL CODE TABLE 1. DISTRICT BULK AND SETBACK REGULATIONS

ZONING DISTRICT	LOT AREA	LOT WIDTH	FRONT YARD SETBACK	SIDE YARD & CORNER YARD SETBACK	REAR YARD SETBACK
RESIDENCE "B"	40,000 SF	140.0'	200.0'	FOOTCURE 4	60' FOR BUILDINGS 20' IN HEIGHT OR LESS 80' FOR BUILDINGS 20' IN HEIGHT OR MORE

FOOTNOTES:

1. FRONT YARD SETBACKS ARE A REAR YARD SETBACKS ARE TO BE DETERMINED BY THE CITY OF BELLE MEADE.
2. FRONT YARD SETBACKS ARE TO BE DETERMINED BY THE CITY OF BELLE MEADE.
3. NO BUILDING SHALL BE CONSTRUCTED OR ALTERED SO AS TO VIOLATE THE FRONT YARD SETBACKS THAT ARE SPECIFIED IN THE CITY OF BELLE MEADE MUNICIPAL CODE.
4. THE REQUIREMENTS OF THIS CODE SHALL BE ENFORCED BY THE CITY OF BELLE MEADE.

SURVEYOR'S CERTIFICATE

WE HEREBY STATE THAT THIS SURVEY HAS BEEN MADE USING THE PLAT OF RECORD, AS RECORDED IN PLAT BOOK 4175, PAGE 146, RECORDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IS ACCURATE TO THE BEST OF OUR KNOWLEDGE, INFORMATION, BELIEF AND OUR PROFESSIONAL OPINION.

SIGNED: PATRICK S. COODE - TENN. R.L.S. # 855

BY:



LOT AREA	ALLOWABLE	EXISTING	PROPOSED	NET %
75,618 SQ. FT. ±				
FOOTPRINT	1.2%	2,500 SQ. FT. ±	2,500 SQ. FT. ±	0.0%
GROSS F.A.R.	20%	2,500 SQ. FT. ±	2,500 SQ. FT. ±	0.0%
FRONT YARD AREA	22%	2,500 SQ. FT. ±	2,500 SQ. FT. ±	0.0%
REAR YARD AREA	1.2%	2,500 SQ. FT. ±	2,500 SQ. FT. ±	0.0%
FRONT YARD AREA	0.5%	2,500 SQ. FT. ±	2,500 SQ. FT. ±	0.0%
REAR YARD AREA	2%	2,500 SQ. FT. ±	2,500 SQ. FT. ±	0.0%

EXISTING HARDSCAPE AREA: 1,100 SQ. FT. ±
PROPOSED HARDSCAPE AREA: 1,100 SQ. FT. ±
TOTAL EXISTING HARDSCAPE AREA: 1,100 SQ. FT. ±
TOTAL PROPOSED HARDSCAPE AREA: 1,100 SQ. FT. ±

PLOT PLAN

FOR RZASNICKI LIVING TRUST

SHOWING

"RESERVED" LOT ON THE PLAN OF MASSEY-CLEMENTS SUBDIVISION, PLAT BOOK 4175, PAGE 146, RECORDS OFFICE DAVIDSON COUNTY

LOCATED

112 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE 37205
DATE: MAY 16, 2024
REVISED: MARCH 19, 2025
SCALE: 1" = 40'
FILE NO. 222-014

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PATRICK COODE AND COMPANY, LLC

144 SPRING VALLEY ROAD - NASHVILLE, TENNESSEE 37214
EMAIL: PSCOODE@COMCAST.NET PPH: 615.974.1814

BELLE MEADE BOULEVARD (100')

Staff Report

Agenda No.: III.A.
Case No.: A25-08
Staff: Mary Samaniego, Planning Director
Applicant: The Rzasnicki family
Request: A conditional use for a sports court (basketball)
Location: 112 Belle Meade Boulevard

Summary:

The applicants are requesting a conditional use for a sports court for a basketball court specifically. The current residence was constructed in 1965 and has an existing swimming pool in the backyard. The specific request is to construct a 1500 square foot sports court for a basketball court in the back yard.

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 1.74 acres (75,618 square feet - SF).
2. The lot is rectangular, double-frontage lot with primary frontage on Belle Meade Boulevard and the rear yard on Sunnyside Drive. With double-frontage lots, the true front yard and rear yard for zoning purposes depends on which way the house is oriented. The front of this residence faces Belle Meade Boulevard and therefore the rear yard faces Sunnyside Drive.
3. The existing pool was approved in the rear yard (with frontage on Sunnyside Drive) by the Board of Zoning Appeals in September 2006. The 2006 BZA approval required fencing and landscaping along the side and rear property lines.
4. The allowable area of the sports court is 1,800 square feet and the proposed sports court for basketball is 1,500 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 6,050 square feet. The proposed area of the hardscape, including the pool, is 6,024 square feet.
6. The proposed site plan indicates compliance with all other applicable zoning requirements.

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:

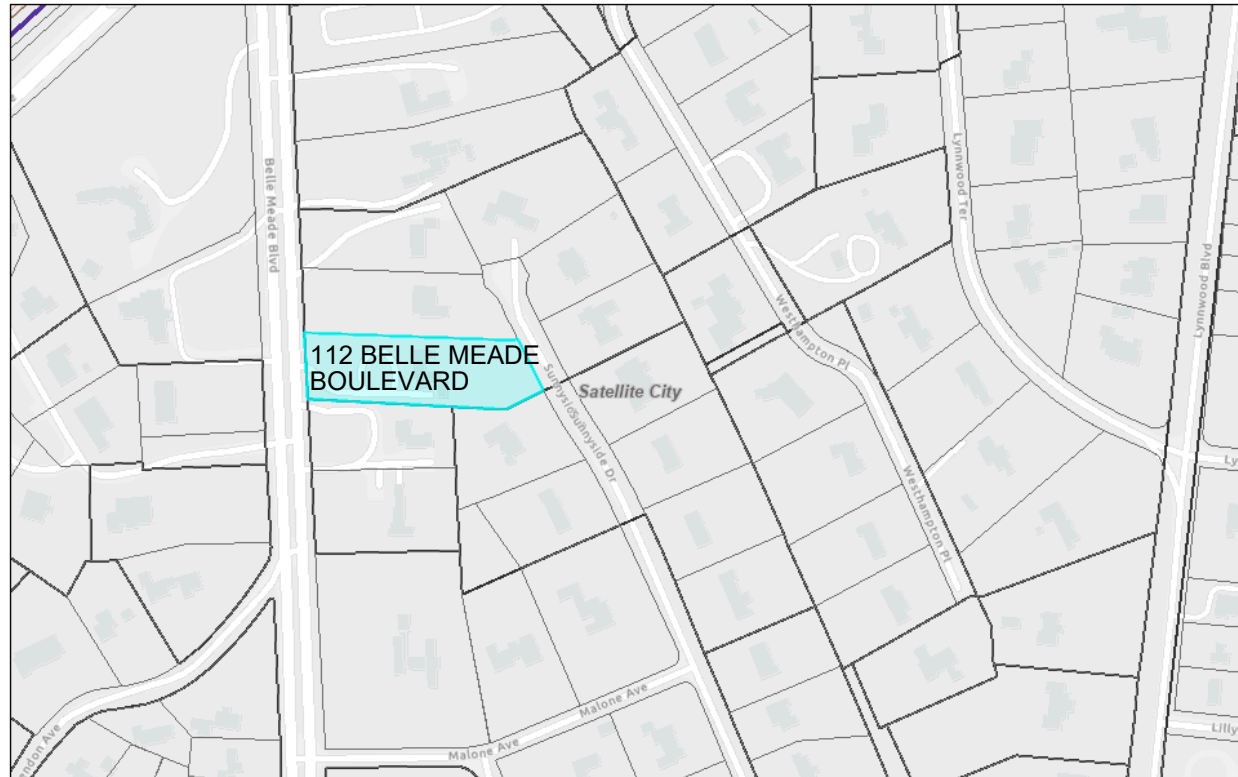
1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional 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. Staff recognizes that this is an irregular double-frontage lot that would place the sports court facing Sunnyside Drive. The existing property line trees and walls/fences should adequately screen the sports court improvements from the adjoining properties.
2. Sports Court must have a maximum area of 30' x 60'. Sport courts may not be illuminated after 9:00 P.M. The site plan illustrates compliance with maximum area of 1800 SF.

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

Attachments:

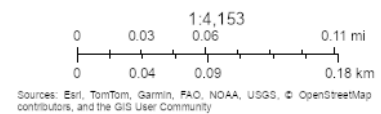
1. Location Map
2. Staff Analysis

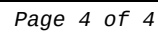
Nashville Parcel Viewer Map 112 BELLE MEADE BOULEVARD



6/3/2025, 12:29:05 PM

- Subdivision Boundaries
- Zoning
- Parcels
- Planned Unit Developments





From: [Bill McGugin](#)
To: [Mary Samaniego](#)
Subject: Opposition to Proposed Sports Court at 112 Belle Meade Blvd
Date: Saturday, June 7, 2025 8:12:42 PM

Dear Mrs. Samaniego,

My name is Bill McGugin. My wife and four children reside at 204 Sunnyside Drive in Belle Meade. We recently became aware that the owners of 112 Belle Meade Boulevard have submitted a request to install a sports court on their property. We are writing to express our strong opposition to this proposal.

We want to highlight that this request violates the spirit and criteria of **Section 14-208 of the Belle Meade Municipal Code**, governing **Conditional Uses**:

“The board of zoning appeals may hear and decide requests for conditional use permits... 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 a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners...**”

The submitted request is a clear example of a proposed use that is in direct conflict with the code – this conditional use is **not in harmony with the character of the community** and—most critically—**will interfere substantially with the use and enjoyment of property by adjacent owners**.

While the application may identify the court for basketball use, the intended sport is not the central issue. The fundamental concern is that the proposed location of the court sits in what is effectively a **front yard on Sunnyside Drive**, as the rear of 112 Belle Meade Blvd. directly faces our cul-de-sac. The sightlines, setbacks, and neighborhood context clearly position this area as a highly visible frontage—**not a traditional backyard setting**.

Visual Impact: The presence of a large, hardscaped sport court in this location would dramatically impair the beautiful visual sightlines from our front porch, from the street, and from our neighbors’ homes. It would degrade the scenic, residential aesthetic that defines our neighborhood and replaces green space with an institutional appearance.

Installing an athletic facility in what is visibly a front yard breaks from both neighborhood and city norms and sets an unfortunate precedent for future variance requests. Our opposition is grounded in maintaining the integrity and intent of Belle Meade’s residential zoning and the mutual respect among neighbors that has long defined our community.

As an equivalent example: our neighbors at 201 Sunnyside Drive have their driveway on

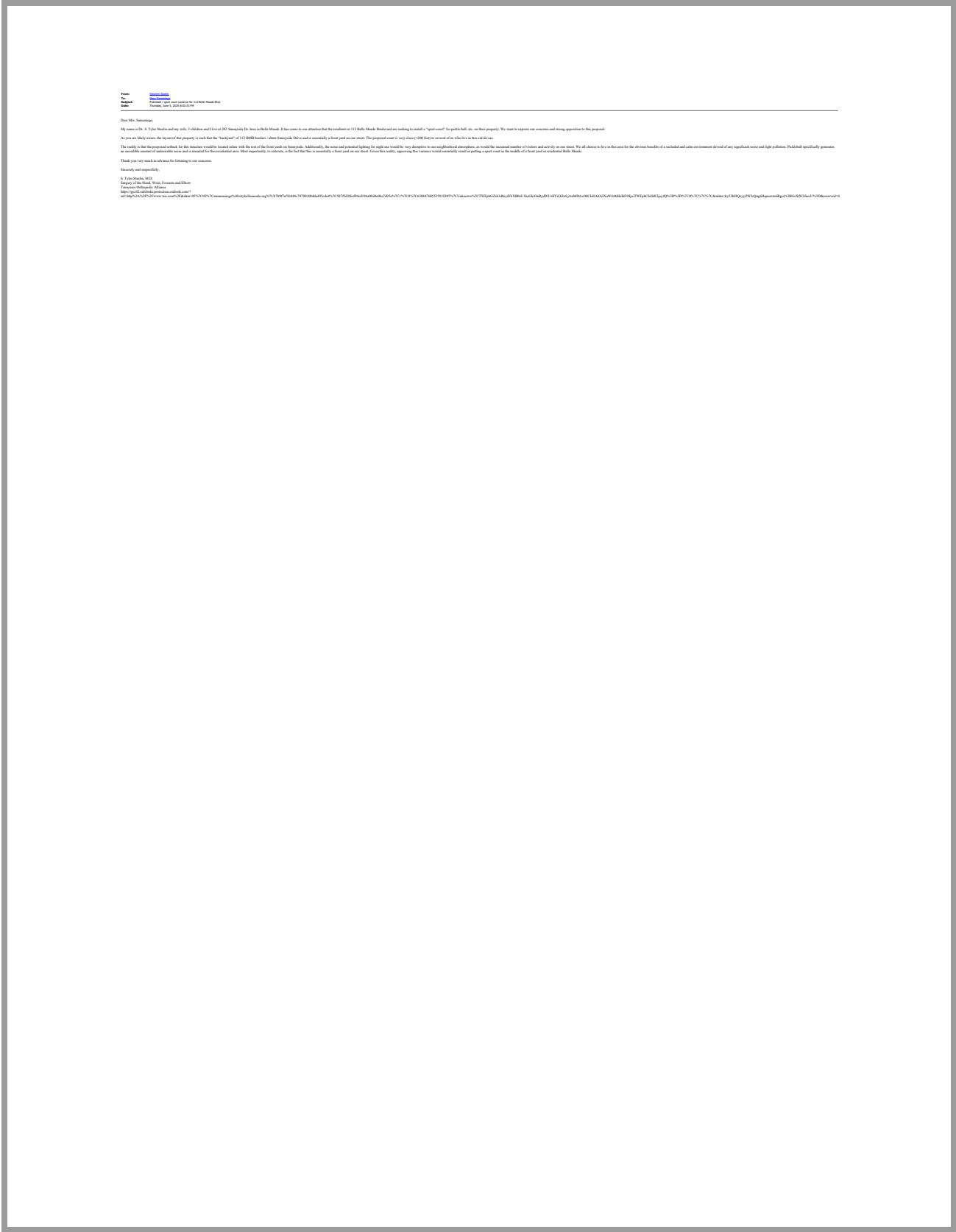
Sunnyside Dr, with their backyard facing Belle Meade Blvd. Would this Committee permit the resident at 201 Sunnyside Drive to place a sport court just 20 yards and highly visible from Belle Meade Boulevard—simply because it's technically in their backyard? The issue at 112 Belle Meade Blvd. is the same, in reverse, and should be treated with the same logic.

Furthermore, the applicant's submission fails to show any neighboring homes on their site plan. This omission is not trivial—it conceals how close the proposed court would be to nearby residents and misrepresents the true impact on the community.

We respectfully urge the Board of Zoning Appeals to deny this request in full. We appreciate your time, attention, and your commitment to upholding the standards and integrity of Belle Meade.

Sincerely,

Bill McGugin
204 Sunnyside Drive
Belle Meade, TN



From: [Govan White](#)
To: [Mary Samaniego](#)
Cc: [Rusty Moore](#)
Subject: Fw: Copy of email From Frank Sheffield at 200 Sunnyside Drive
Date: Tuesday, June 10, 2025 9:35:27 AM

Ms. Samaniego,

Attached is a letter that my neighbor, Frank Sheffield, asked me to forward to you related to the BZA Meeting on June 17th. His email was returned as undeliverable.

Govan White

From: f.sheffieldjr@comcast.net <f.sheffieldjr@comcast.net>
Sent: Monday, June 9, 2025 4:42 PM
To: Govan White <gwhite@covenantcapgroup.com>
Subject: Copy of email sent to msamaniego@citybellemead.org

Govan,
Below is a copy of the email I sent to Ms. Samaniego at Belle Meade. I am forwarding a copy to you, incase I cannot make the meeting at City Hall.
Best,
Frank

Dear Ms. Samaniego,

As the owner and resident of 200 Sunnyside Drive, I am in opposition to the request filed by Angela and Steve Rzasnicki for a Sport's Court at 112 Belle Meade Boulevard. My concern is based on my desire to protect the value of my home and my Sunnyside Drive and Belle Meade Boulevard neighbor's homes.

112 Belle Meade Boulevard is a rare lot that goes from Belle Meade Boulevard through to Sunnyside Drive. So effectively, 112 Belle Meade Boulevard has two front yards. Sunnyside has many stately homes with beautifully landscaped front yards. The Rzasnicki's lot is out of place with the character of Sunnyside as it has a fence right along its property line on the street. Further, the proposed plan to place a sports court would effectively be the same as if every neighbor on Sunnyside decided to place a sports court in their front yard. I would ask you and the zoning council to deny the Rzasnicki's request for a sport's court.

Thank you for your service to the city of Belle Meade.

Sincerely,
Frank B. Sheffield Jr.
200 Sunnyside Drive
Nashville, TN 37205

June 16, 2025

To The City of Belle Meade Board of Zoning Appeals:

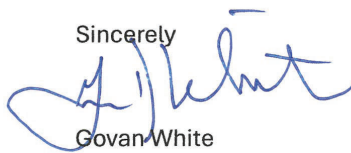
We have lived at 114 Belle Meade Blvd for 20 years. Our home is directly adjacent to 112 Belle Meade Blvd. We are respectfully requesting that the application for the basketball court for 112 Belle Meade Blvd be denied for the following reasons:

This court presents a unique problem, in that it will be in what serves essentially as a front yard on Sunnyside, as it is a "through" lot between Sunnyside and Belle Meade Blvd. This type of issue is unusual and is exactly why there is a Zoning Board, to consider certain conditions which may present unique problems to a particular neighborhood, and this is one such example. The presence of a sports court or basketball court on this lot will unquestionably interfere with the use and enjoyment of the properties of the adjacent neighbors. Specifically addressing the noise and lighting, vegetation and fencing cannot prevent noise and light disturbances to the houses adjacent to and across the street from this house. Regarding noise, Belle Meade's allowable noise level is 55 decibels according to Code Section 11-408, and basketball courts generate noise levels of 50-80 decibels, with occasional peaks reaching 90-100. This court is adjacent to the Faber's house on Sunnyside, in very close proximity, and closer to the street, therefore, closer to the houses across the street and should not be allowed. The area where this sports court/basketball court is being proposed is not in a "backyard" situation, as far as the neighbors are concerned; it is as if someone put a court in place of a house next door to you.

In addition, this court could set a precedence for other "through" lots in Belle Meade. For example, the Proctors next door to 112 Belle Meade Blvd at 201 Sunnyside Dr have a "through" lot, but reversed, in that their front yard is on Sunnyside and their back yard is on Belle Meade Blvd. Would they be approved to have a basketball court set back 60 feet from Belle Meade Blvd?

Residents choose Belle Meade for its beauty and enjoyable lifestyle. This application for a conditional use is exactly why the BZA exists AND WE APPRECIATE THAT THEY DO, AND THE WORK THEY DO to safeguard the harmony and protect the character of the various neighborhoods in Belle Meade. This is an example of why each individual application needs to be considered by such a board, because in this case, the conditions are such that when BZA takes a wholistic view of THIS PARTICULAR NEIGHBORHOOD, they should not grant this request.

Sincerely



Govan White



Barby White

From: [David McClellan](#)
To: [Mary Samaniego](#)
Subject: Rzasnicki application for a Sports Court @ 112 Belle Meade Blvd
Date: Tuesday, June 17, 2025 2:28:22 PM

Mary Samaniego
City of Belle Meade
4705 Harding Road
Belle Meade, TN 37205

Attn: City Commissioners / Board of Zoning Appeals

Re: Opposition to Proposed Sports Court at 112 Belle Meade Blvd

Dear Mary and Members of the City Commission,

I am writing as a concerned resident of Belle Meade to respectfully voice my **opposition** to the proposed installation of a sports court at **112 Belle Meade Blvd**, which is near my property.

I believe that placing a court within a residential backyard in our quiet neighborhood raises a number of serious concerns that warrant careful consideration:

1. This sports court in particular will essentially be in a “front yard” of Sunnyside, affecting the character, harmony and beauty of the neighborhood. This anomaly will surely affect the values of the homes around and near this home.
2. Property Values and Character of Neighborhood: Belle Meade has long maintained high standards of residential living and aesthetic consistency. A sports court introduces a level of activity more consistent with a public park or sports facility than a private residence, potentially setting a precedent that alters the character of our neighborhood and negatively impacts surrounding property values.
3. Environmental and Visual Impact: Constructing a court often requires hardscaping, lighting, fencing, and possible removal of trees or landscaping—changes that may be at odds with Belle Meade’s conservation goals and architectural integrity.
4. Precedent and Zoning Compliance: Approving this request could open the door to additional similar projects throughout the city, including other “through” lots making it more difficult to maintain Belle Meade’s zoning standards. It’s important to consider whether this aligns with the intent of current zoning laws and how exceptions may affect future requests.

I respectfully **urge the City Commission and any relevant boards to deny** this request.

Thank you for your time, attention, and continued commitment to preserving the quality of life and integrity of Belle Meade. Please do not hesitate to contact me should you require additional context or input.

Sincerely,

David McClellan
116 Belle Meade Blvd

David G. McClellan
Partner | Heritage Group
10 Burton Hills Blvd #250
Nashville, TN 37215
t: (615) 263.7870 | c: (615) 403.0606
www.heritagegroupusa.com



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

APPEAL # _____ APPEAL FEE: _____

APPLICANT (Owner's Name) Richard & Anne Jones PHONE # 615 584 3232

APPLICANT EMAIL ADDRESS rajones@gmail.com

PROPERTY ADDRESS: 608 Westover Drive Nashville TN 37205

REQUEST: VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR REQUEST: Adding screened porch with roof over existing concrete patio/terrace.

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	3,348 sf	3,316 sf	213 sf	5.4 %
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6,277 sf	4,693 sf sf of house	213 sf	0 %
FRONT YARD AREA	5,125 sf			
TOTAL DRIVEWAY AREA	5,402 sf			
DRIVEWAY IN FRONT YARD AREA	1,566 sf			
HARDSCAPE AREA	5,253 sf			
POOL AREA	N/A			
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

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

Variance Approval Criteria

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

Narrowness of the lot. Given the existing lot and house, the only sensible spot for a screened porch is in the

'U' shape of the house over an existing concrete patio/terrace.

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?

Given the narrowness and small lot square footage the the zoning ordinance calculations limit the

allowable footprint area. This limits the homeowners from fully utilizing the existing space.

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 proposed screened porch will be built to match the existing house in height and color, and over an

existing impervious concrete surface.

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

It will be built to match the aesthetics and height of the existing house. In the side yard not visible from

the street.

SIGNATURE:  (Owner/Agent) DATE: 4/28/22

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

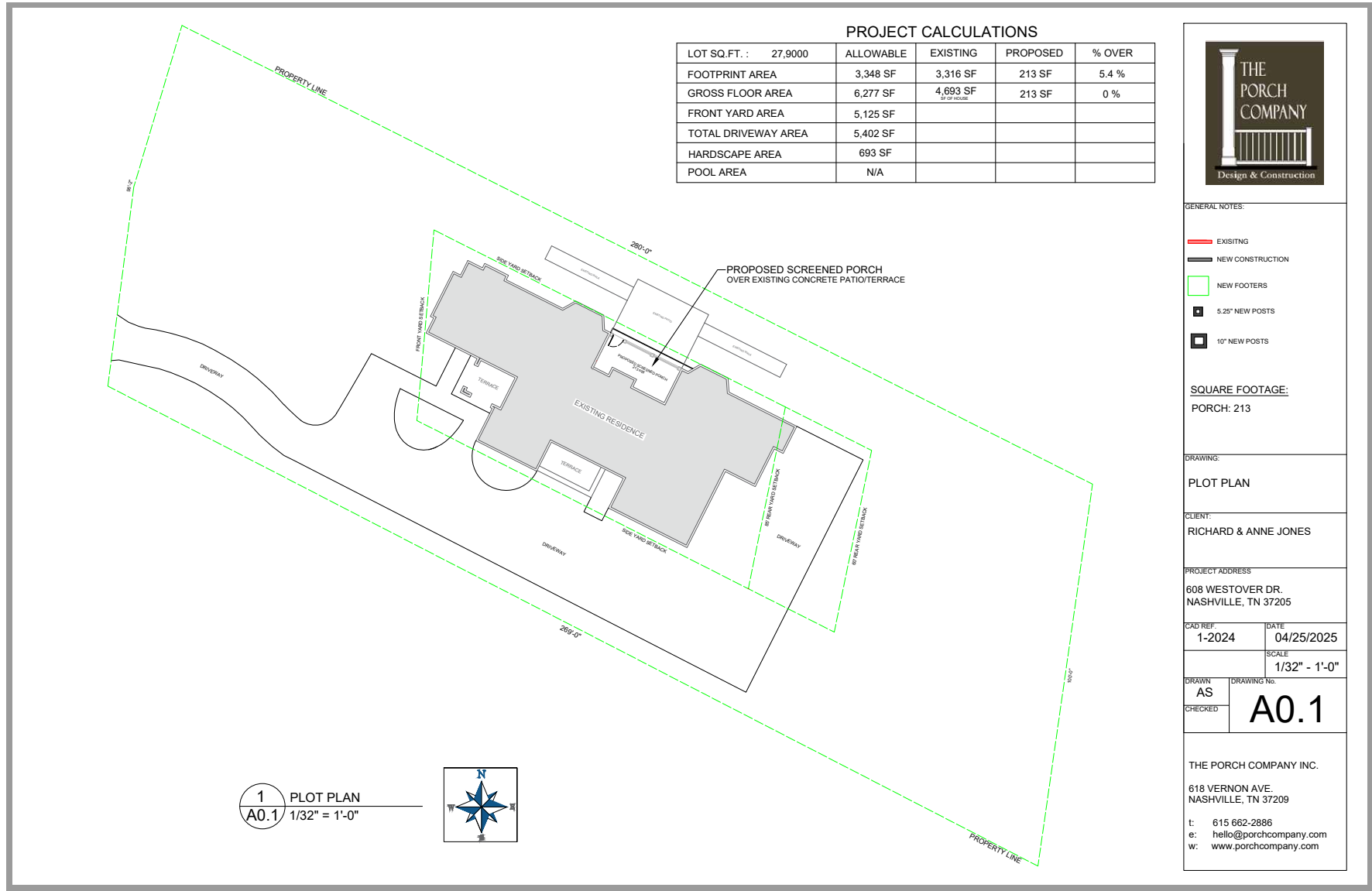


Exhibit A

Jones Screened Porch Specifications

<u>Lead Paint:</u>	The cost to remove lead paint, if necessary, can be handled by the homeowner for no additional cost. If The Porch Company is to remove any lead-based paint, there will be additional charges.
<u>Landscaping:</u>	It is the owner's responsibility to move any plants to be saved or trees to be removed prior to starting construction. It is the owner's responsibility to have any irrigation lines/heads moved as needed prior to starting construction. The work needed to return the property to the condition prior to the start of construction is dependent not only on the scope of work but on the condition of site and the weather. Therefore, this cost is not included in the contract price. We will do a rough grading to repair any significant ruts, remove all construction debris from the property and pressure wash hardscape areas if needed. Additional work may be needed involving final grading, additional soil / mulching, landscaping, seeding or sodding. At the owner's request, we will be happy to give you the price for this additional work.
<u>Underground:</u>	All care will be taken to avoid damage to any public or private plumbing, cables, or any other residential utility underground. In the event damage does occur, the homeowner is responsible for the cost of any repairs. The removal of large, buried objects such as: gas tanks, septic tanks, etc. is not included. Moving or altering of underground utilities is not included. This proposal assumes that existing soils are suitable for proposed construction. Additional excavation and gravel work due to poor soil conditions is not included. Removal of consolidated bedrock is not included in this proposal.
<u>Storage of Materials, Tools and Equipment:</u>	It is assumed that the client will allow use of driveway and/or patios to store/park tool trailers, materials, dumpster, and port-a-john as close as possible to the work site. While we understand this is an inconvenience to the client, it is essential for efficient working conditions. Should this not be possible, there will be additional charges.
<u>Work Zone Protection:</u>	For the safety of our clients and employees, we ask that no one other than Porch Company employees and subcontractors be permitted in the Work Zone during construction hours. This is to include client pets. The Work Zone is defined as the area of construction and surrounding spaces used to store equipment, materials and other items related to the construction of your project.
<u>Communications:</u>	Once we have started the project, feel free to come and go as you please locking your doors as you would normally. If we need access to the interior of your house, we will schedule that with you. If a question should arise, you may ask the crew leader. However, we would prefer that you ask the project manager so the crew may work as

efficiently as possible. While it is great fun to watch the project progress, it is nerve wracking to be constantly observed; so, we ask for your understanding on this.

Existing Condition Clause:

If the building inspector requires any portion of existing structures to be brought up to the current building code, the cost of this additional work will be quoted to the owner as needed on a cost-plus basis.

Building Permit:

The cost of the building permit is included in the project. Should a survey be required, or we must get an exception or variance to obtain the building permit, any work or fees associated with this will be at the owner's expense.

Driveway:

Driveways will be protected in a reasonable manner but damage to driveways and other hardscape areas can still occur due to factors outside of our control, no guarantees can be given otherwise. If repairs are needed, costs can be quoted toward the end of project completion.

Subcontractors or Other Professionals Contracted by Homeowner:

There are some projects in which it is advantageous for the client to hire the subcontractors directly. And from time to time, our clients have their own subcontractors that they want to use. We are willing to work with the client contracting directly with the sub-contractor in some situations. We will charge for any time coordinating, explaining, or planning that we need to do with others to insure the best results of the project as a whole. This time may include phone calls, site visits, meetings, additional drawings, etc. These charges will also apply to working with any outside design professionals. The charges are: \$85/ hour for carpenter or \$150/ hour for Project manager or Designer.

Demolition:

Remove existing concrete step. Remove existing eaves as needed.
*It is unknown how the existing concrete step was poured, if it is a continuous pour with the existing concrete patio and rebar is present or additional work is needed to remove this concrete step, there will be additional costs. It is unknown what is underneath the existing concrete step, if additional work is needed, landscaping etc. there will be additional costs.

Footers:

2'x 2' x 10" pier footer.
It is assumed that 12" deep footers are sufficient. If, due to soil conditions or any other complication, deeper footers are required, the client is responsible for the additional costs.

Band:

1x Azek band covering existing concrete – **Owner to select color.**

Sleepers:

2x4 sleepers on existing concrete @ 16" o.c. Poly vapor barrier to go on top of existing concrete first.

Porch Flooring:

1x6 T&G Azek flooring – **Owner to select color.**

Porch Post:

10x10 Paulownia boxed columns with crown and base.

Header: Double 2x12 boxed header with 1x10 base

Roofing: Flat (1/12) Durolast rubber roof with 5/8" osb sheathing.
Flat beadboard ceiling.
Bronze flashing.
Closed soffits.

Skylights: 2 FCM 2246 skylights.

Walls: 30" open screen walls with 2x6 curb.
6x6 laminated posts as mid-rails.
Walls screened with heavy duty fiberglass screen.
Screen stop to be 1.5"x1.5" with 3/4"x 3/4" detail on outside – see detail.

Screen Door: One custom built screen door. **Owner to select hardware color.**

Step: 2x6 p.t. framing capped with 1x6 Azek decking – **Owner to select color.**

Electrical: One ceiling fan on switch. **Owner to purchase fan.**
Fans suggested to be 52" outdoor rated.
Two corner mounted wall fans. **Owner to purchase fans.**
Two post mounted lights – **owner to provide fixtures & bulbs** – on dimmer switch on interior of porch. Replace two existing wall mounted lights.
Four post mounted lights – **owner to provide fixtures & bulbs** – on dimmer switch on exterior of porch
Two outlets. Replace one existing outlet.
All electrical cover plates must be approved for exterior use.
It is assumed the existing electrical panel can support the additional load. Should a sub-panel be needed, there will be additional costs.
It is assumed that we can get access to the electrical panel without taking extraordinary means (ie, dig ditches, run conduit, etc.). If we must do so, there will be additional costs.

Heaters: Three 6 Kw Solaira infrared ICRH3 series heater in black - recessed. Heaters cover 143 sq ft. Each heater on its own switch. 1 rheostat. SICR60240 LL.

Painting: All new wood to be painted/stained **to owner choice of colors**. (Note – existing walls, trim, underside of deck/porches etc. are not included in paint estimate unless specifically stated otherwise.) If the rafters are to be painted/stained a different color from roof sheathing, there will be additional charges.

Current thought on paint scheme: **To be finalized during construction.**

- Exterior color to match existing trim color.
- Soffit & fascia to match existing.
- Interior up to & including headers to match existing trim color.
- Ceiling color tbd.

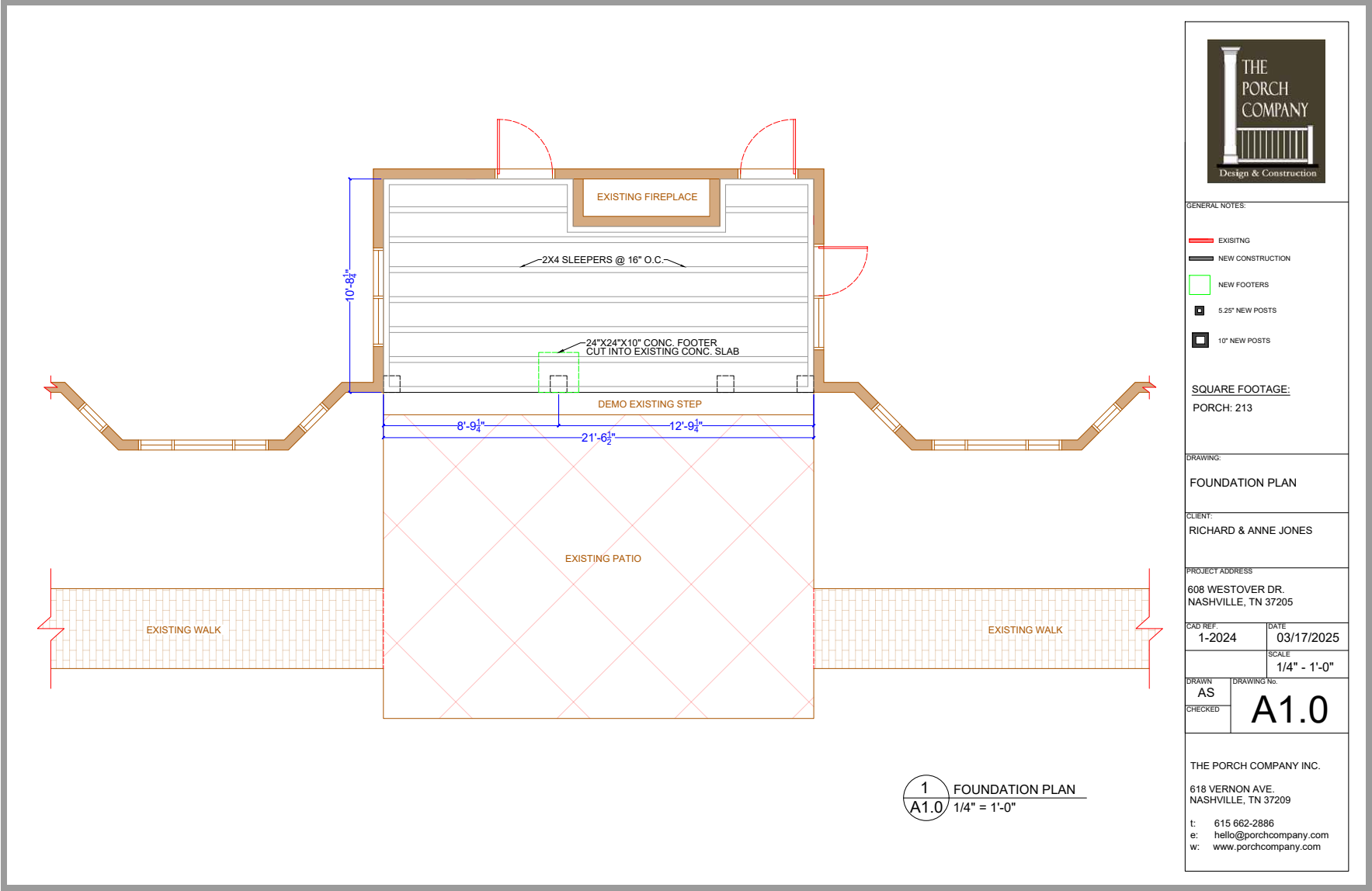
The client is responsible for deciding on all paint colors. Should you choose to go with a custom paint or stain color, the client takes responsibility for the color. If you would like a sample board created, we will do so at the cost of \$100 per board.

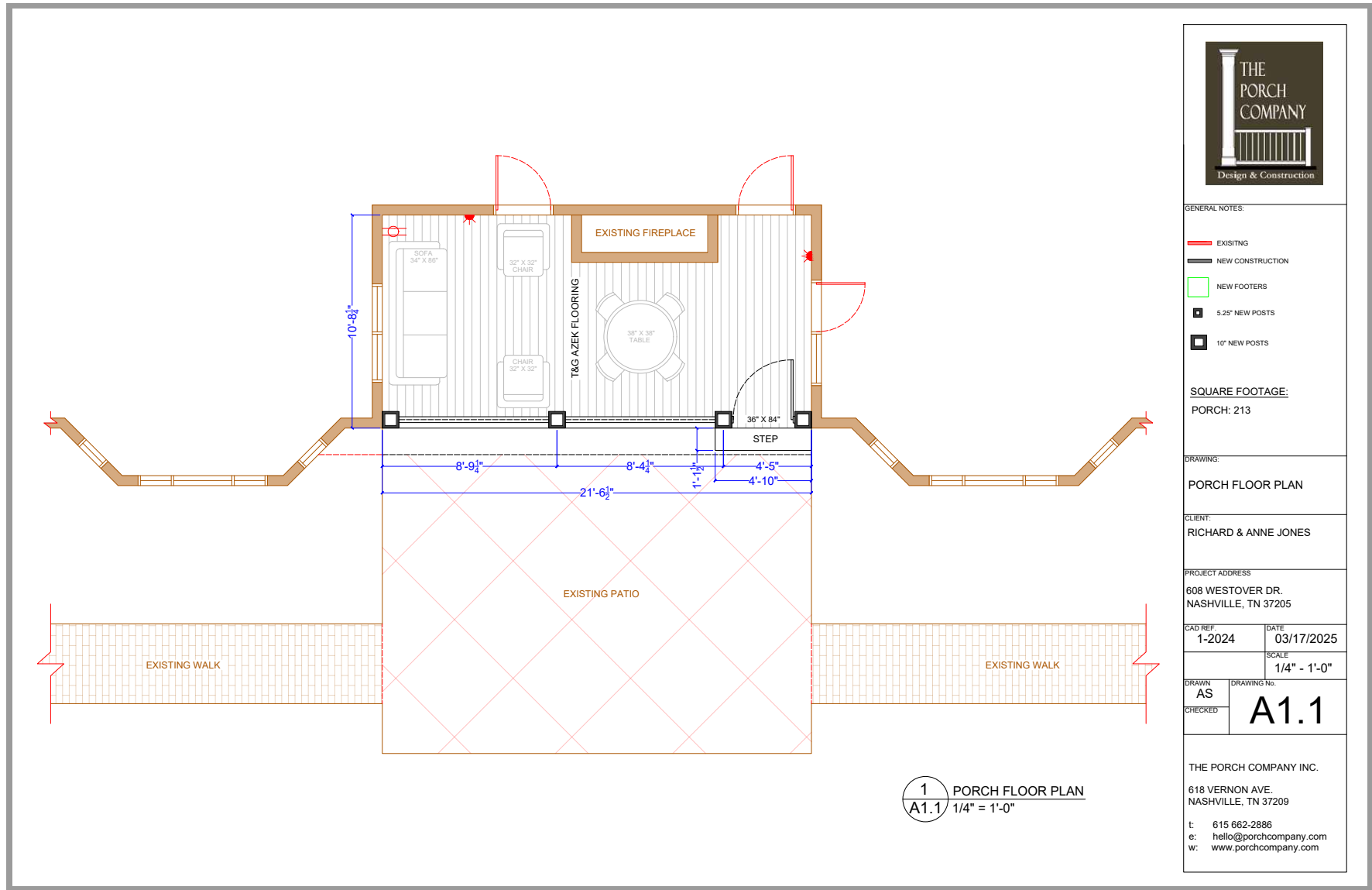
Gutters: Continuous aluminum gutters added to the perimeter of porch. Leaf guards/Gutter guards are not included. Gutters are pre-painted and matched as closely as possible to existing gutters.
Gutters will drain above grade.

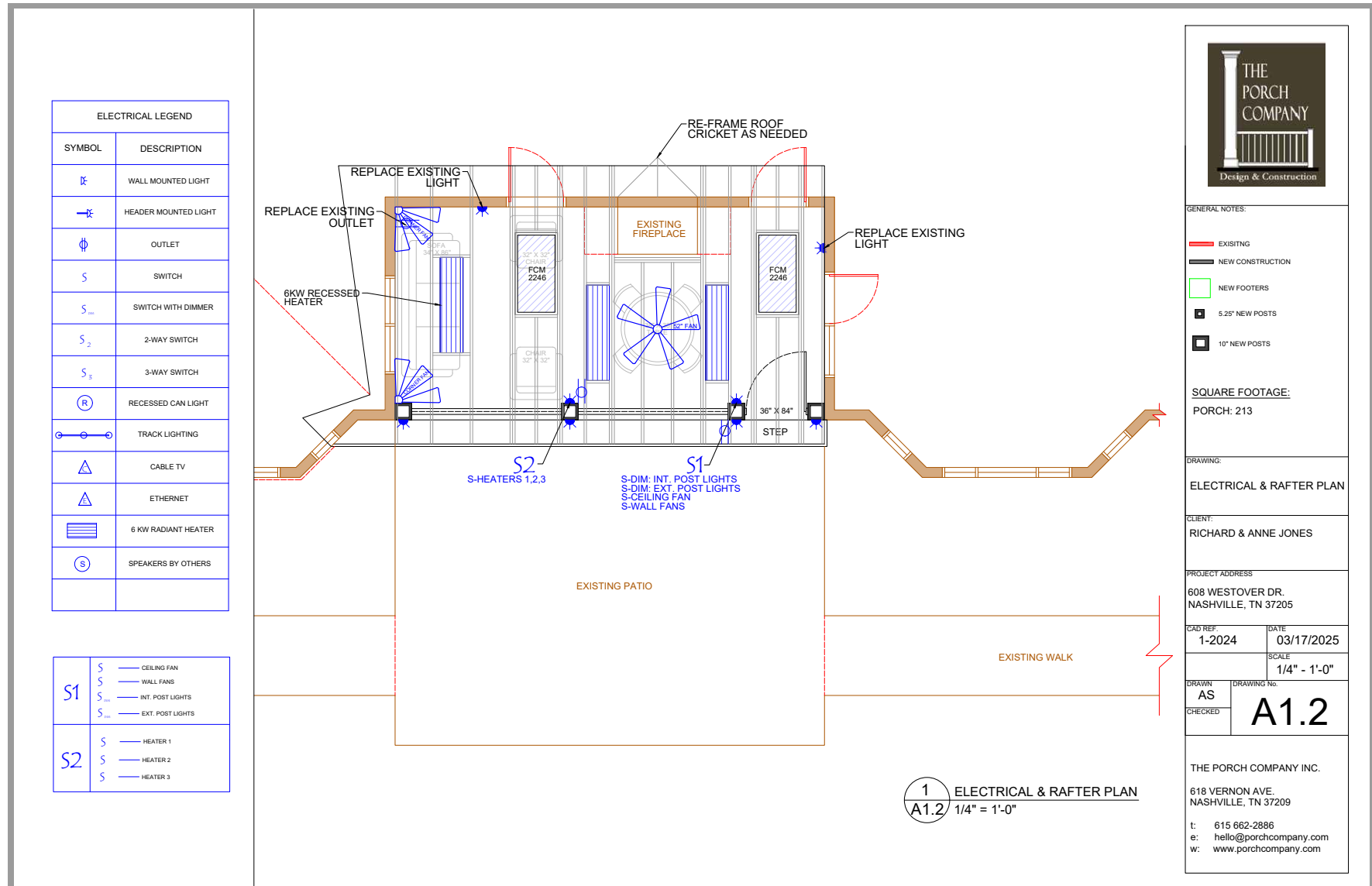
Drainage: No drainage work is included.

Gas: No gas work is included.

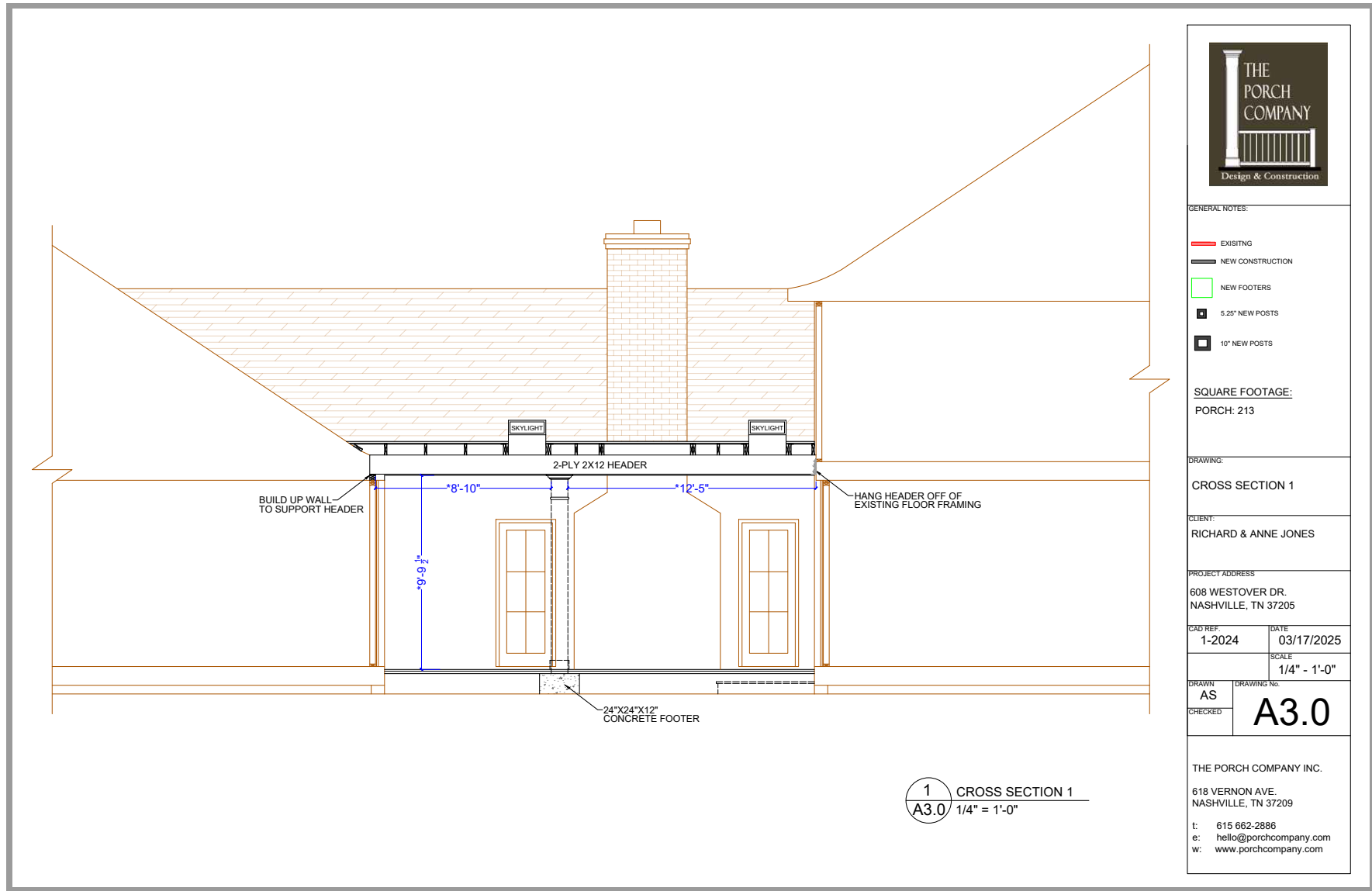
Plumbing: No plumbing work is included.

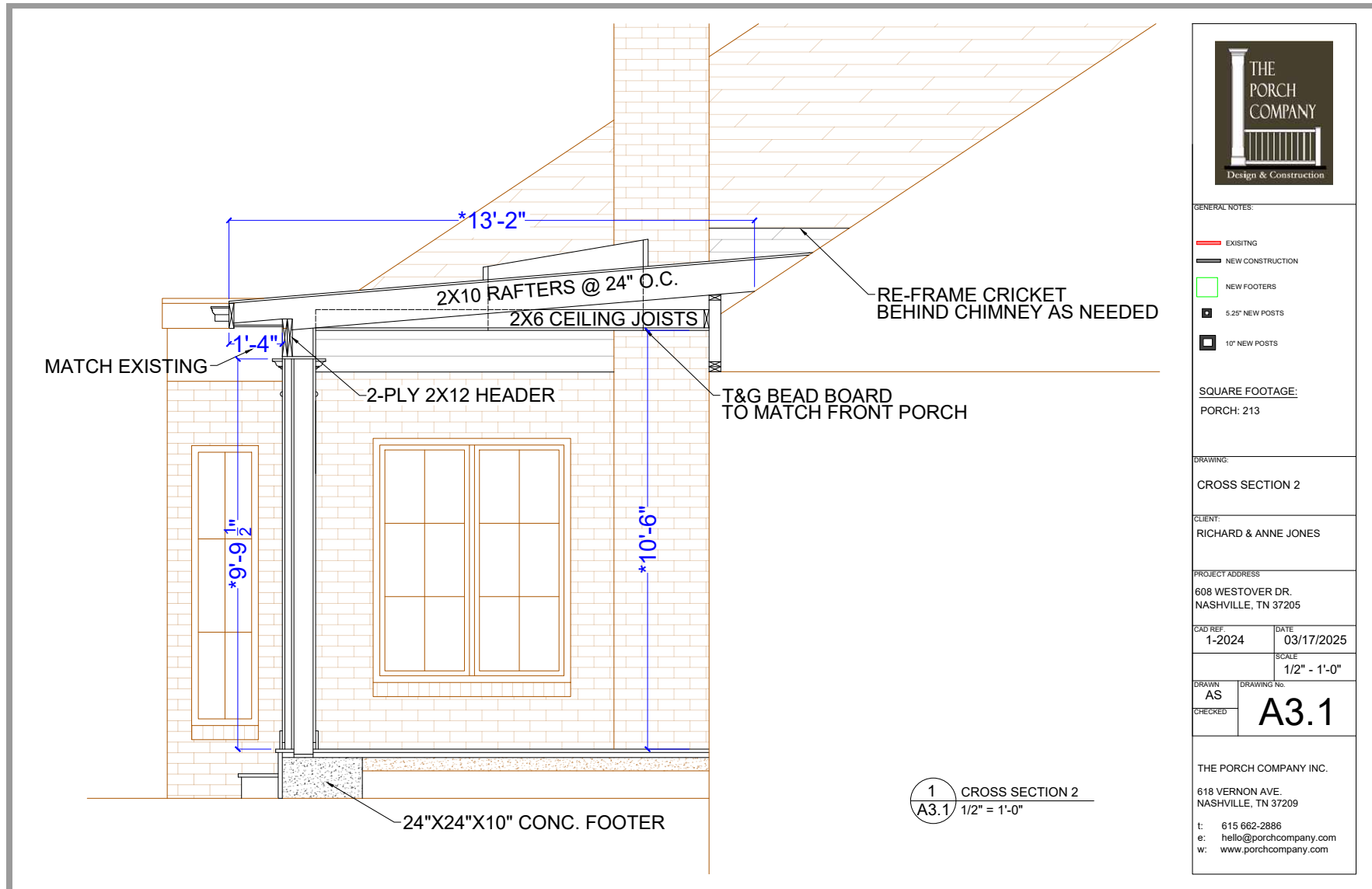














GENERAL NOTES:

- EXISTING
- NEW CONSTRUCTION
- NEW FOOTERS
- 5.25" NEW POSTS
- 10" NEW POSTS

SQUARE FOOTAGE:

PORCH: 213

DRAWING:

RENDERINGS

CLIENT:

RICHARD & ANNE JONES

PROJECT ADDRESS

608 WESTOVER DR.
NASHVILLE, TN 37205

CAD REF
1-2024

DATE
03/17/2025

SCALE
N/A

DRAWN
AS

CHECKED

DRAWING No.

A4.0

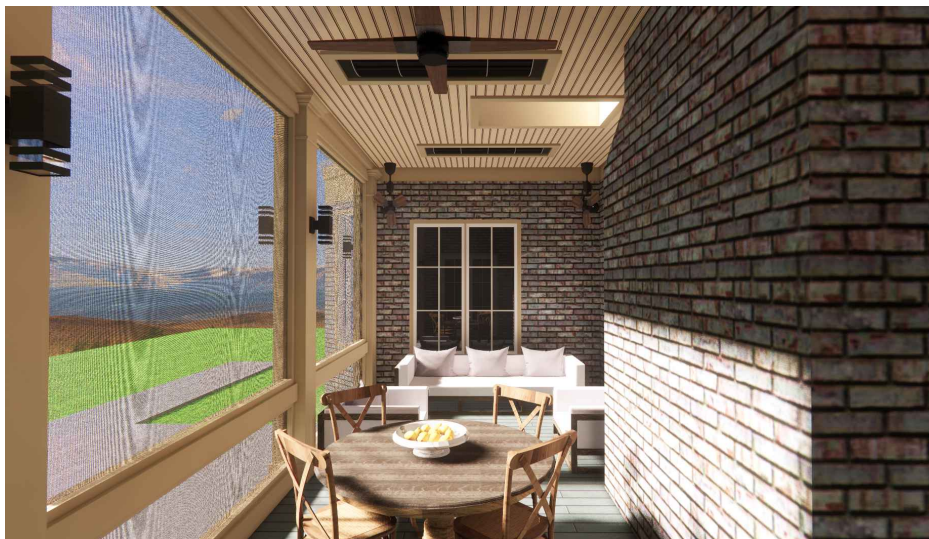
THE PORCH COMPANY INC.

618 VERNON AVE.
NASHVILLE, TN 37209

t: 615 662-2886

e: hello@porchcompany.com

w: www.porchcompany.com



GENERAL NOTES:

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Staff Report

Agenda No.: III.B.
Case No.: A25-23
Staff: Mary Samaniego, Planning Director
Applicant: The Jones family
Request: Variance approval for maximum footprint variance.
Location: 608 Westover Drive

Summary:

The applicant is proposing to construct a screened porch on the side of the residence that exceeds the maximum allowable footprint variance. The existing residence was constructed in 2000 and the proposed screened porch is 213 square feet.

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 0.64 acres (27,900 square feet).
2. The existing dwelling was constructed in 2021 and includes a two-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 3,348 square feet. The existing residence has a building footprint of 3,316 square feet and the proposed pool house of 213 square feet will then provide an overall building footprint of 3,529 square feet (181 square feet over the maximum allowable).

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

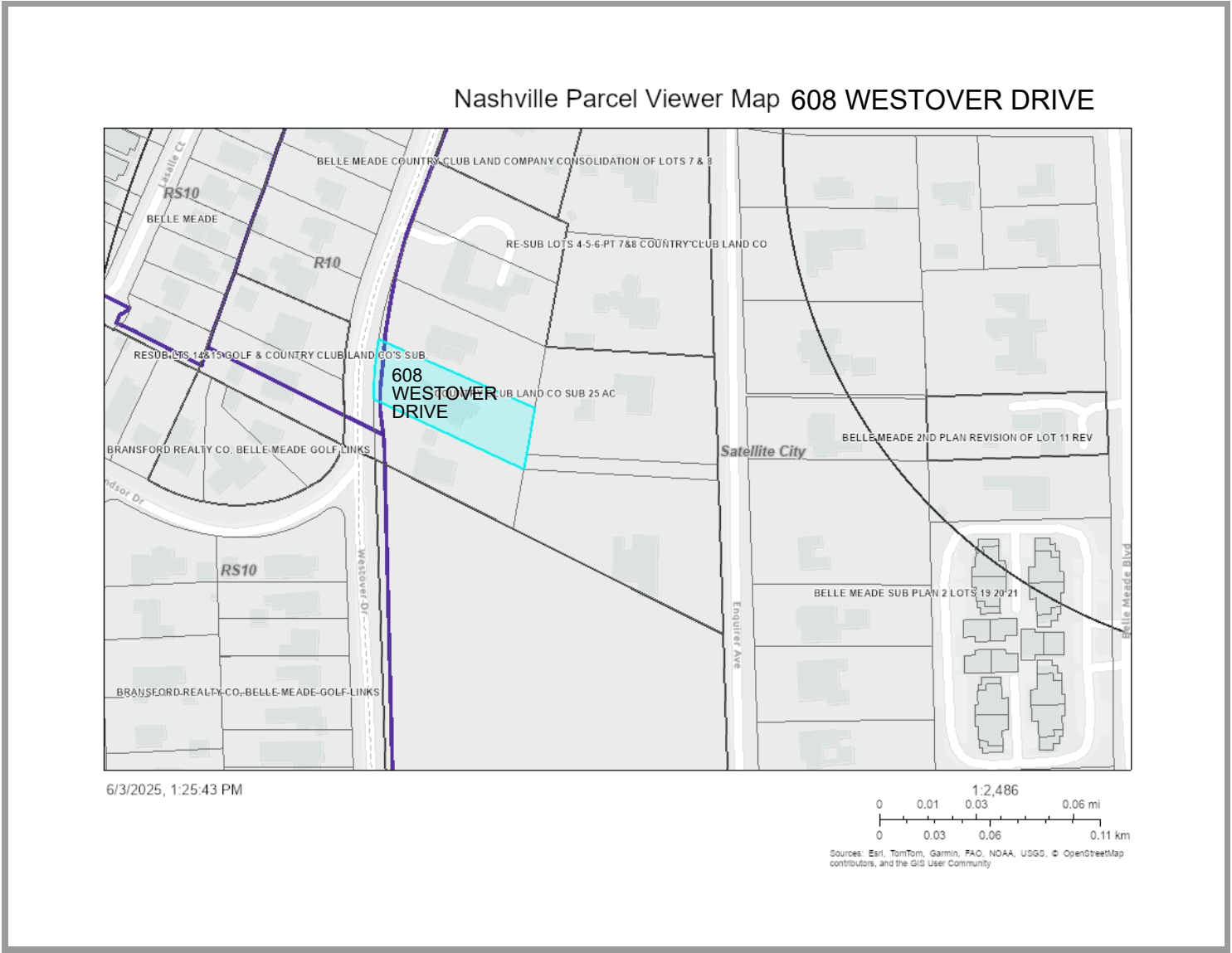
without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

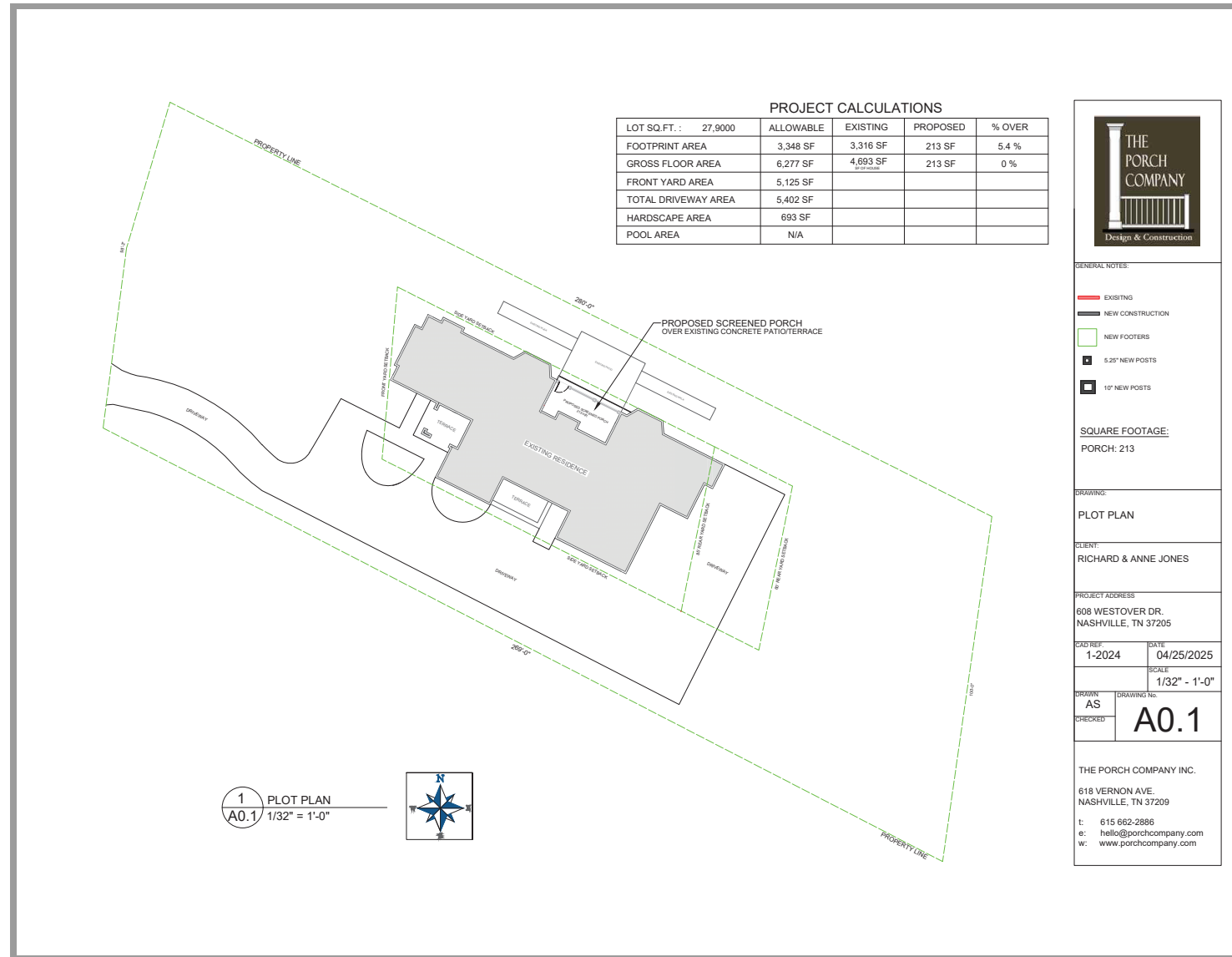
The applicant is proposing to exceed the maximum footprint that were adopted in the Zoning Ordinance to benefit the public good. The proposed project is relatively small at 181 square feet over allowable. The location of the screen porch will follow the existing building line within the building envelope. 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





Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Updating plan for previous approval of swimming pool, pool enclosure, retaining wall height, side setback

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	18678		9736	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	30508		14821	
FRONT YARD AREA		39928		
TOTAL DRIVEWAY AREA	11996	8343	9403	
DRIVEWAY IN FRONT YARD AREA	8784	5638	5592	
HARDSCAPE AREA	3113	8273	6390	
POOL AREA	3113	1364	676	
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?

Due to an existing creek and irregular shaped setbacks and boundaries, this lot has exceptional shallowness and topographic conditions which require board review.

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?

Strict application of the zoning ordinance would require excess disturbance in a protected creek watershed.

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?

Considering this pool/rear project is within the confines of the existing home, pool area, and existing retaining walls as well as out of view from the neighboring properties and roads, we feel this is a reasonable request for the board.

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

The proposed project is within the boundaries of similarly sized homes/pools and within the allowable size (sqft) for lots of this size. The proposed pool is hidden from view from all neighbors.

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.

Jamie Pfeffer

2025-05-16

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

ADDRESS 444 Tyne Boulevard

LOT SF 155,654 sf

FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF

FOOTPRINT (ESTATE A) 8% OF LOT SF

FAR

LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF

LOTS > 40,00 SF = 0.200 X LOTS SF

FRONT YARD SF

DRIVEWAY 12%

DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF

WALKWAYS

HARDSCAPE MAX. 8% OF LOT SF

POOL (WATER AREA) = MAX. 2% OF LOT SF

HARDSCAPE + POOL = MAX. 8%

ALLOWABLE	EXISTING	TOTAL CHANGE	NEW TOTAL	% OVER
18,678			9,736	n/a
30,508			14,821	n/a
	39,928			
11,996	8,343	1,060	9,403	n/a
8,784	5,638	-46	5,592	n/a
12,452	8,273	-1883.00	6,390	n/a
3,113	1,364	-688	676	n/a
12,452	9,637	-2,571	7,066	n/a



JASON GABBARD
LANDSCAPE ARCHITECT

ECHOLS RESIDENCE

4444 TYNE BOULEVARD, NASHVILLE, TN 37215

BELLE MEADE BOARD OF ZONING APPEALS
SUBMISSION

DRAWING INDEX

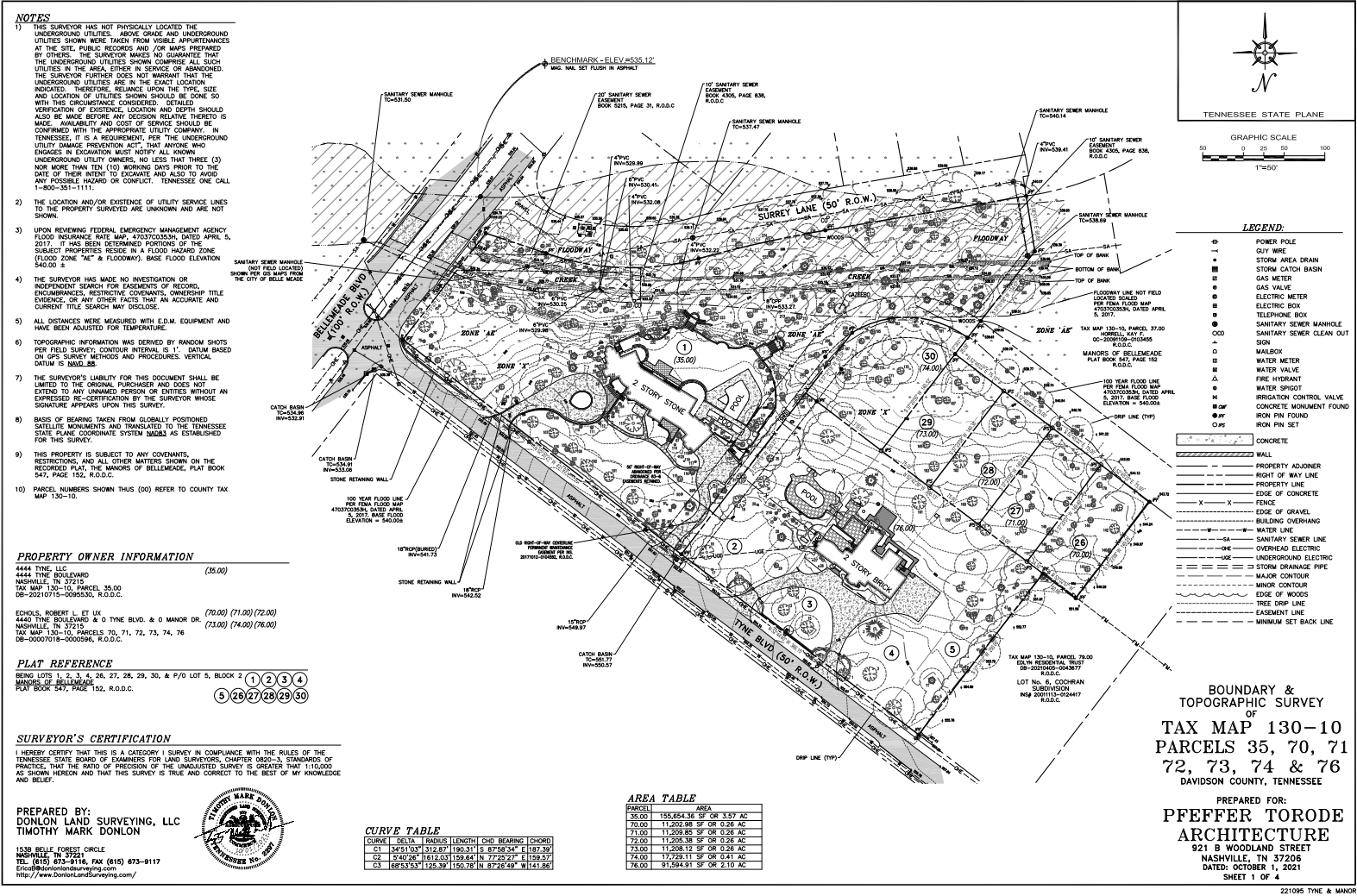
- 1. INDEX
- 2. EXISTING SURVEY
- 3. FLOOD PLAIN BUFFER DIAGRAM
- 4. LANDSCAPE MASTER PLAN
- 5. HARDSCAPE DIAGRAM
- 6. FOOTPRINT AND AREA DIAGRAM
- 7. SET BACK ANALYSIS
- 8. SETBACK DIAGRAM
- 9. GRADING PLAN
- 10. PLANTING DIAGRAM
- 11. POOL ENCLOSURE AND ELEVATION
- 12-23. FLOOR PLANS
- 24-30. ELEVATIONS



VICINITY MAP

PROJECT TEAM

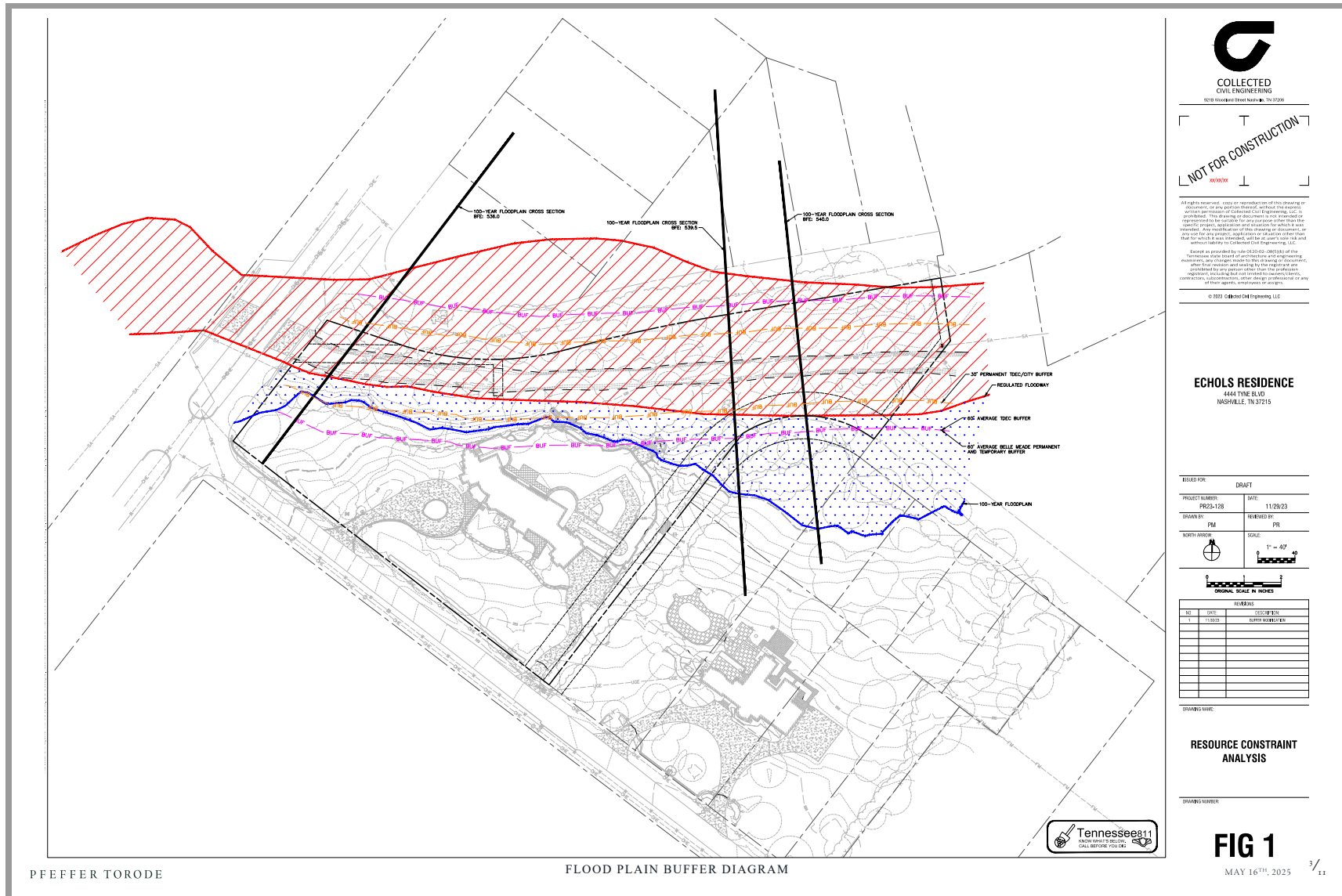
ARCHITECT	LANDSCAPE ARCHITECT	CIVIL ENGINEER
PFEFFER TORODE 921B WOODLAND ST NASHVILLE, TN 37206	JASON GABBARD 231PUBLICSQUARE SUITE 300 #14 FRANKLIN, TN 37064	COLLECTED CIVIL 921B WOODLAND ST NASHVILLE, TN 37206

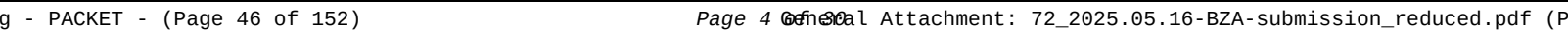


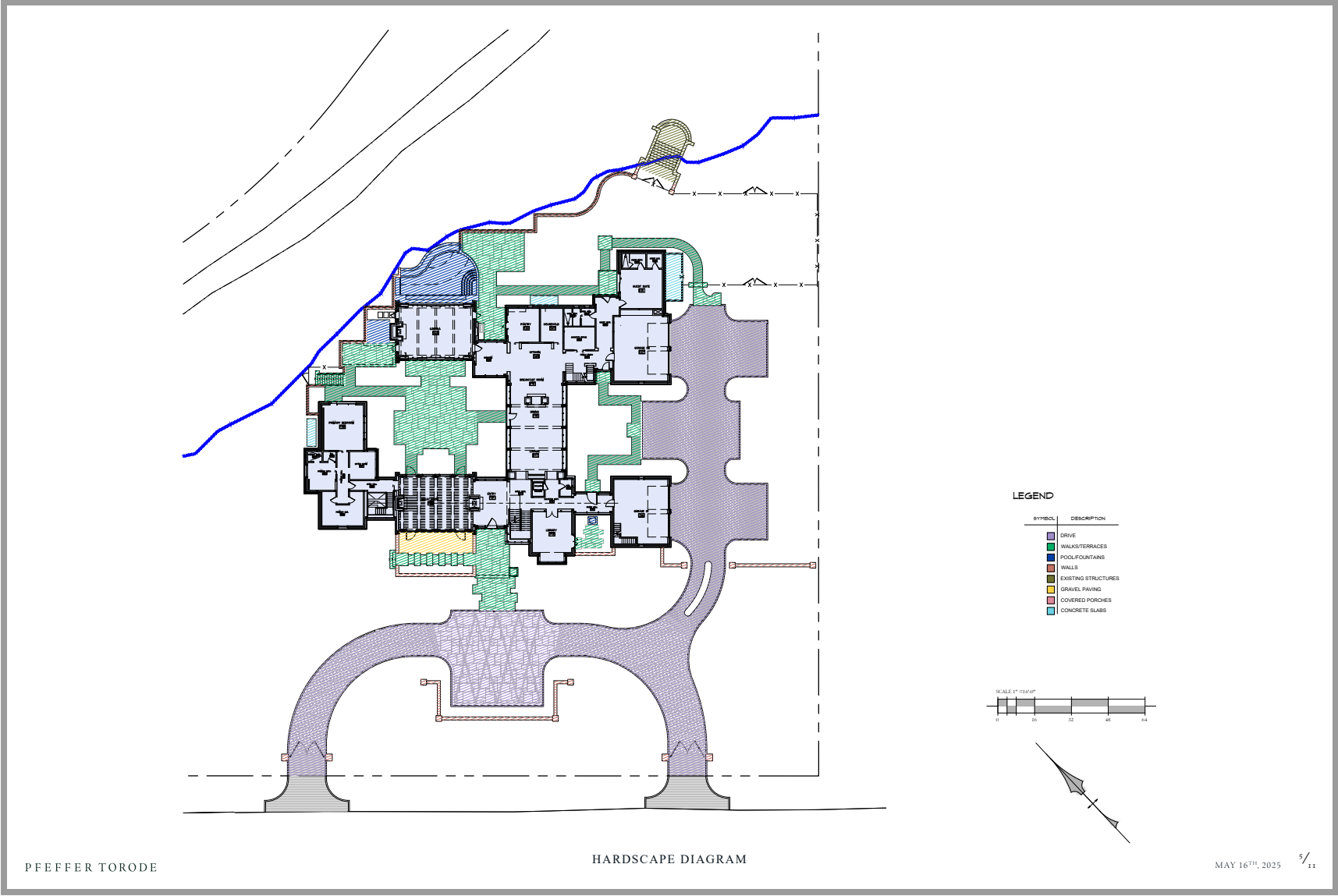
PFEFFER TORODE

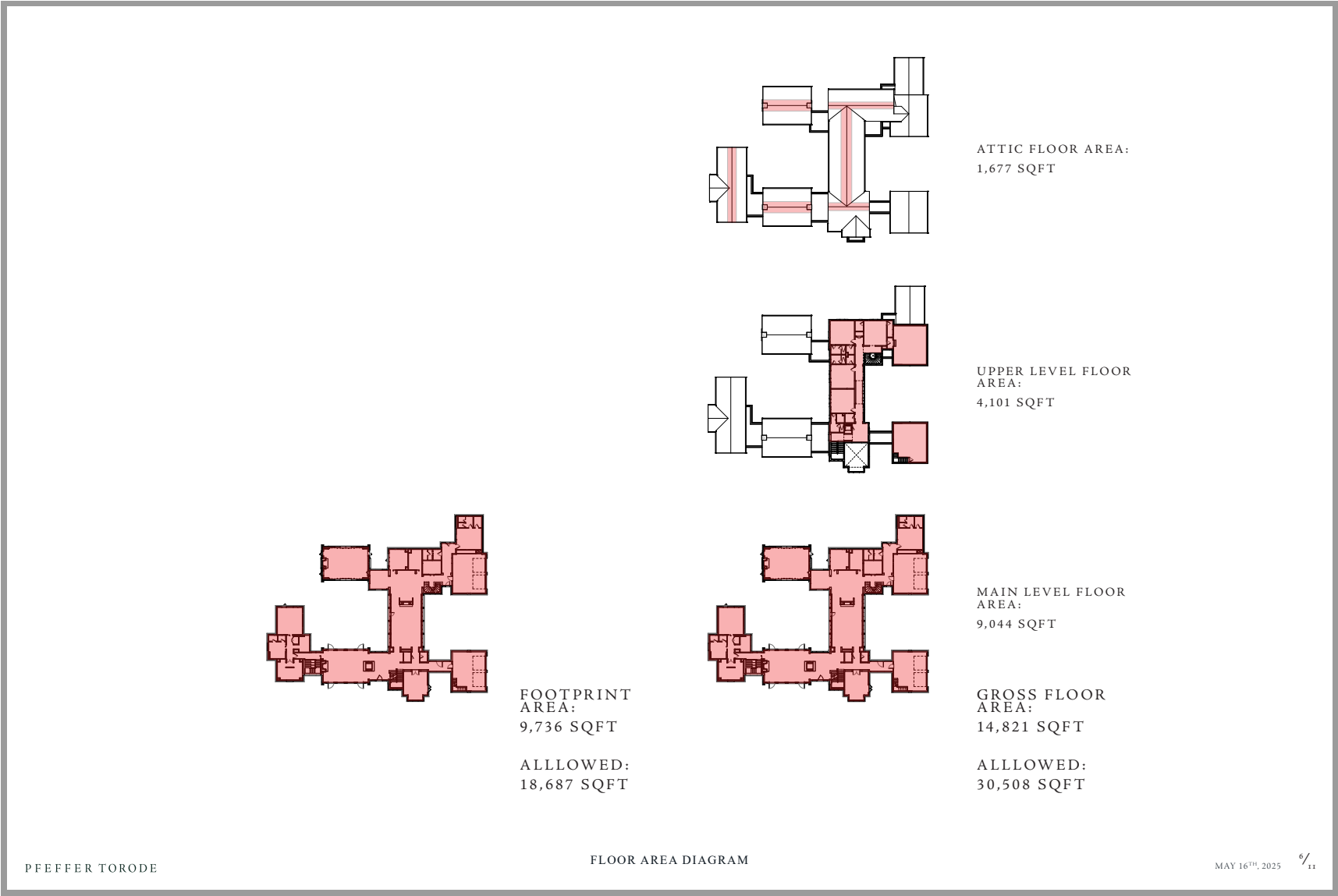
SITE SURVEY

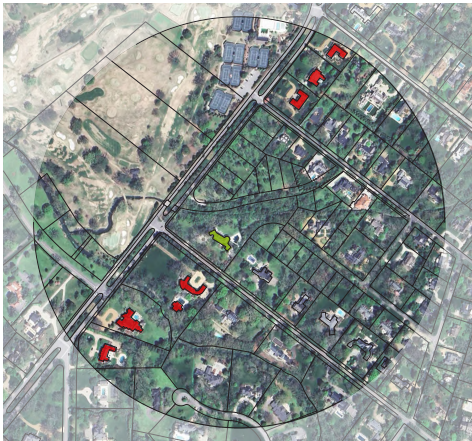
MAY 16TH, 2025 3/11





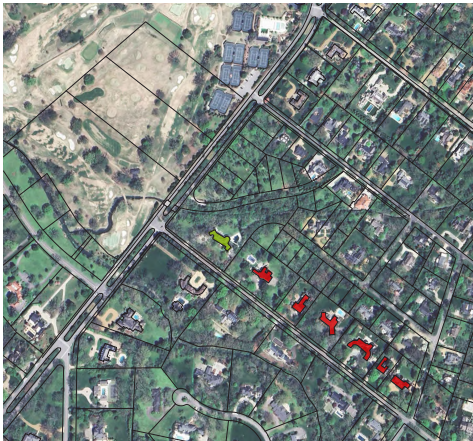






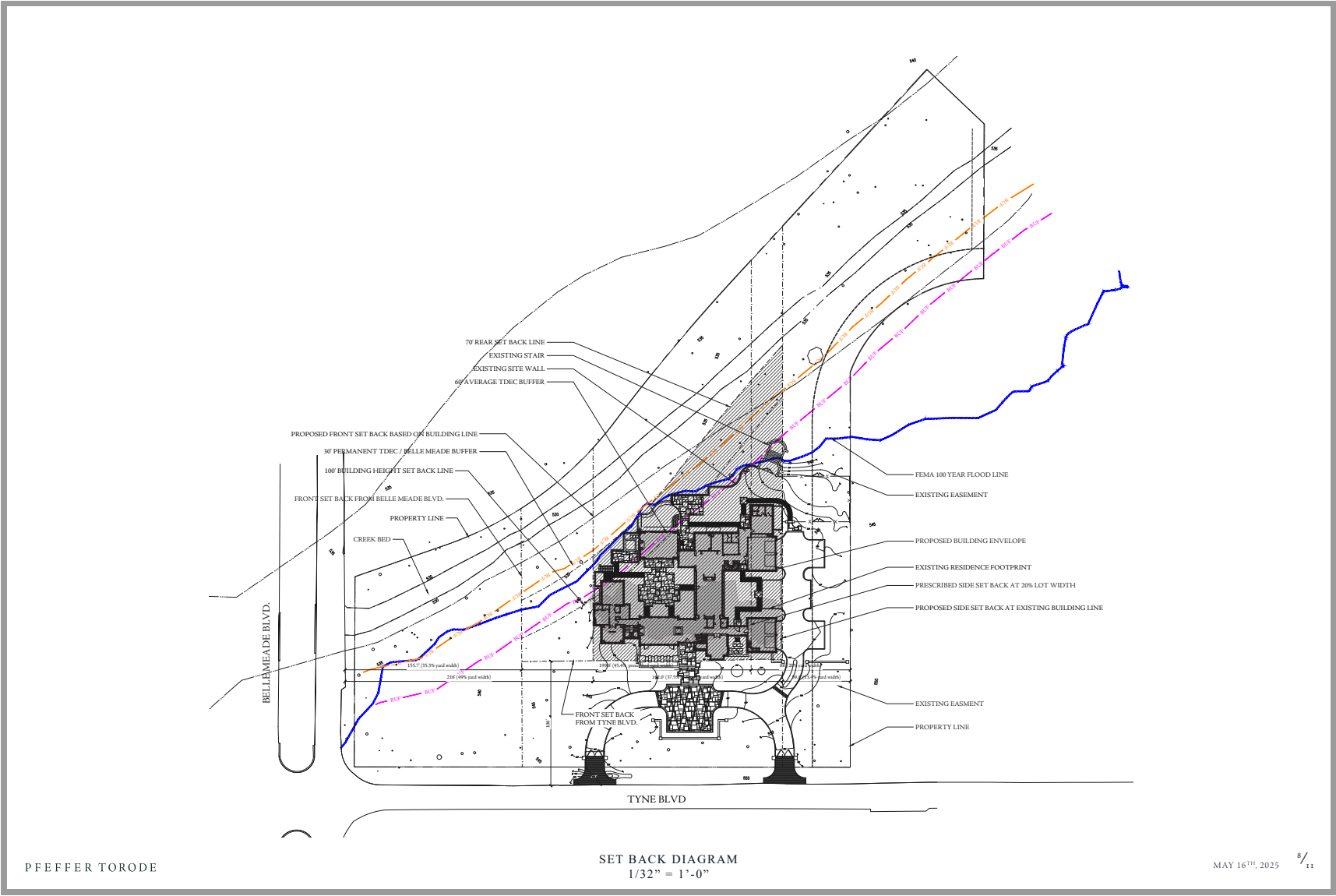
BELLE MEADE BLVD. SETBACK
n.t.s.

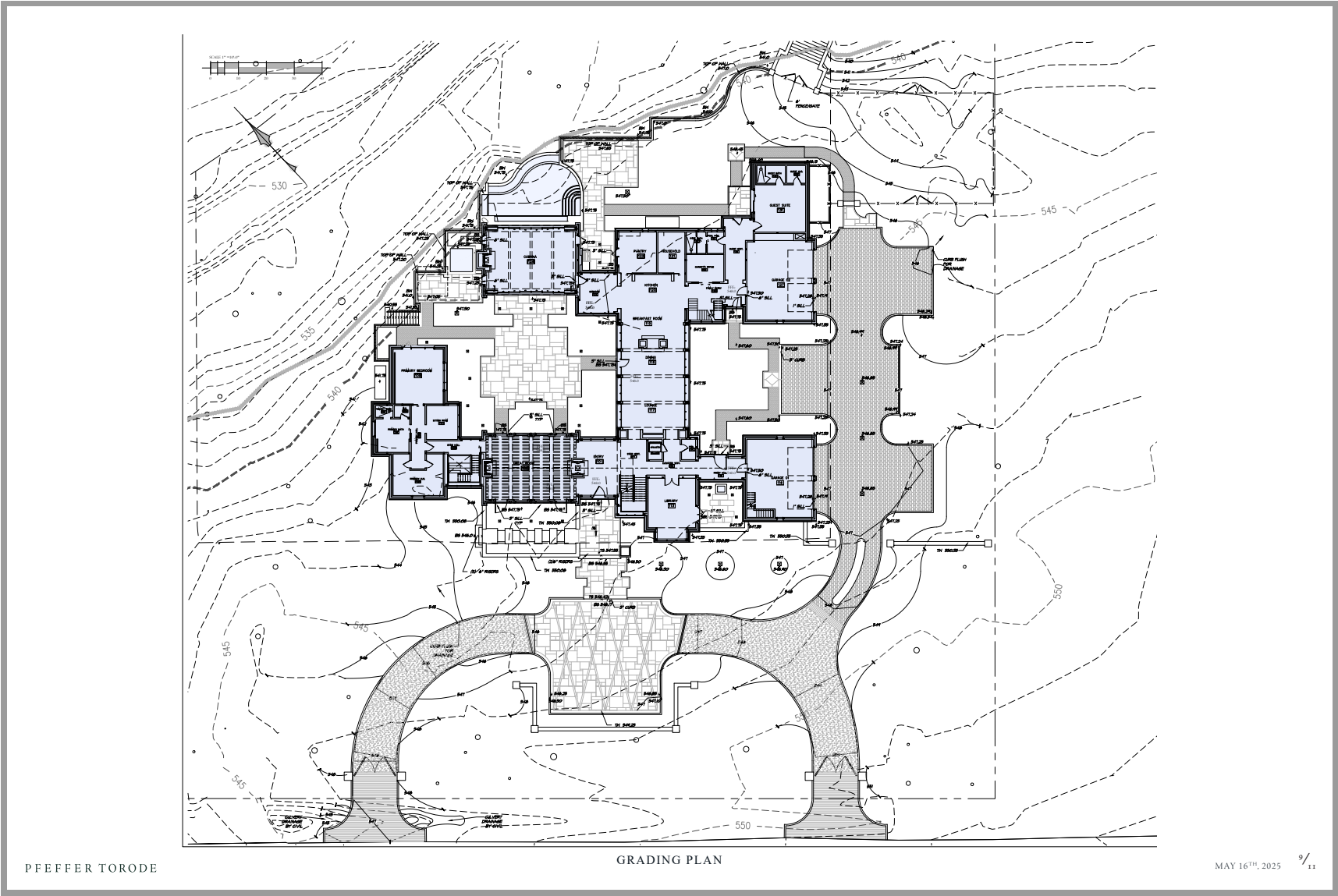
AVERAGE BUILDING LINE OF HOUSES WITHIN 1000'	
828 BELLE MEADE BLVD	130.6'
824 BELLE MEADE BLVD	126.1'
820 BELLE MEADE BLVD	128.2'
4431 TYNE BLVD	264.3'
922 BELLE MEADE BLVD	133.6'
930 BELLE MEADE BLVD	151.2'
AVERAGE	155.7'



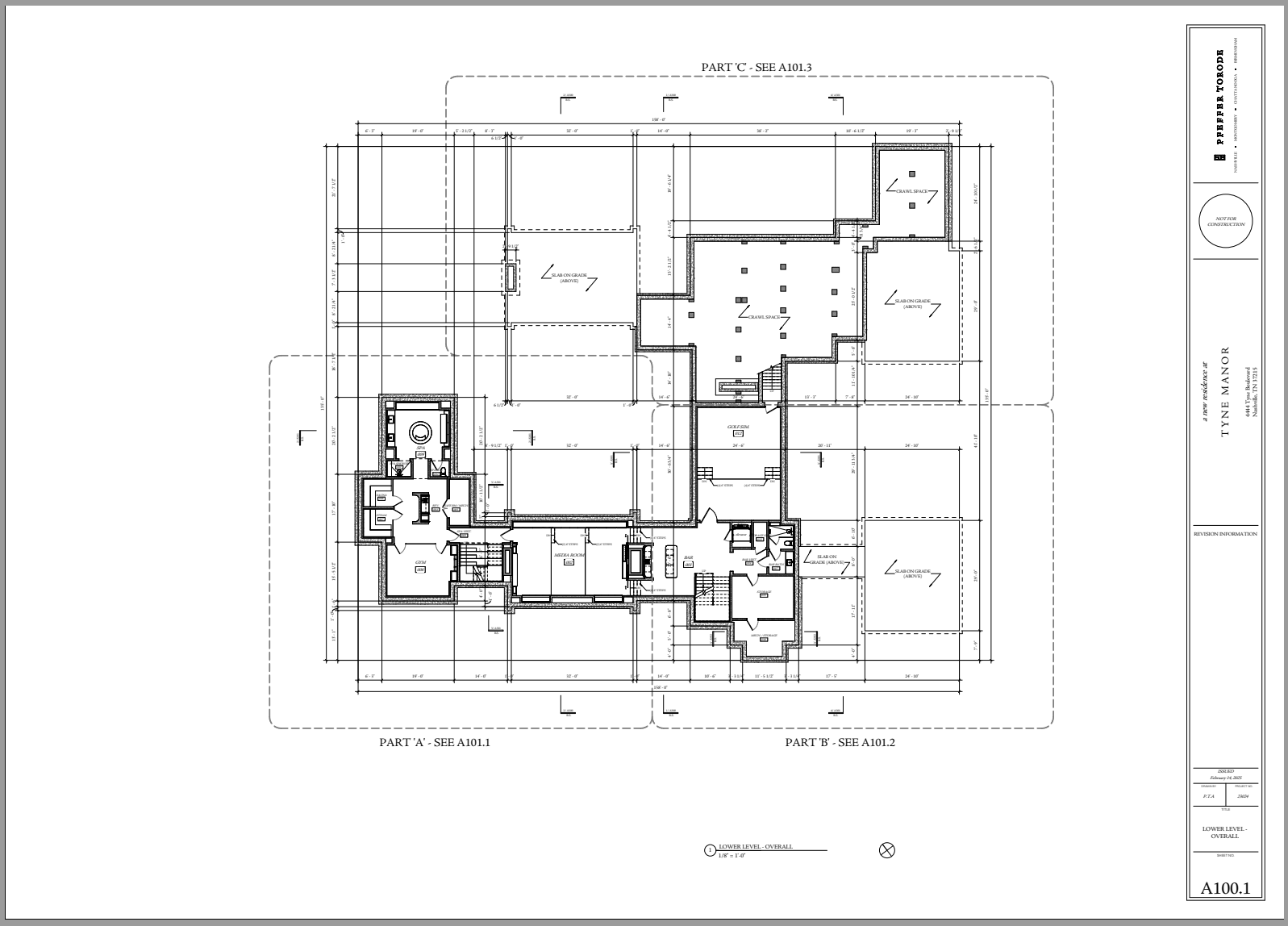
TYNE BLVD. SETBACK
n.t.s.

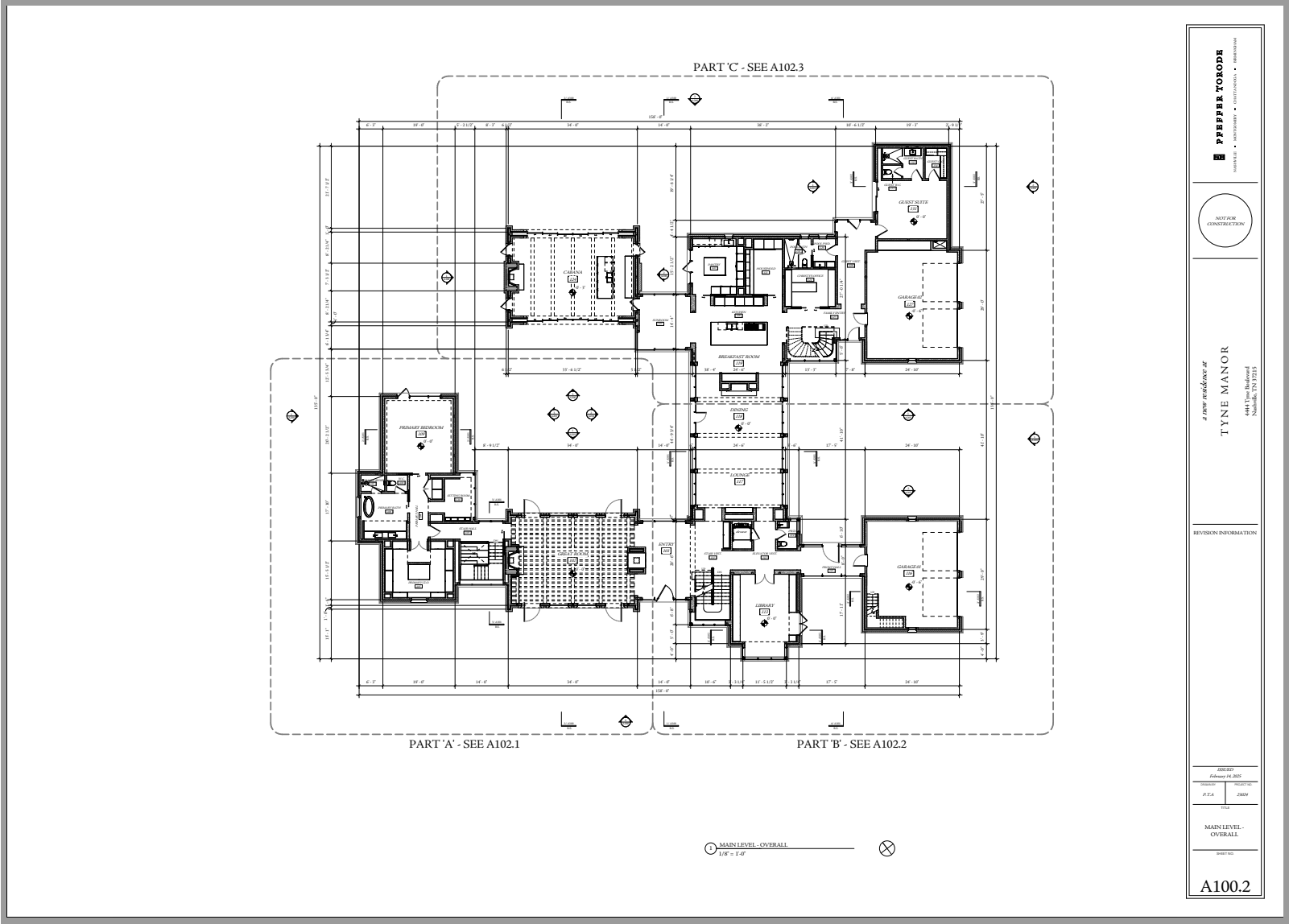
AVERAGE BUILDING LINE OF HOUSES ON THE BLOCK	
4440 TYNE BLVD	111.6'
4436 TYNE BLVD	93.8'
4434 TYNE BLVD	99.7'
4432 TYNE BLVD	115.7'
4430 TYNE BLVD	116.8'
4426 TYNE BLVD	110.2'
AVERAGE	108'

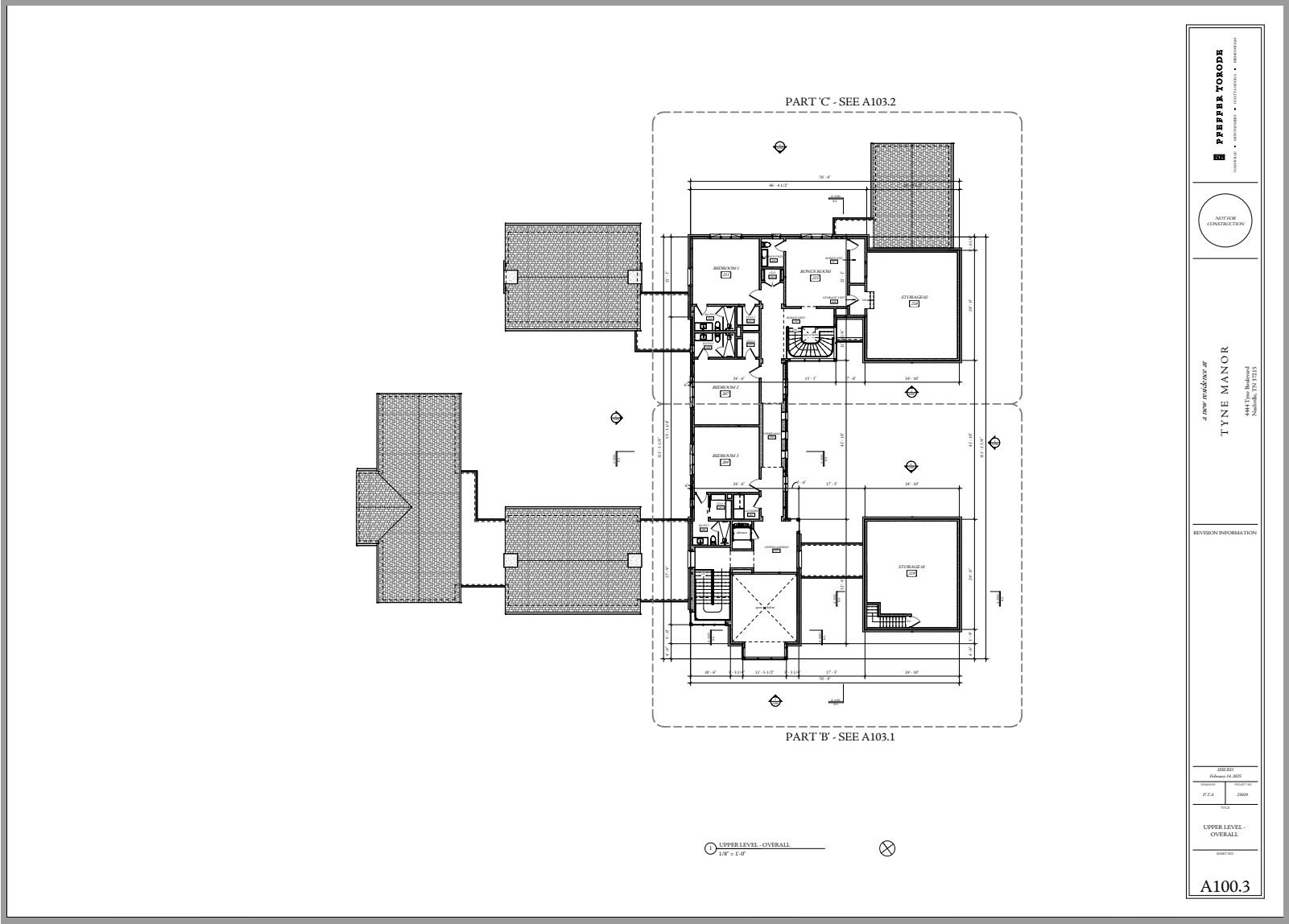


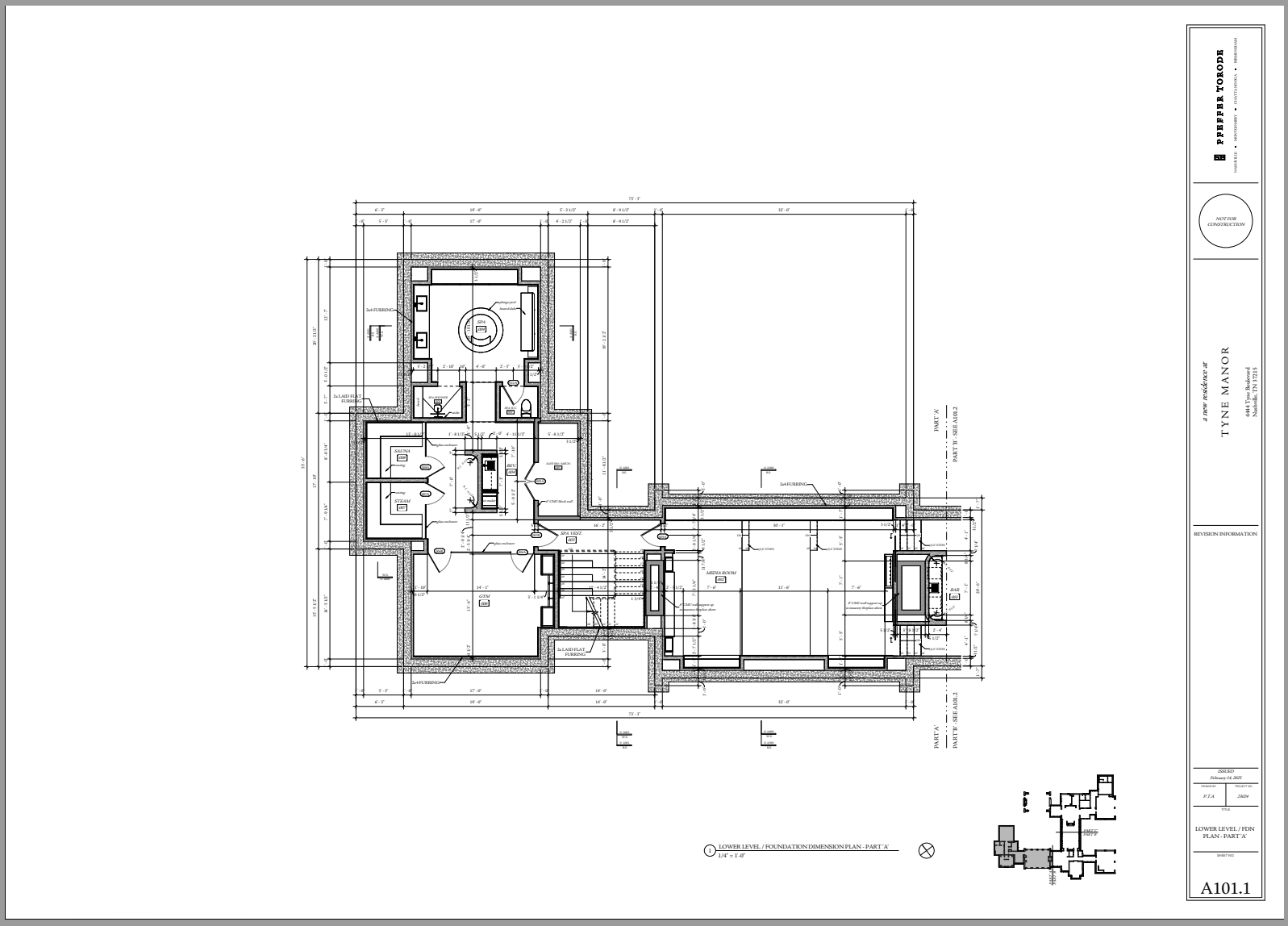


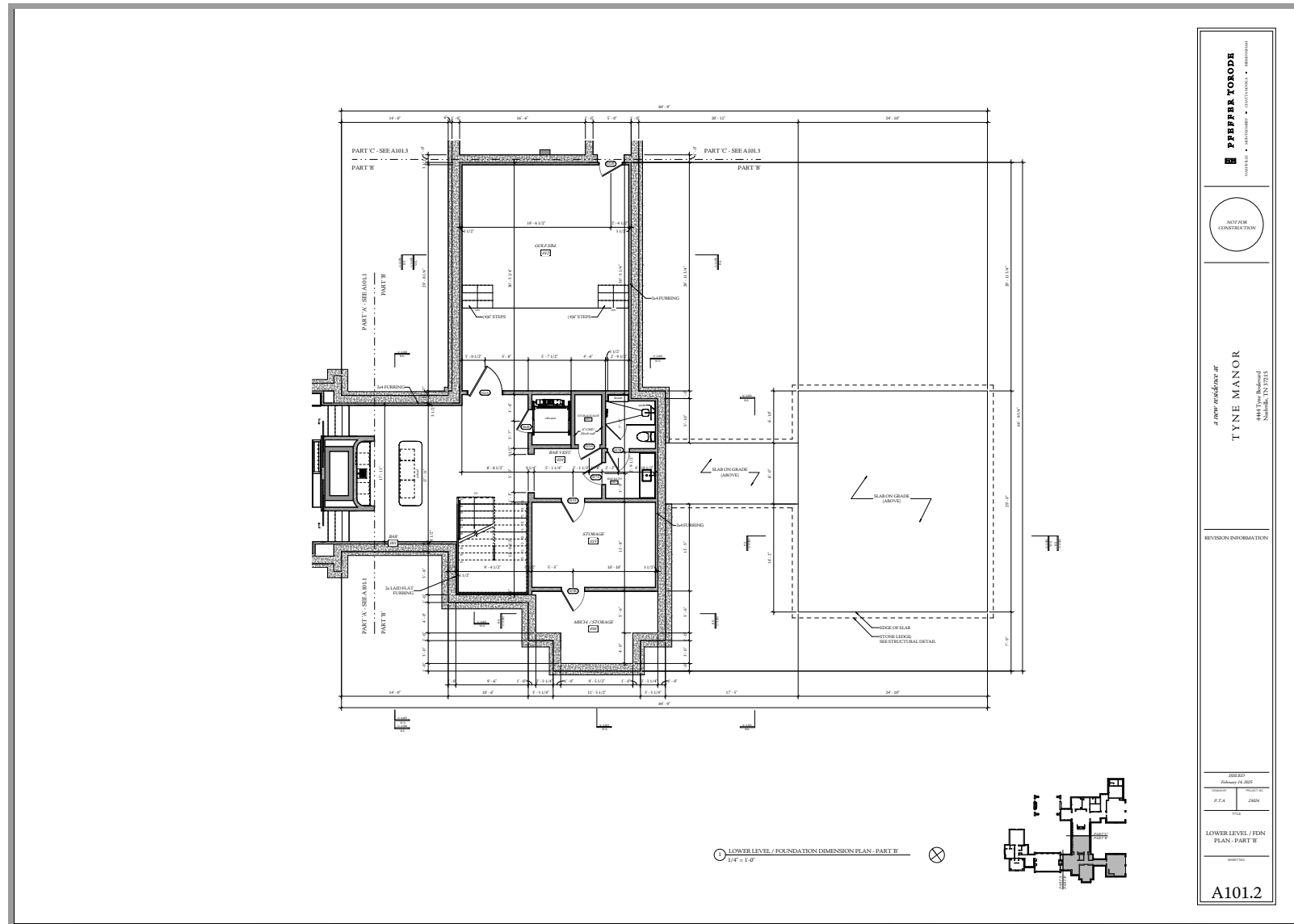




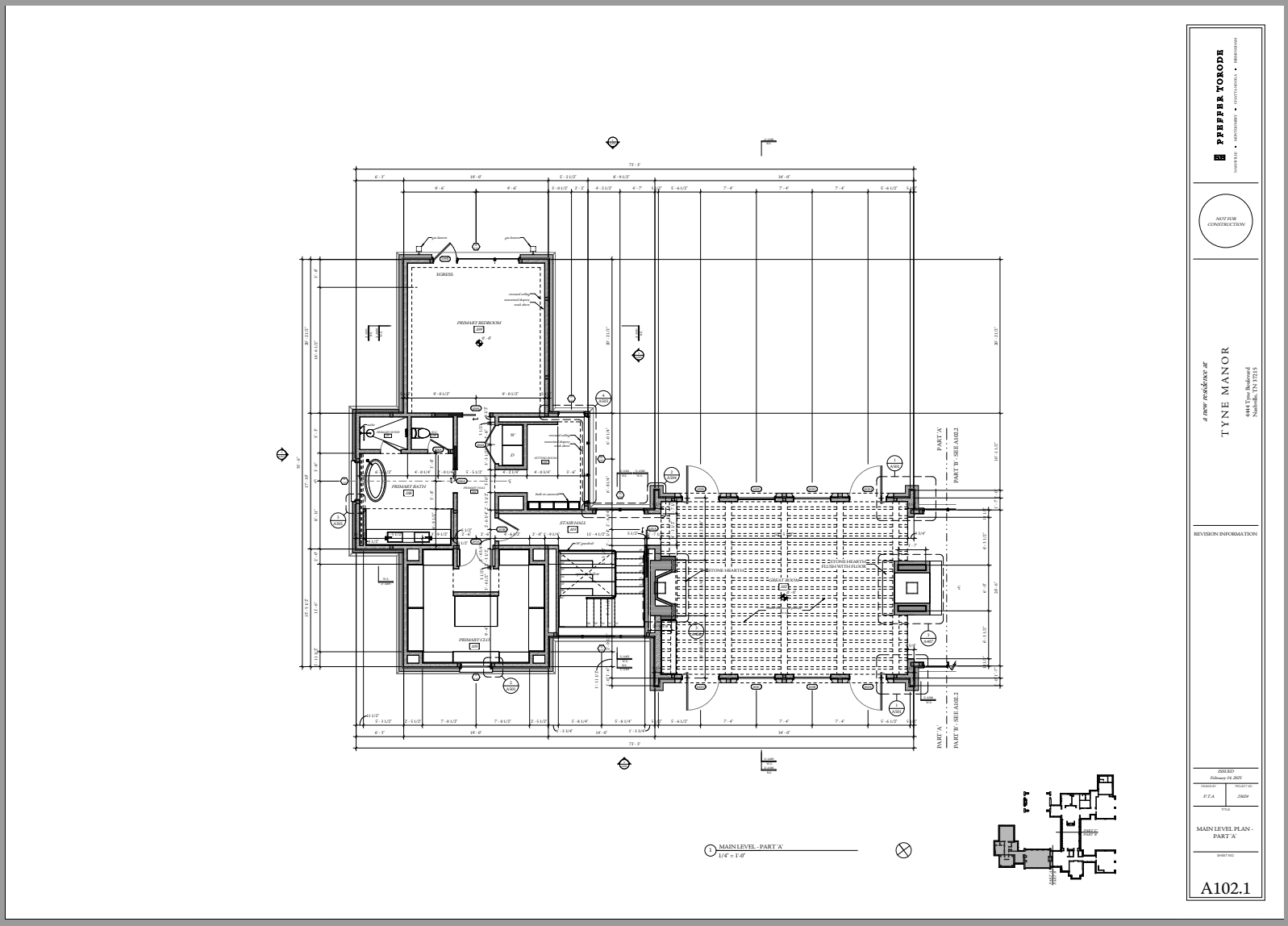


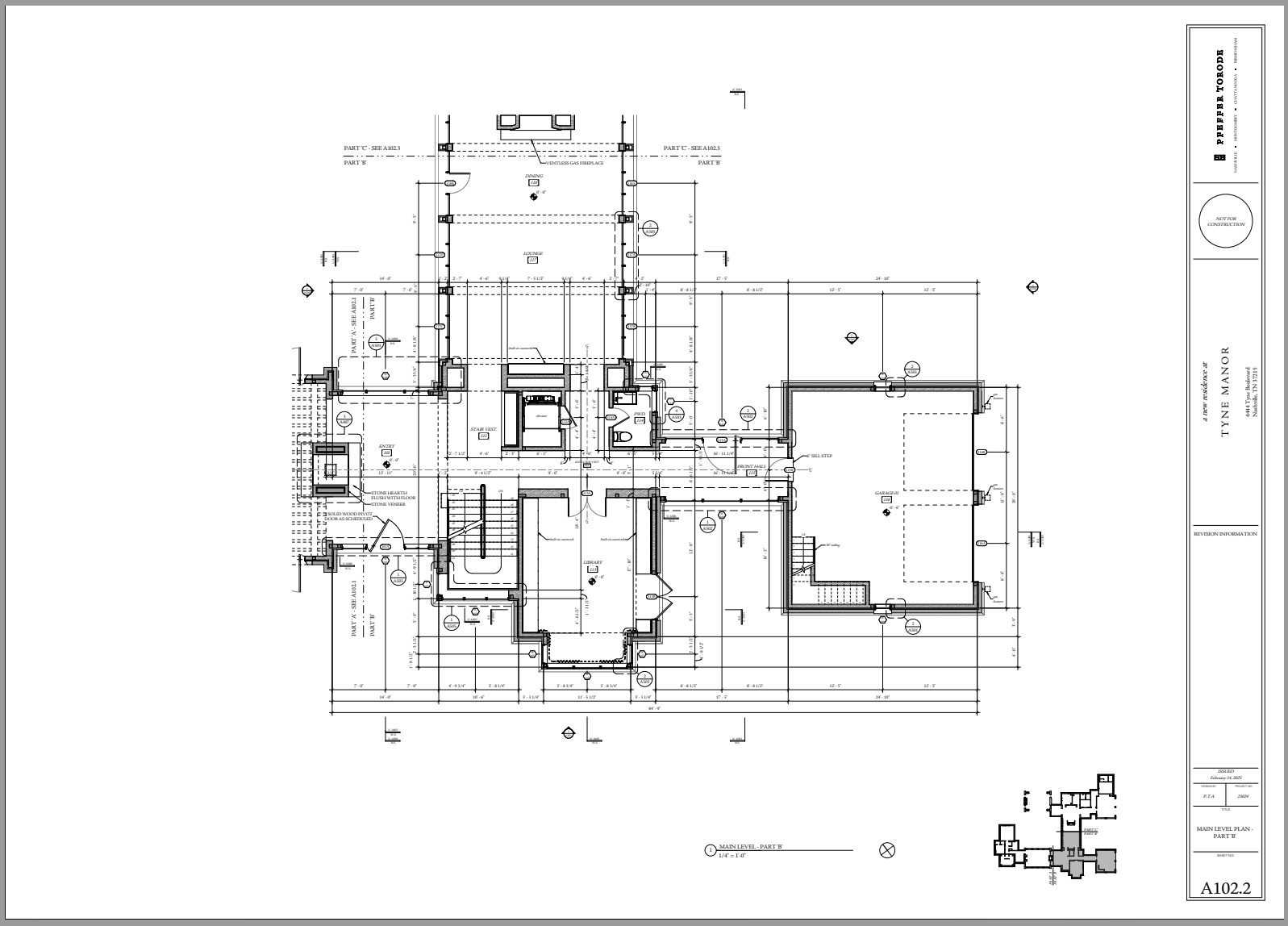


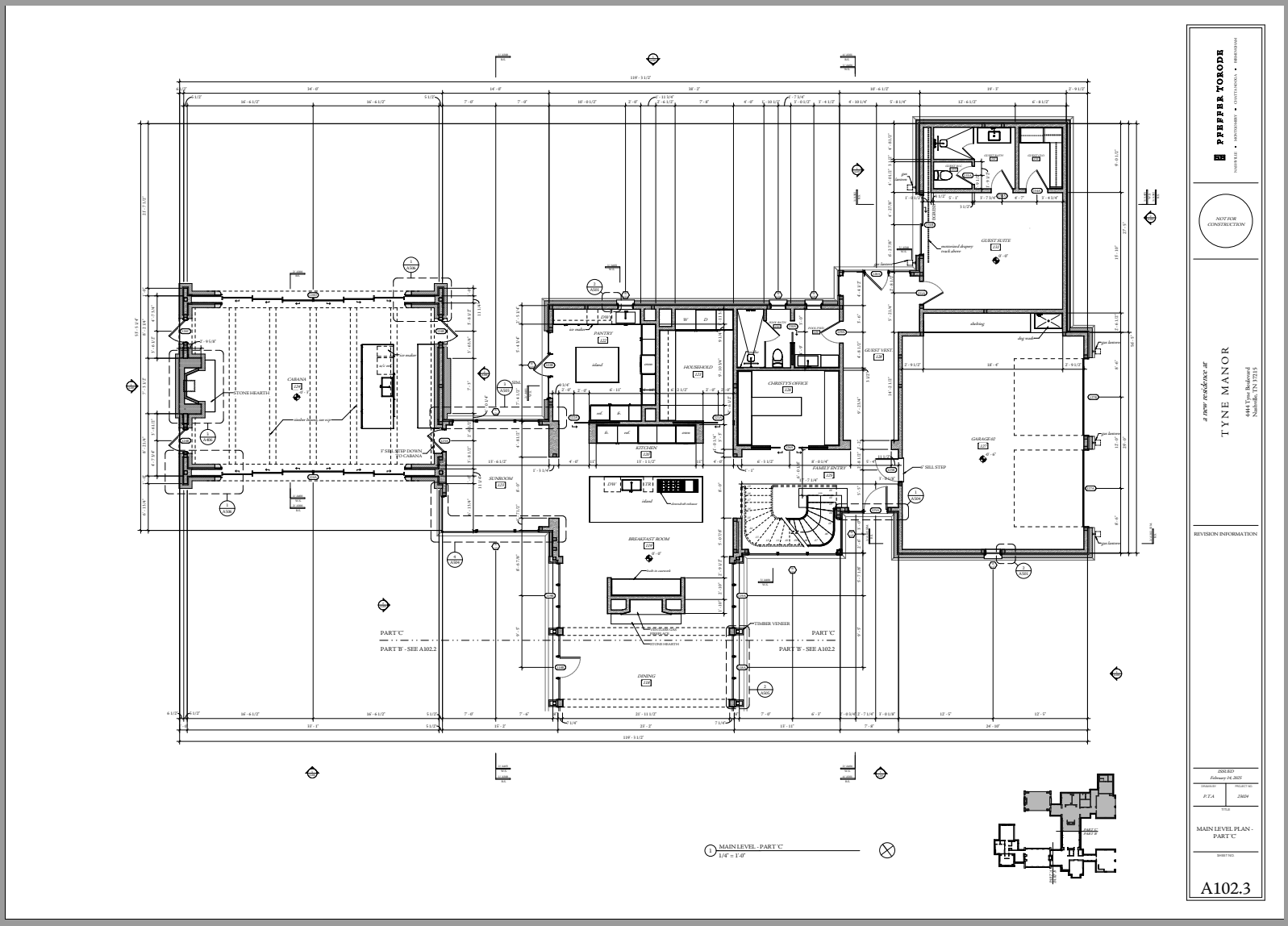


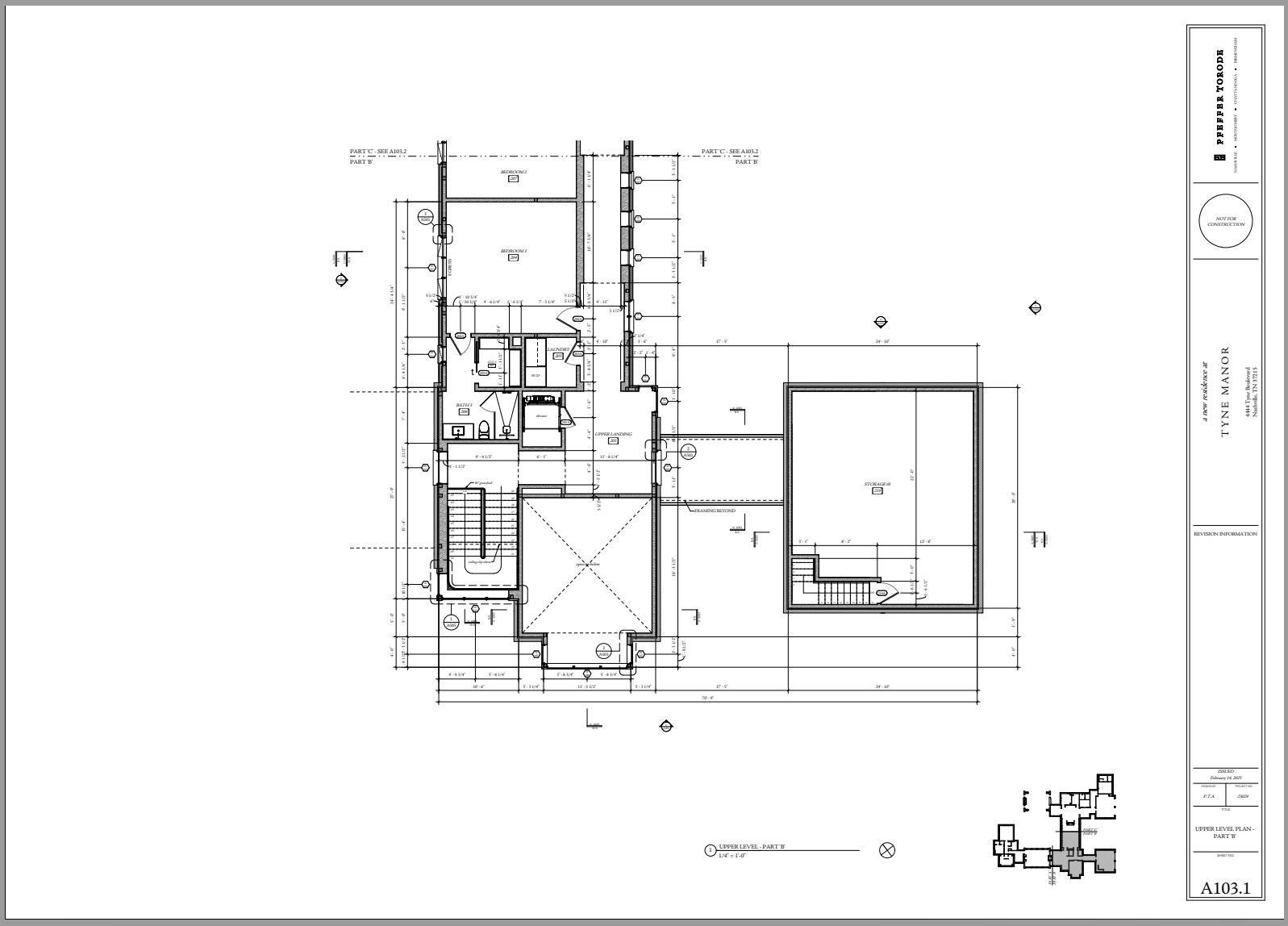


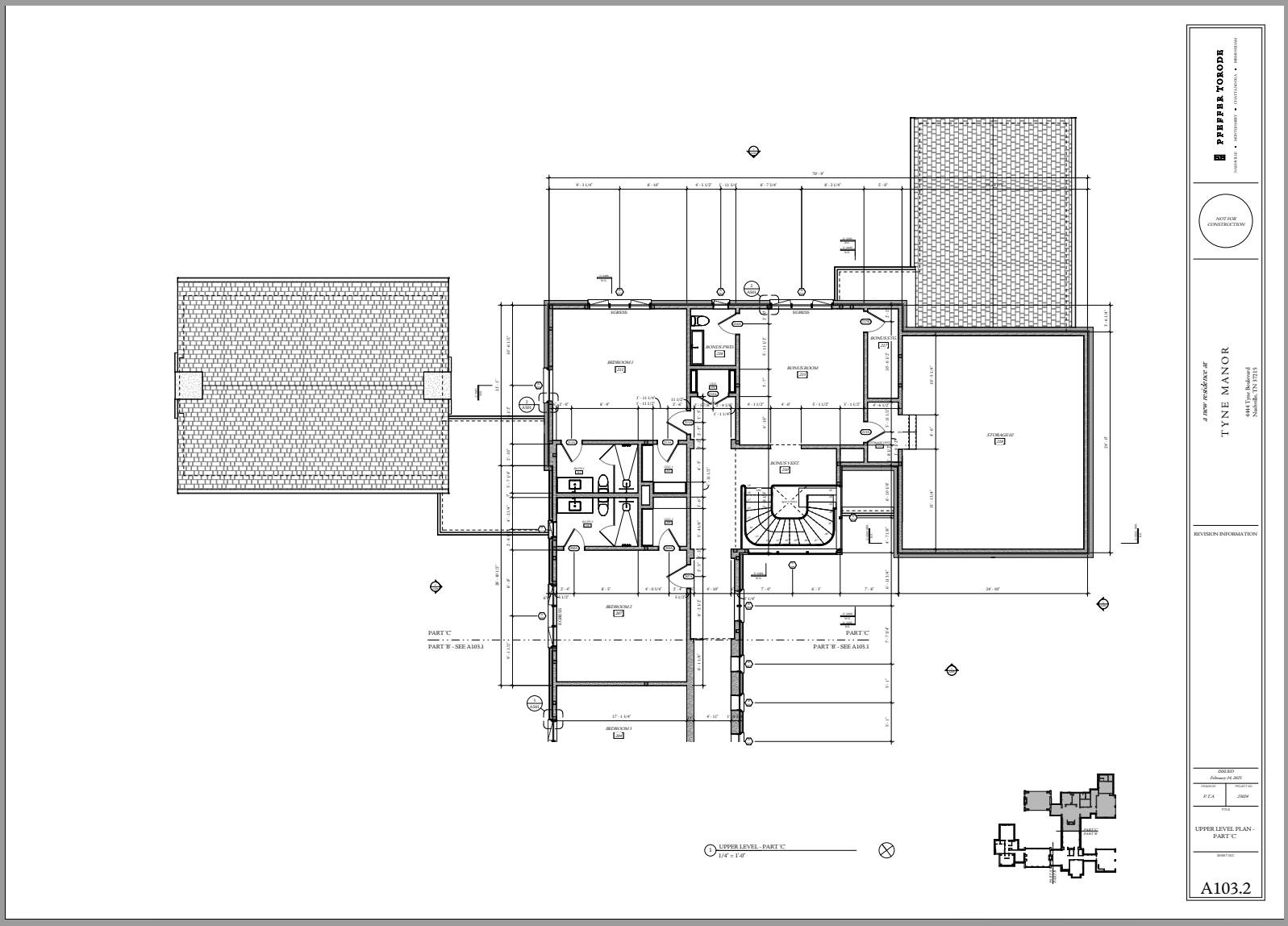






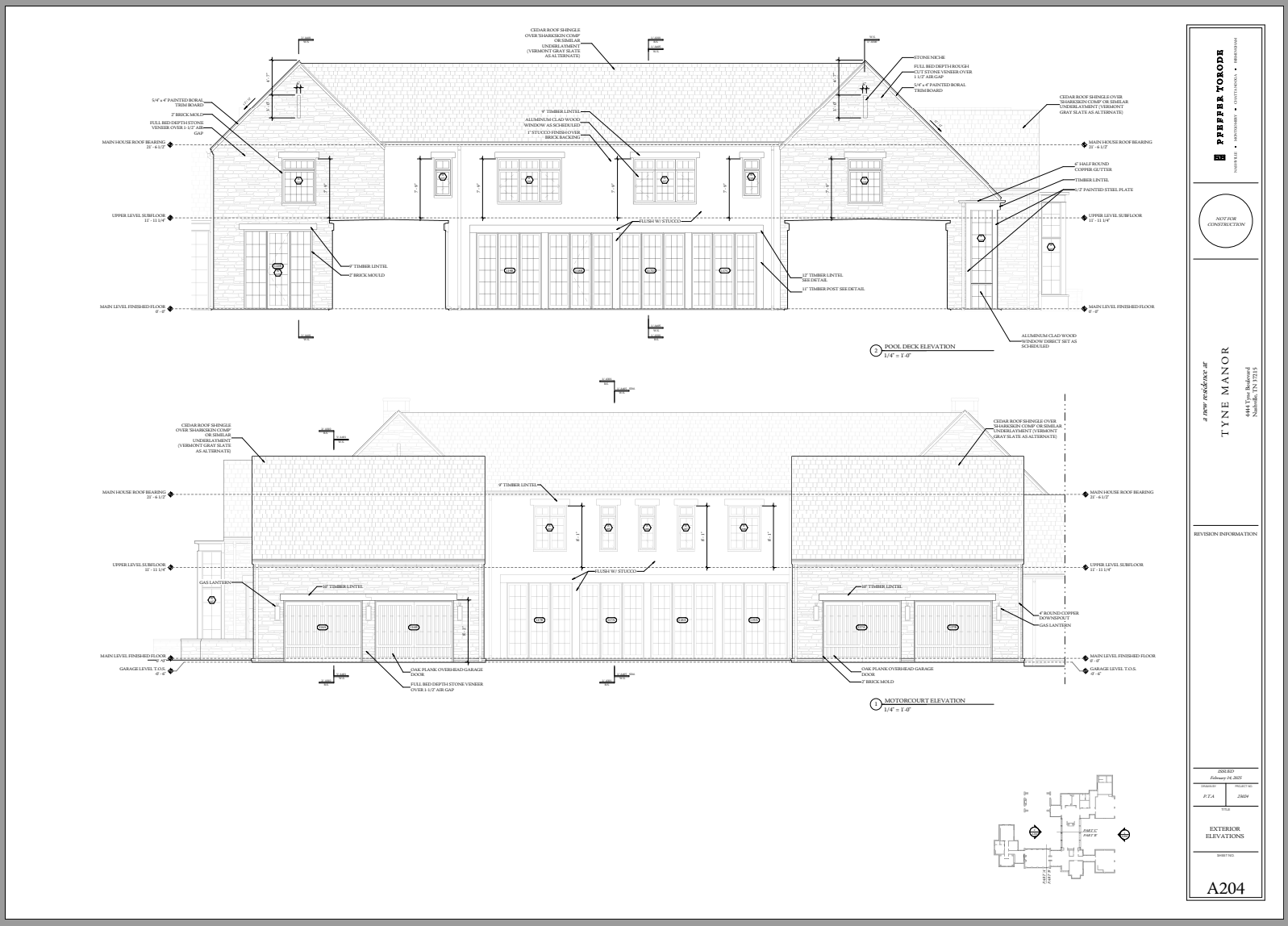


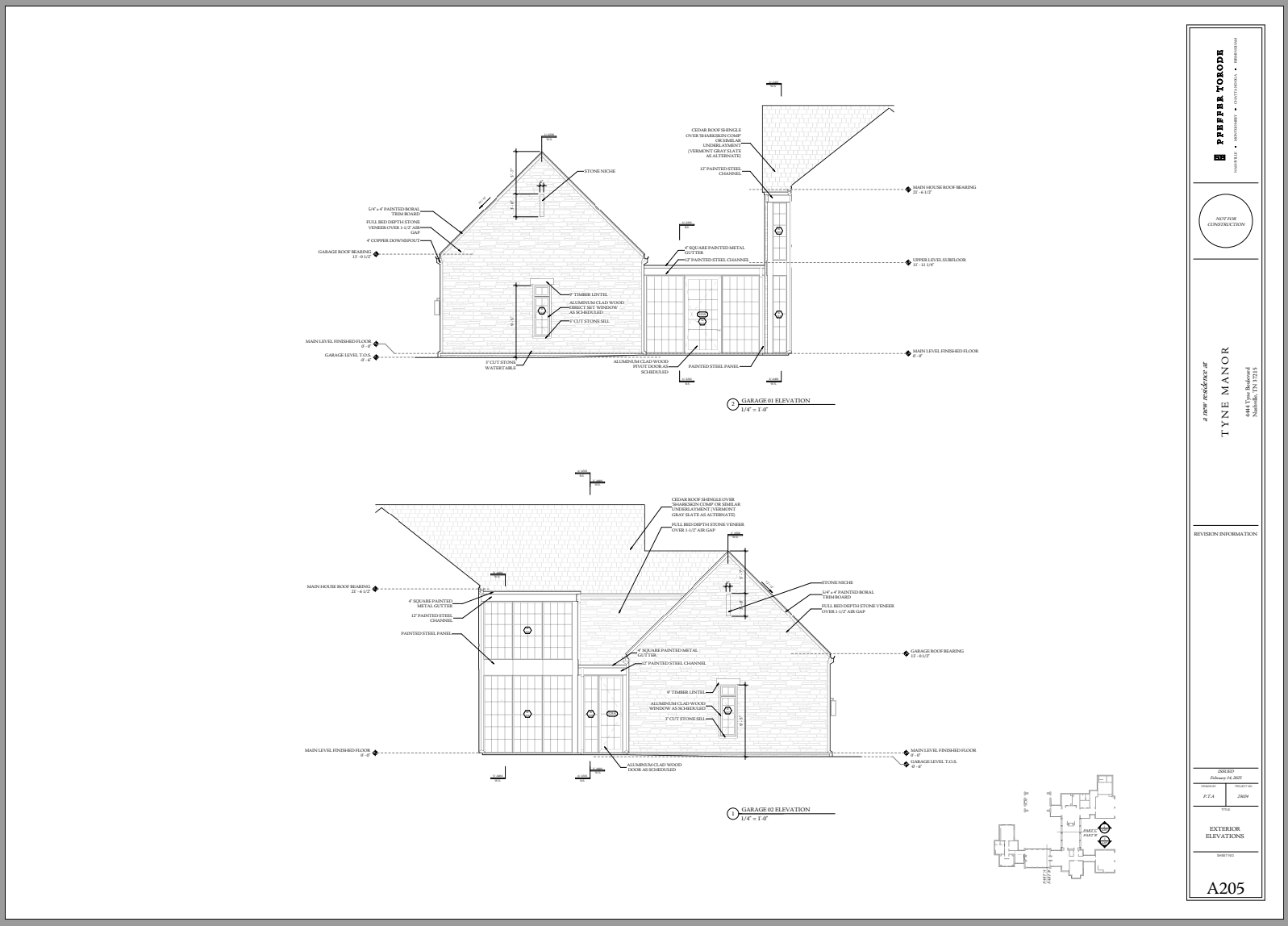












Staff Report

Agenda No.: III.C.
Case No.: A25-36
Staff: Mary Samaniego, Planning Director
Applicant: The Echols family
Request: Conditional uses for a swimming pool and cabana and two variances for maximum retaining wall height and side setback.
Location: 4444 Tyne Boulevard

Summary:

The applicant/property owner is requesting a Conditional Use approval for the construction of a swimming pool and cabana and two variances for maximum retaining wall height and side setback. The existing residence was approved for demolition by the Historic Zoning Commission in August 2023. The BZA approved a similar proposal at the June 2024 meeting. However, the home owners have proposed significant changes that necessitate a new conditional use and variance approvals.

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 3.57 acres (155,654 square feet - SF) and is irregularly shaped with frontage on both Tyne Boulevard and Belle Meade Boulevard.
2. The footprint proposed for the residence is approximately 9,736 square feet (18,678 square feet allowed) and the total proposed gross floor area is 14,821 square feet (20,000 square feet allowed).
3. Per Section 14-204(1)(m)(i) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 3,113 square feet. The proposed area of the water in the swimming pool is 676 square feet.
4. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 12,452 square feet. The proposed area of the hardscape including the pool is 6,390 square feet.
5. The proposed swimming is inside the established building envelope however the pool equipment is outside the side yard setback and is subject to the variance request (see attached Staff Analysis).

6. Per Section 14-204(1)(g) of the Zoning Ordinance, multiple retaining walls which alter the average existing grade in excess of three feet (3') will be treated as a single wall and may only be constructed with the approval of the Board of Zoning Appeals. The proposed retaining walls that are a combination of reconstructed and new walls are 6' in height.
7. A significant portion of the front and side of the property is in the regulatory FEMA floodplain for Richland Creek fork. The lot has 20' elevation changes from the bed of the creek that traverses the site at 530' above mean sea level (amsl) rising to the south at 550' amsl.
8. The applicant is proposing a combination of existing and proposed 6' retaining walls, walls, and fences that will begin from a rear edge of the residence but not the furthest rear edge due the FEMA floodplain (see staff analysis). Therefore, a variance is required.
9. The required front yard setbacks from Belle Meade Boulevard is 155' and from Tyne Boulevard is 108' due the required block averaging.
10. The required side yard setback along the east property line is 88' due to the long lot width along Tyne Boulevard (445'). A portion of the proposed residence and pool equipment is within this 88' side yard setback at 59' to the closest point of the structures to the side property line. Therefore, a variance is required.
11. There is a significant number of mature trees throughout the property (see applicant submit site plan).

Findings of Fact and Staff Recommendation:

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

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The proposed planting plan as well as existing property line trees should adequately screen the swimming pool and sports court 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 676 square feet, within the required setback except for pool equipment variance request, and is within the allowable hardscape maximums per the Zoning Ordinance.*

3. Cabanas must be within the building envelope and included in hardscape calculations. *The proposed cabana is within the required setbacks and 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.

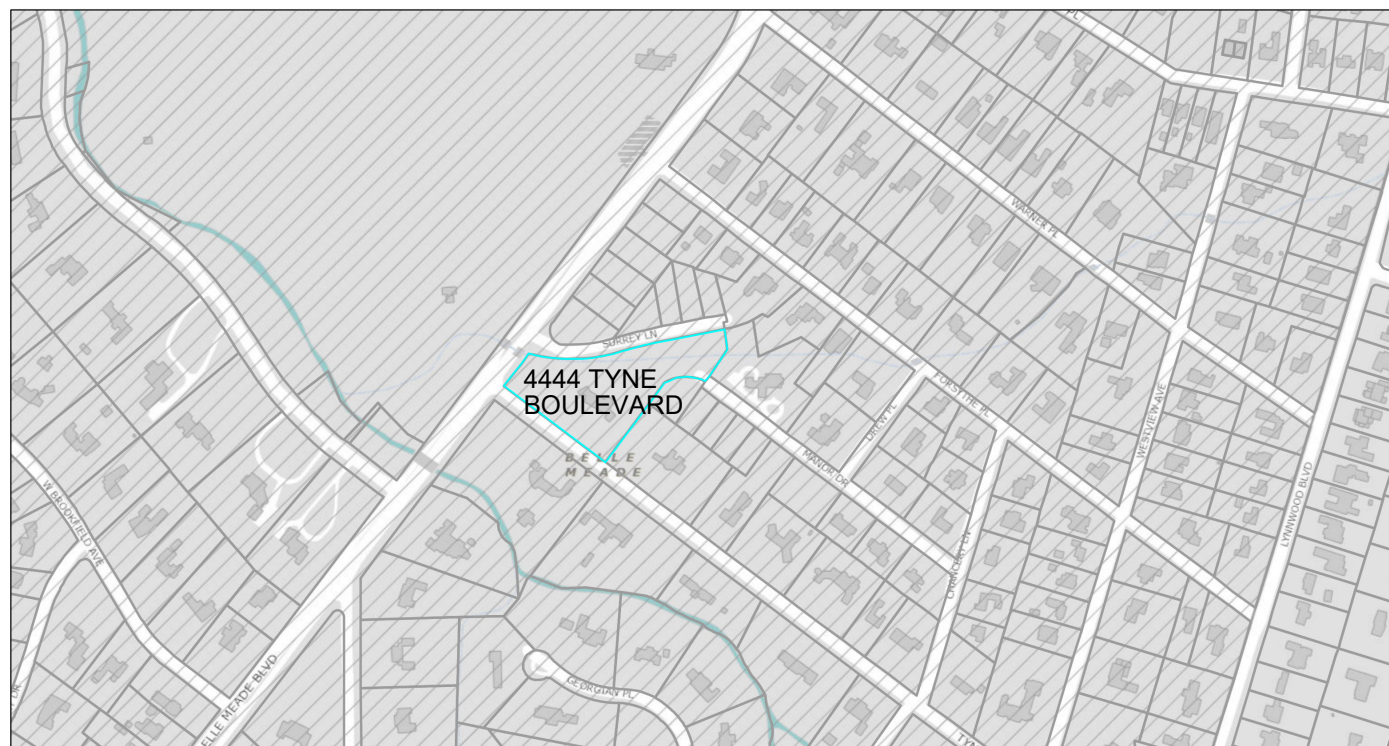
The two variance requests are a direct result on the irregular shape of this corner lot and the presence of regulated FEMA floodplain. The approved variances will ensure that the regulated floodplain is protected from structures and development obstructions in compliance with federal, state, and local laws. This compliance with significant stormwater and environmental regulations is beneficial to the public good. It is staff's professional opinion that the requirement for retaining wall height is to limit mass grading and elevation changes within a given site. The function of the 6' retaining walls is for retention purposes of a stream bank and not mass site grading per the providing grading plan. The variance for side yard setback is in direct response the excess lot width of the site as well as the required front yard setback for Belle Meade Boulevard.

Staff recommends approval of the two Conditional Uses and the two Variance requests based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis

Nashville / Davidson County Parcel Viewer 4444 TYNE BOULEVARD



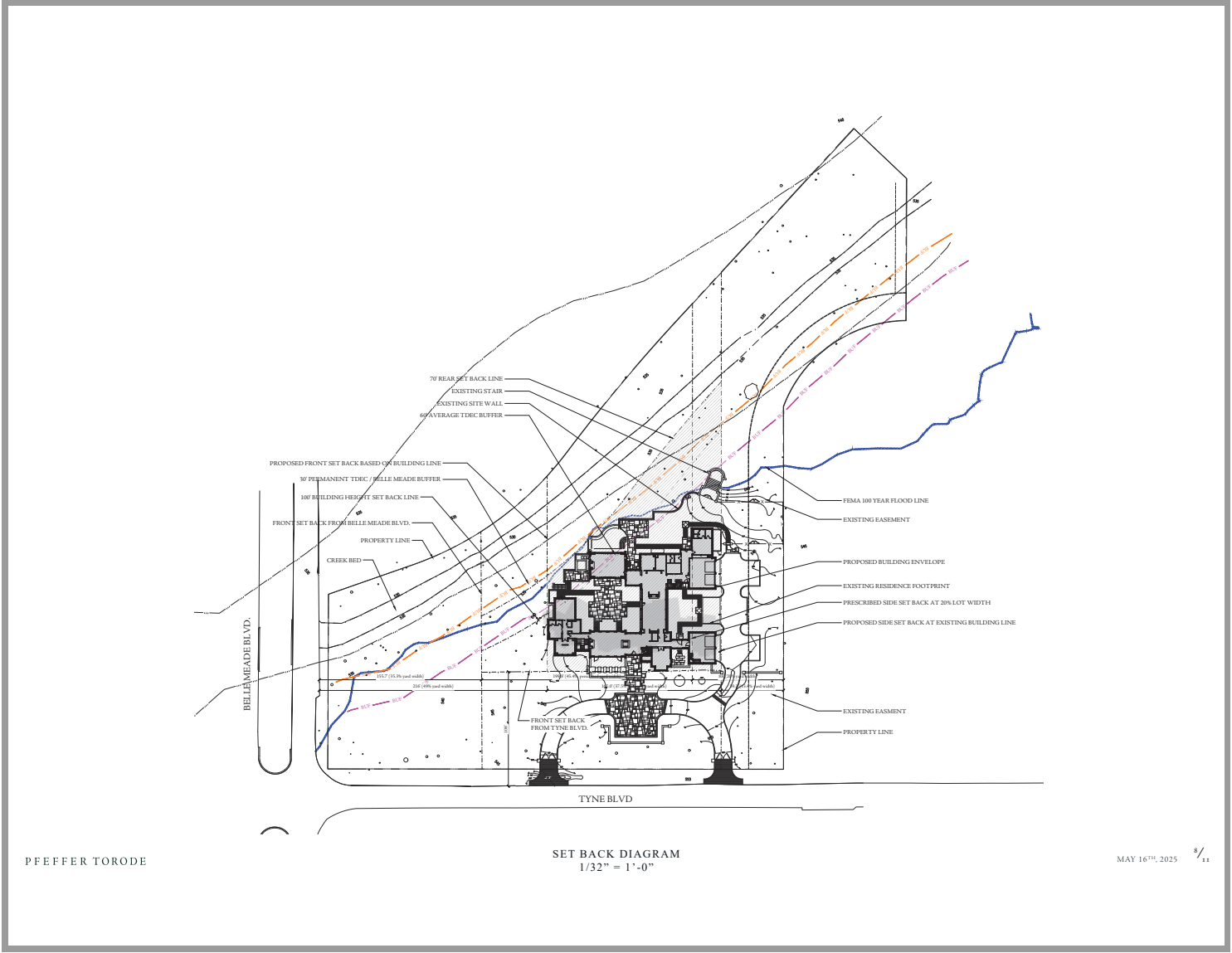
May 21, 2024

graphicsLayer2

1:4,514

Nashville Maps

Made by: Metro GIS



Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Conditional use for pool/spa, pool house, and sport court all within setbacks and under allowable square footages.

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	16,307	3,472	10,349	0.0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	26,635.37	5,223	11,547	0.0
FRONT YARD AREA	38,319.77			
TOTAL DRIVEWAY AREA	16,307	9,514	11,266	0.0
DRIVEWAY IN FRONT YARD AREA	8,430	4,921	6,911	0.0
HARDSCAPE AREA	2,718	1,366	7,980	0.0
POOL AREA	2,718	0.0	664	0.0
F.A.R. =	11,547			
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .196 =	26,635.37			

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 - everything is compliant

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 - everything is compliant

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?

It would not be detrimental to the public good as everything is compliant with the zoning ordinance.

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

Everything is in keeping with the neighborhood and we are sensitive to adjoining properties. Everything we are proposing is compliant with the zoning ordinance.

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

2025-05-16

Typed Signature of Applicant or Owner

Date

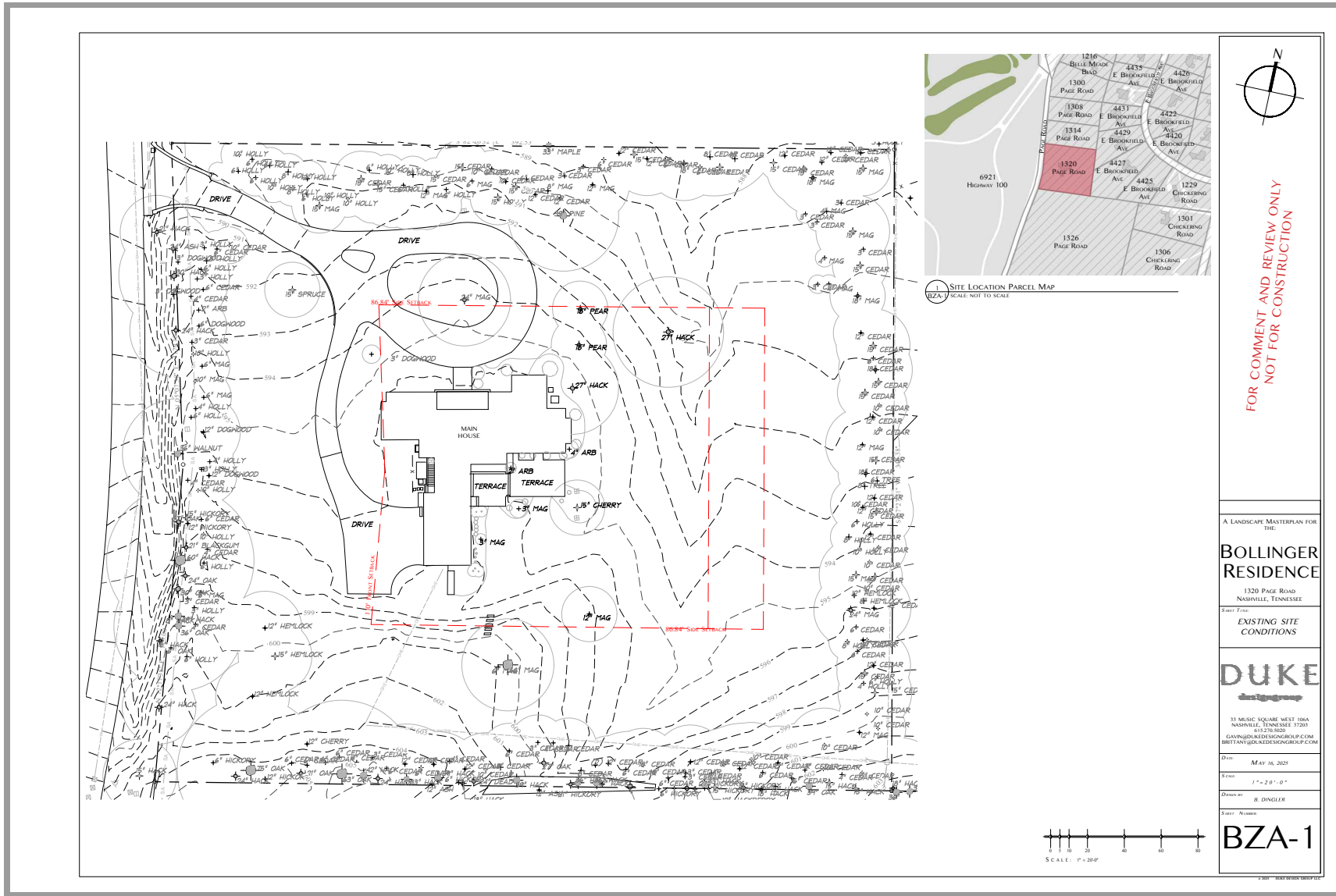
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

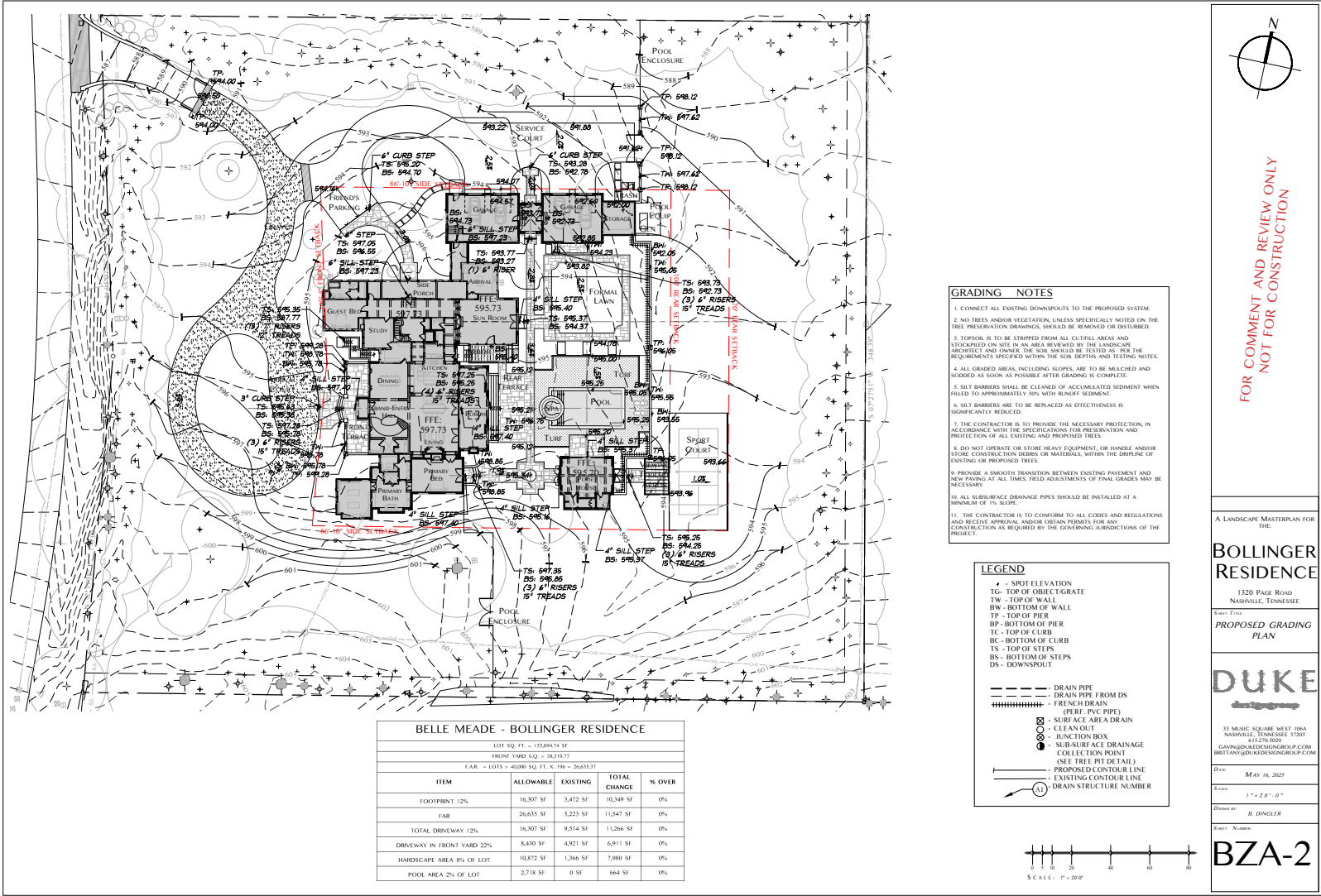
Project Calculations:

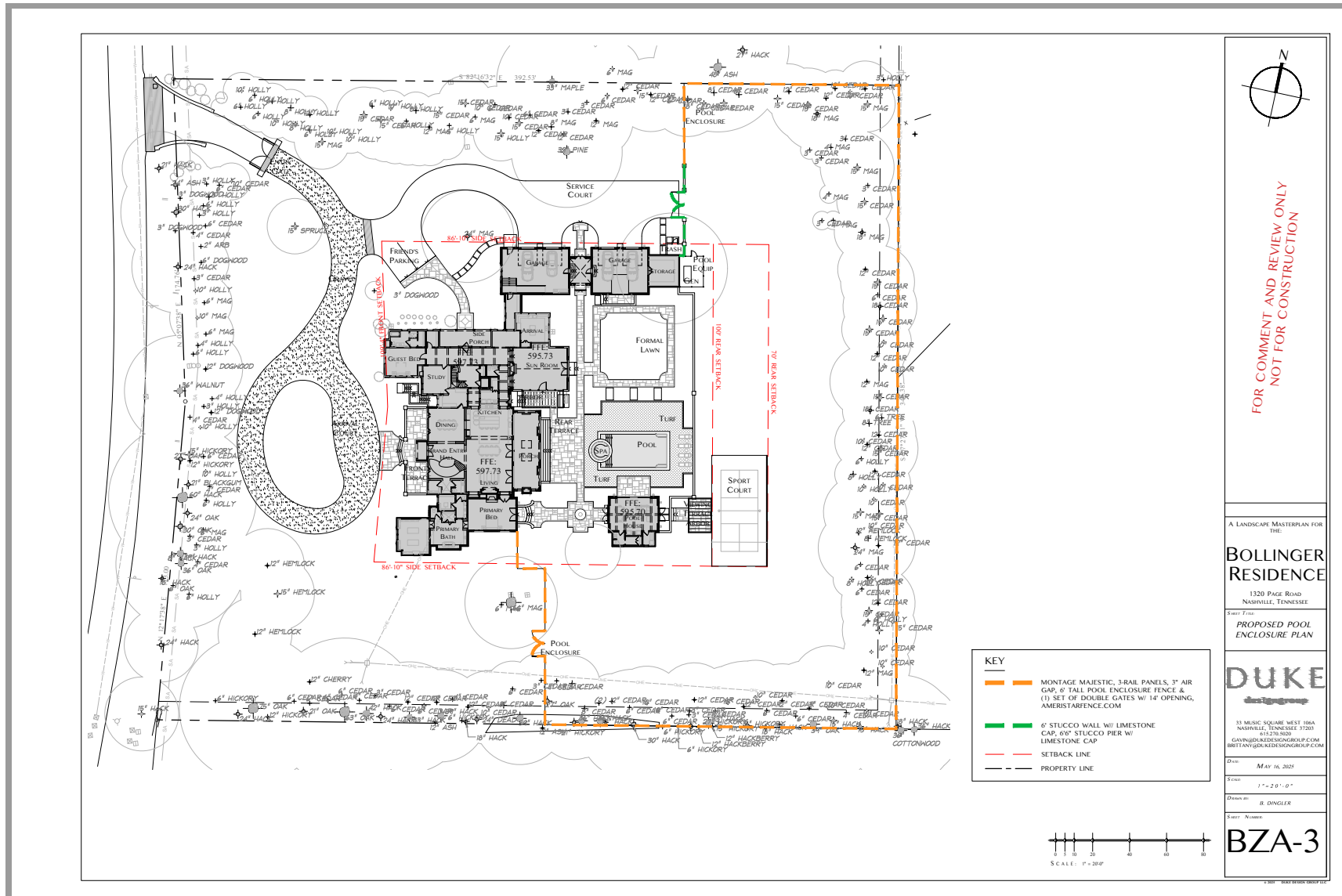
F.A.R.= LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	16,307	3,472	10,349	0.0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	26,635.37	5,223	11,547	0.0
FRONT YARD AREA	38,319.77			
TOTAL DRIVEWAY AREA	16,307	9,514	11,266	0.0
DRIVEWAY IN FRONT YARD AREA	8,430	4,921	6,911	0.0
HARDSCAPE AREA	10,872	1,366	7,980	0.0
POOL AREA	2,718	0.0	664	0.0
F.A.R. =	11,547			
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .196 =	26,635.37			

|









Staff Report

Agenda No.: III.D.
Case No.: A25-32
Staff: Mary Samaniego, Planning Director
Applicant: The Bollinger family
Request: Conditional Uses for sports court, swimming pool, and pool house.
Location: 1320 Page Road

Summary:

The applicant/property owner is requesting a conditional use for a swimming pool, pool house, and sports court. The current residence was approved for a significant addition by the Historic Zoning Commission in March 2025. The existing dwelling was constructed in 1950 by Albert & Mary Jane Werthan.

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 3.12 acres (135,895 square feet) and is on Page Road.
2. 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 2,718 square feet. The proposed area of water in the swimming pool is 644 square feet.
3. 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 10,872 square feet. The proposed area of the hardscape, including the pool, is 7,980 square feet.
4. 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).
5. The proposed sports court is 30' x 60' and is within the building envelope.
6. The pool house is approximately 645 square feet and is within the building envelope.
7. The proposed site plan indicates compliance with all other applicable zoning requirements.

Findings of Fact and Staff Recommendation:

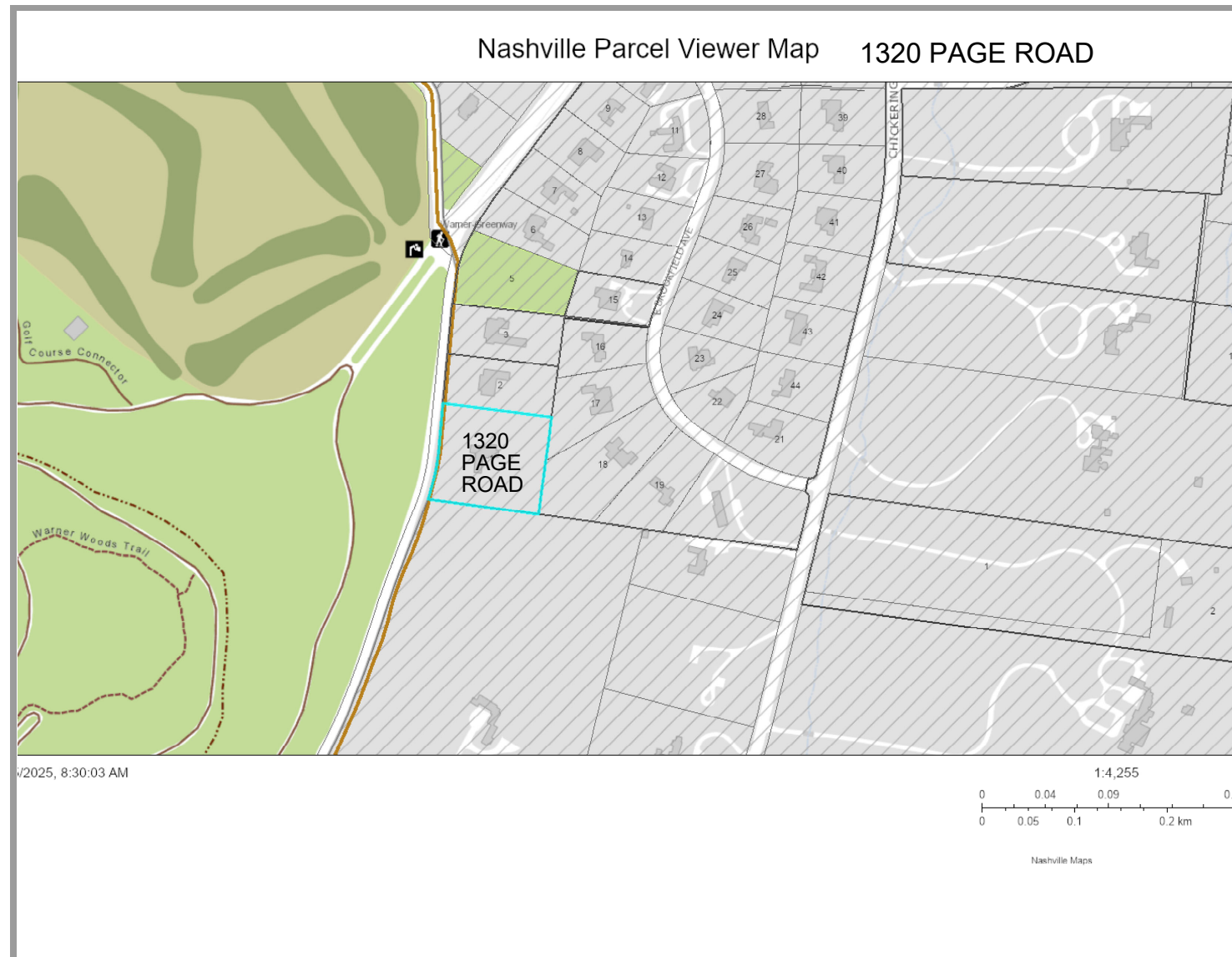
The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per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

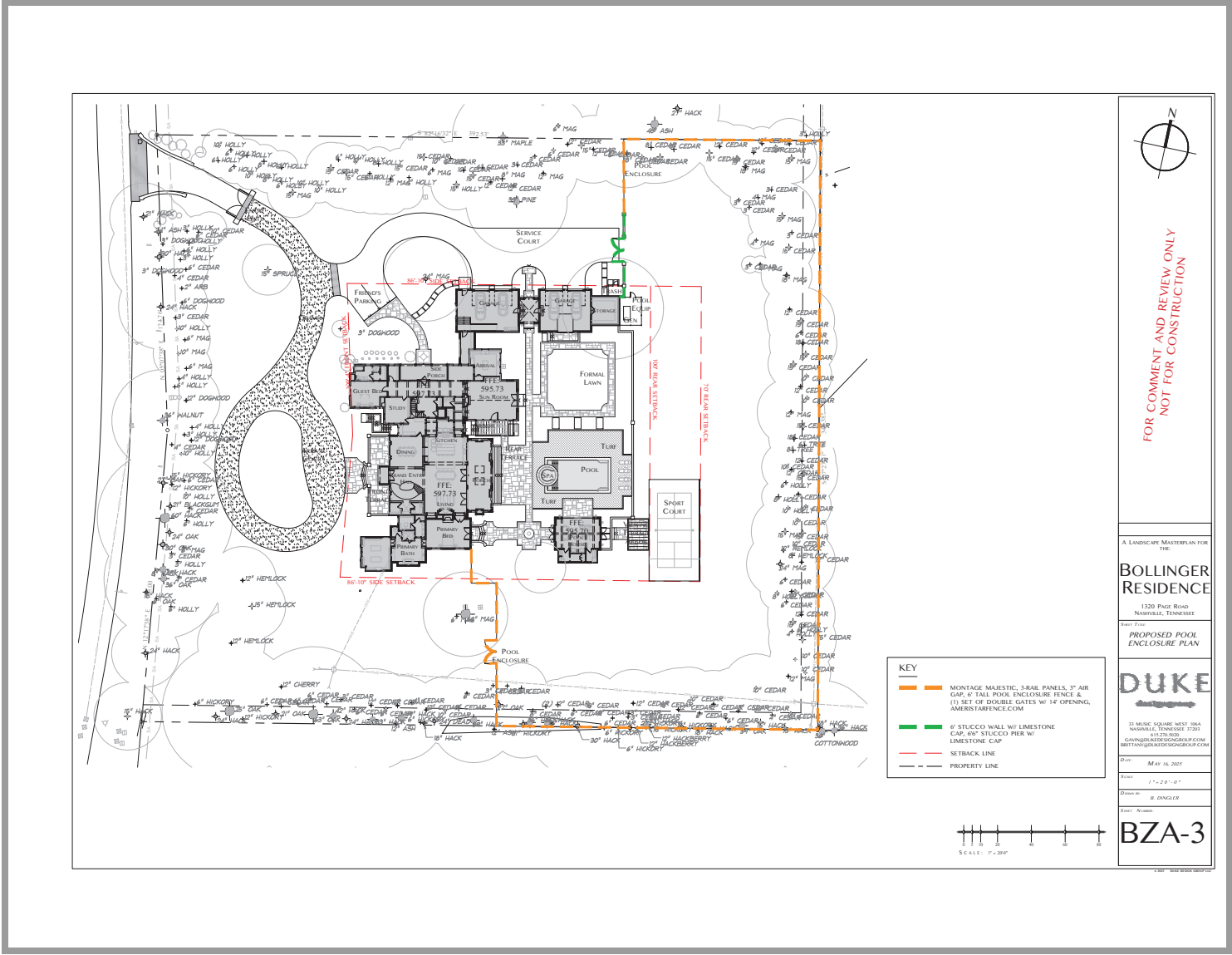
1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The proposed planting plan as well as existing property line trees should adequately screen the swimming pool and sports court 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 644 square feet and is within the allowable hardscape maximums per the Zoning Ordinance.*
3. Sports Court must have a maximum area of 30' x 60'. Sport courts may not be illuminated after 9:00 P.M. *The site plan illustrates compliance with the fencing requirements of this provision.*
4. Pool House must be counted as footprint and gross floor area and must be within the building envelope. *The pool house is 675 square feet and is included in footprint and gross floor area calculation. The site plan illustrates compliance with the building envelope requirements of this provision.*

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

Attachments:

1. Location Map
2. Staff Analysis





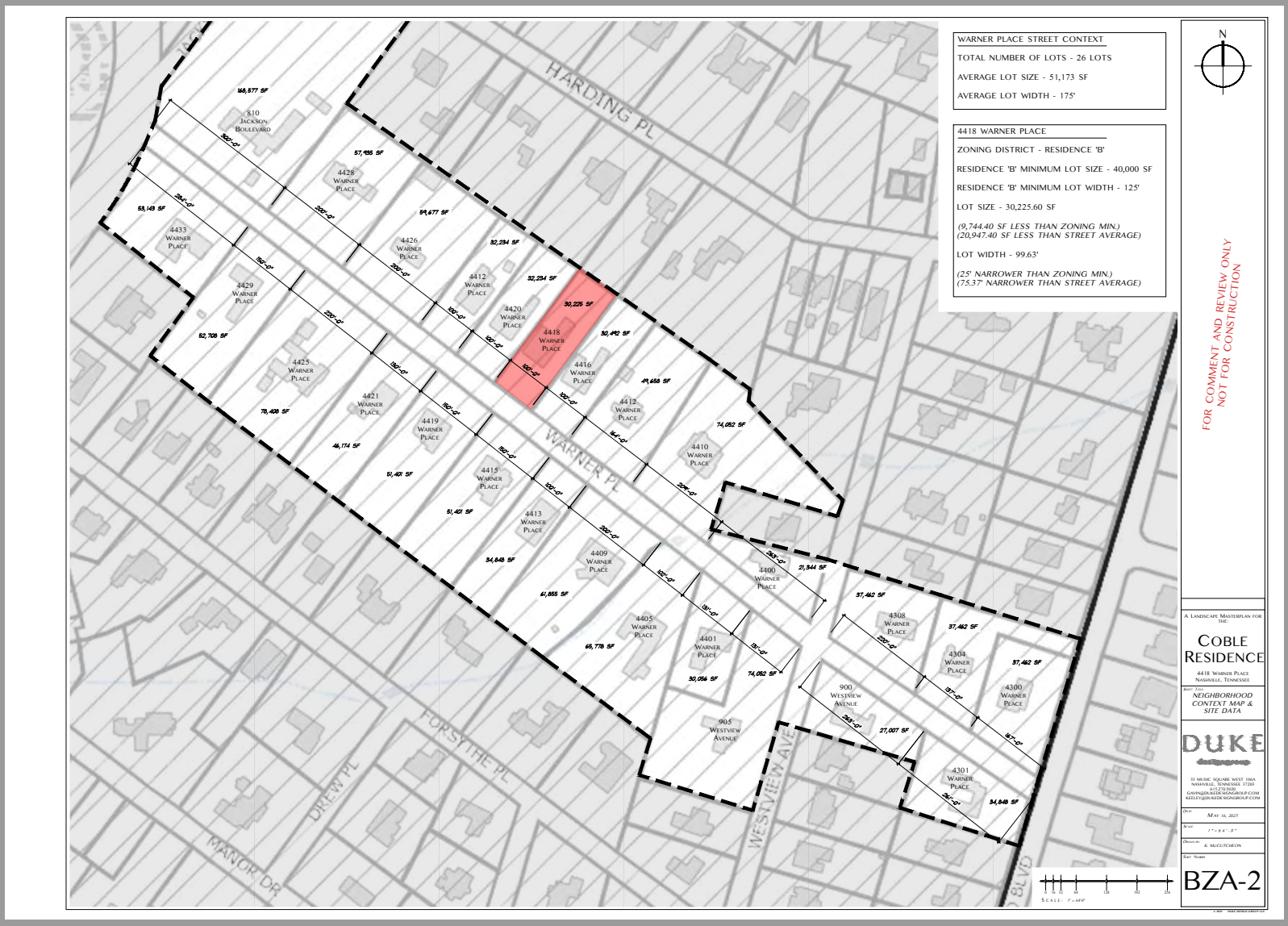
From: [JR Hand](#)
To: [Mary Samaniego](#)
Subject: Support from Neighboring Property for Bollinger Proposal before BZA
Date: Tuesday, June 17, 2025 8:54:14 AM

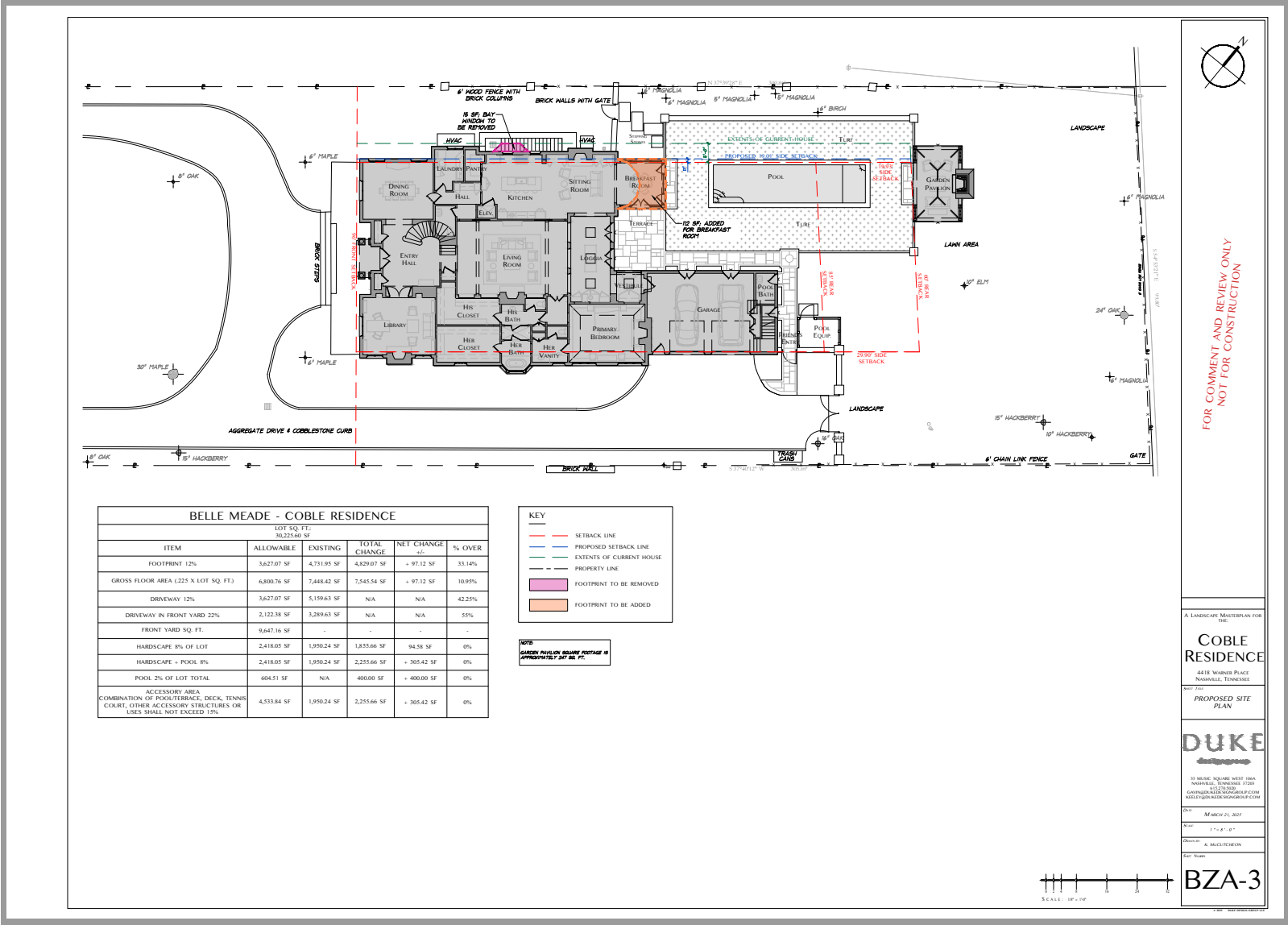
Good morning,

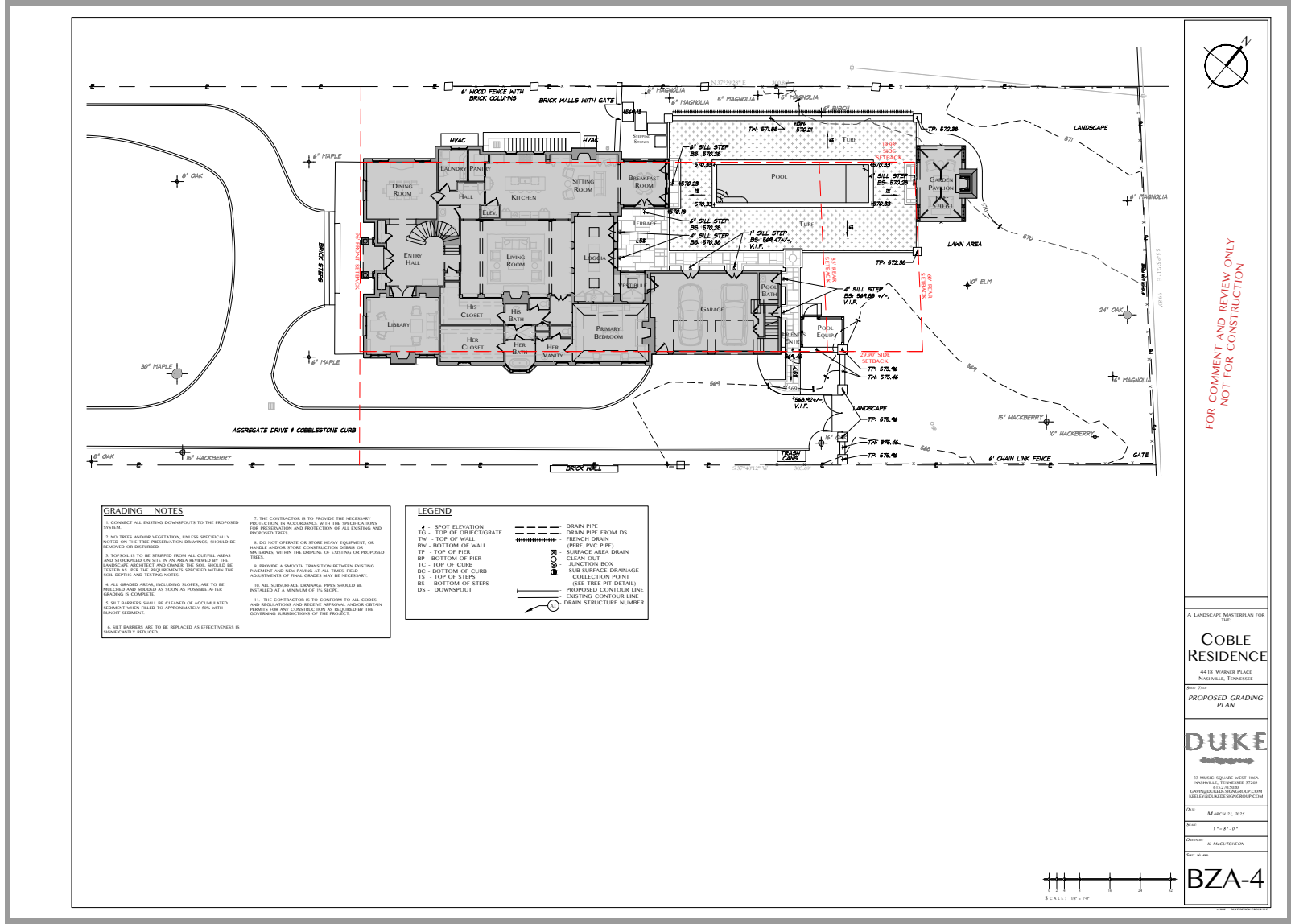
I hope you are having a great day. I am the landowner at 1303 Chickering and am writing to express my support for the Bollinger's proposal tonight to the BZA. Thank you so much and have a good one.

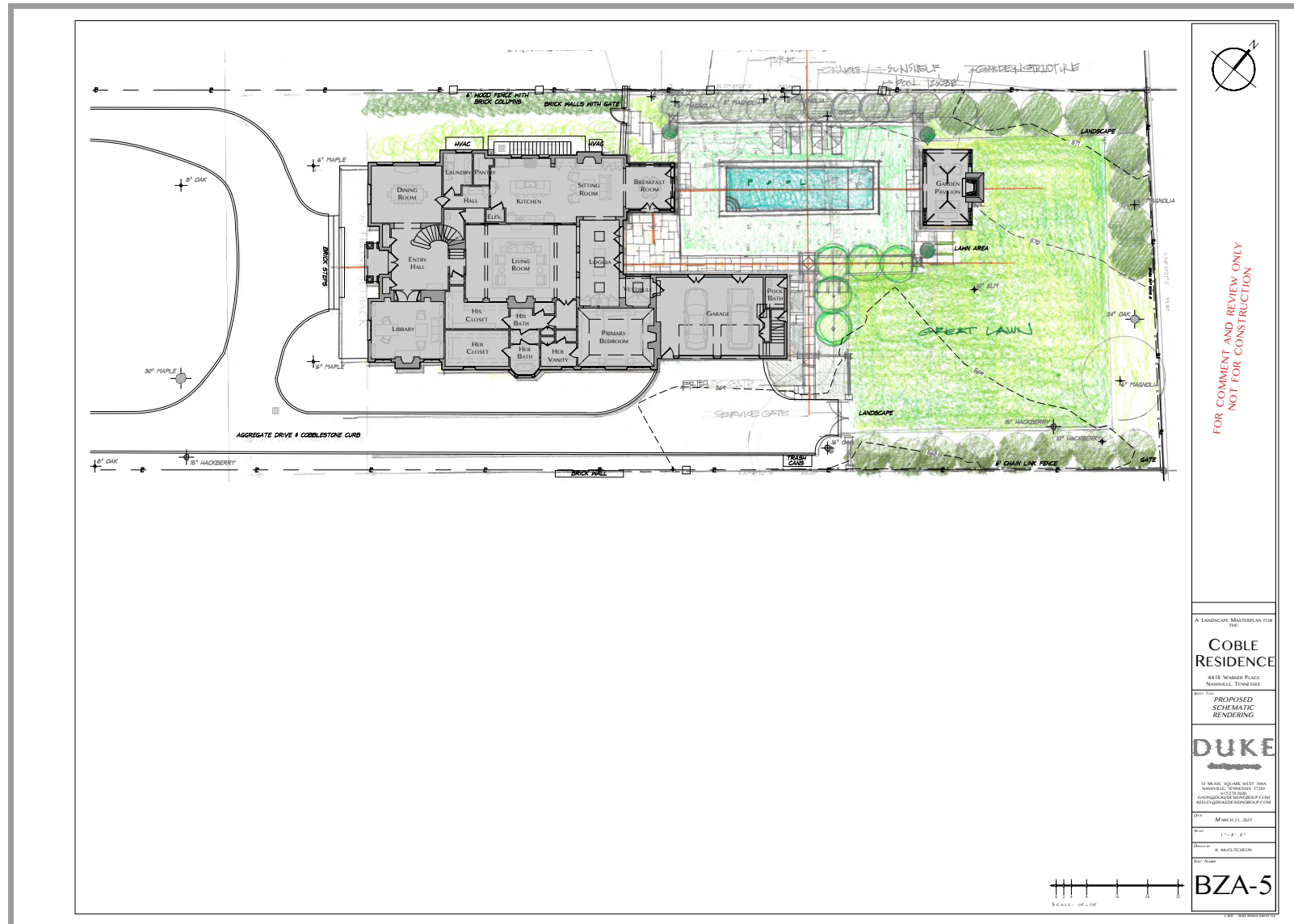
J.R. Hand
President & CEO
Hand Family Companies
931.552.3300 p
jr.hand@handfamilycompanies.com

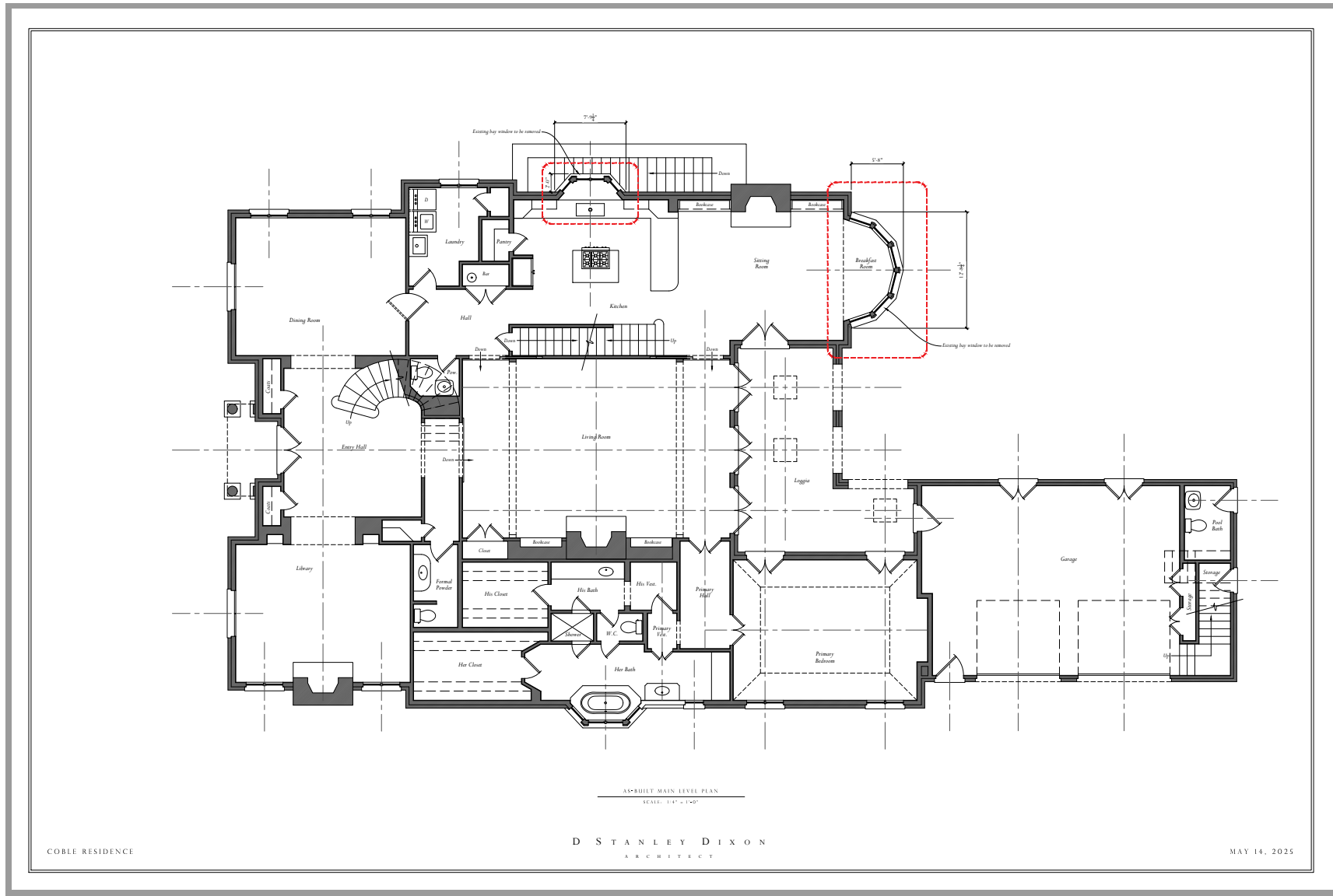


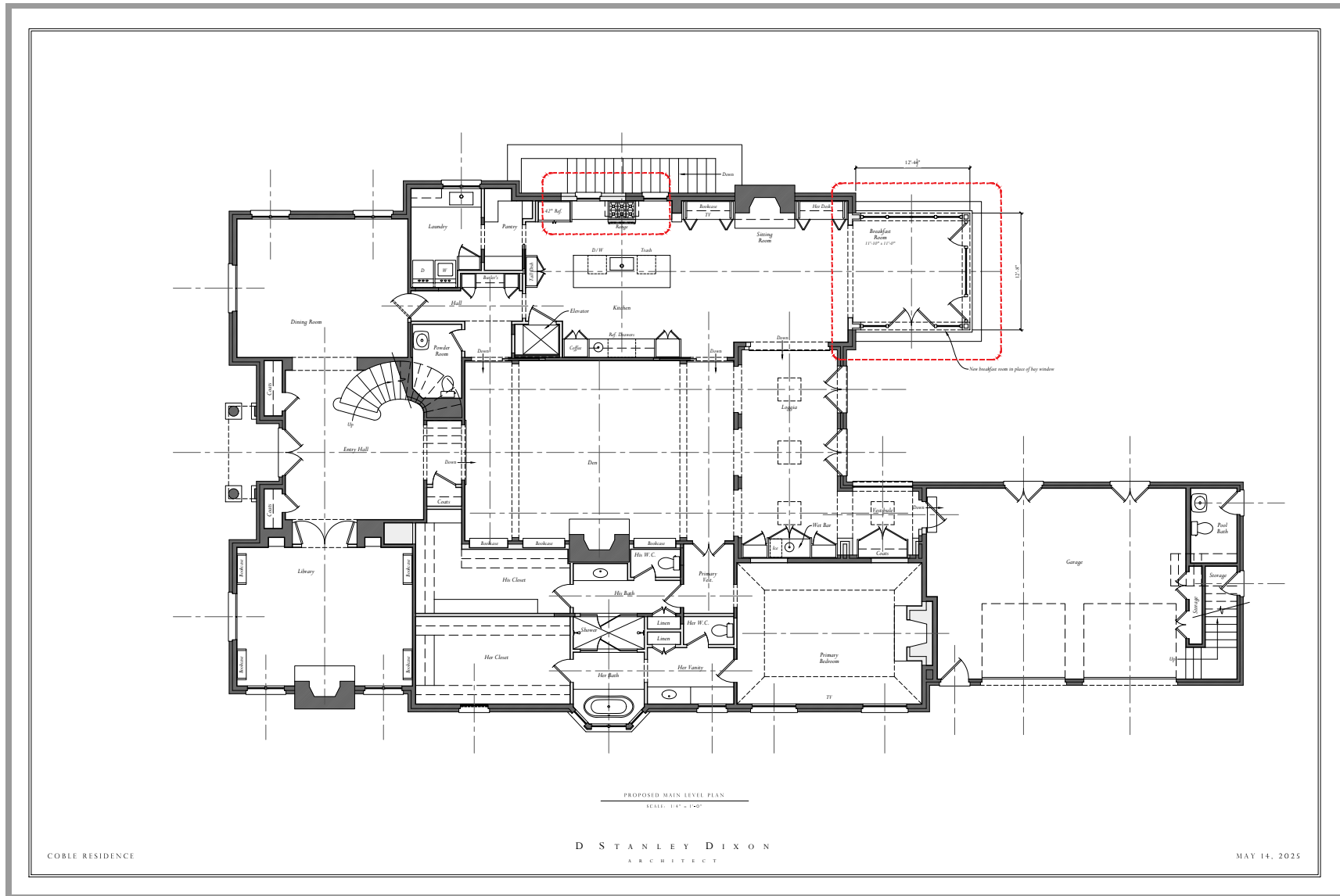
















Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Seeking variances for building footprint, gross floor area, and side yard setback in order to expand an existing breakfast room at the rear of the residence.

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	3,627.07 sf	4,731.95 sf	4,829.07 sf	33.14%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6,800.76 sf	7,448.42 sf	7,545.54 sf	10.95%
FRONT YARD AREA	9,647.16 sf			
TOTAL DRIVEWAY AREA	3,627.07 sf	5,159.63 sf		42.25%
DRIVEWAY IN FRONT YARD AREA	2,122.38 sf	3,289.63 sf		55.00%
HARDSCAPE AREA	604.51 sf	1,950.24 sf	2,255.66 sf	0%
POOL AREA	604.51 sf		400.00 sf	0%
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?

The first special circumstance that applies to this lot is lot width. At 99.36' wide, this lot is 25' narrower than the Residence B zoning district minimum of 125' and 75.37' narrower than the average lot width along Warner Place of 175'. The second special

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?

When their residence was first under construction in 1996, the owners of this property were granted multiple variances for building footprint, gross floor area, and side yard setback. The BZA acknowledged when it granted these variance requests that the

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?

In this case, we are only requesting to add 97.12 sf of net footprint and gross floor area to the existing residence as well as 11" additional inches to the side yard setback. The granting of these variance requests would not impair the purpose of the zoning

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

As stated above, this lot is smaller and narrower than the average lot along Warner Place. The small footprint expansion we are requesting at the rear of the home to expand the existing breakfast room would not increase the size of the residence to a

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

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

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

Gavin Duke

2025-05-16

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

Staff Report

Agenda No.: III.E.
Case No.: A25-31
Staff: Mary Samaniego, Planning Director
Applicant: Gavin Duke for the Coble family
Request: Three variances to a side yard setback, footprint, and gross floor.
Location: 4418 Warner Place

Summary:

The applicant is requesting three variances for an additional that exceeds the maximum allowable building footprint, maximum allowable building area, and side yard setback. The specific request is to construct a screened porch on to the rear of the existing residence that already exceeds that maximum allowed footprint, building area, and side setback. A very similar proposal was heard and denied at the April 2025 BZA meeting.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 0.69 acres (30,226 square feet).
2. The existing dwelling was constructed in 1998 and includes a two-car garage.
3. At the October 15, 1996 Board of Zoning Appeals meeting, the existing dwelling was approved for variances to allow the construction in excess of the required footprint, building area and side yard setback provisions.
4. 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 3,627 square feet. The existing residence has a building footprint of 4,732 square feet and the proposed screened-in porch addition of 98 square feet will then provide as overall building footprint of 4,829 square feet (1,202 square feet over the maximum allowable).
5. 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 6,801 square feet. The existing residence has a building area of 7,448 square feet and the proposed screened-in porch addition of 98 square feet will then provide as overall building gross floor area of 7,546 square feet (745 square feet over the maximum allowable).
6. Per Section 14-203(3)(Table 1), The minimum width of any side yard shall be 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. The existing lot is 100' wide and the required north side setback is 20'. The existing residence is 16' from the side property line and the proposed addition is 19' from the side property line.

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:

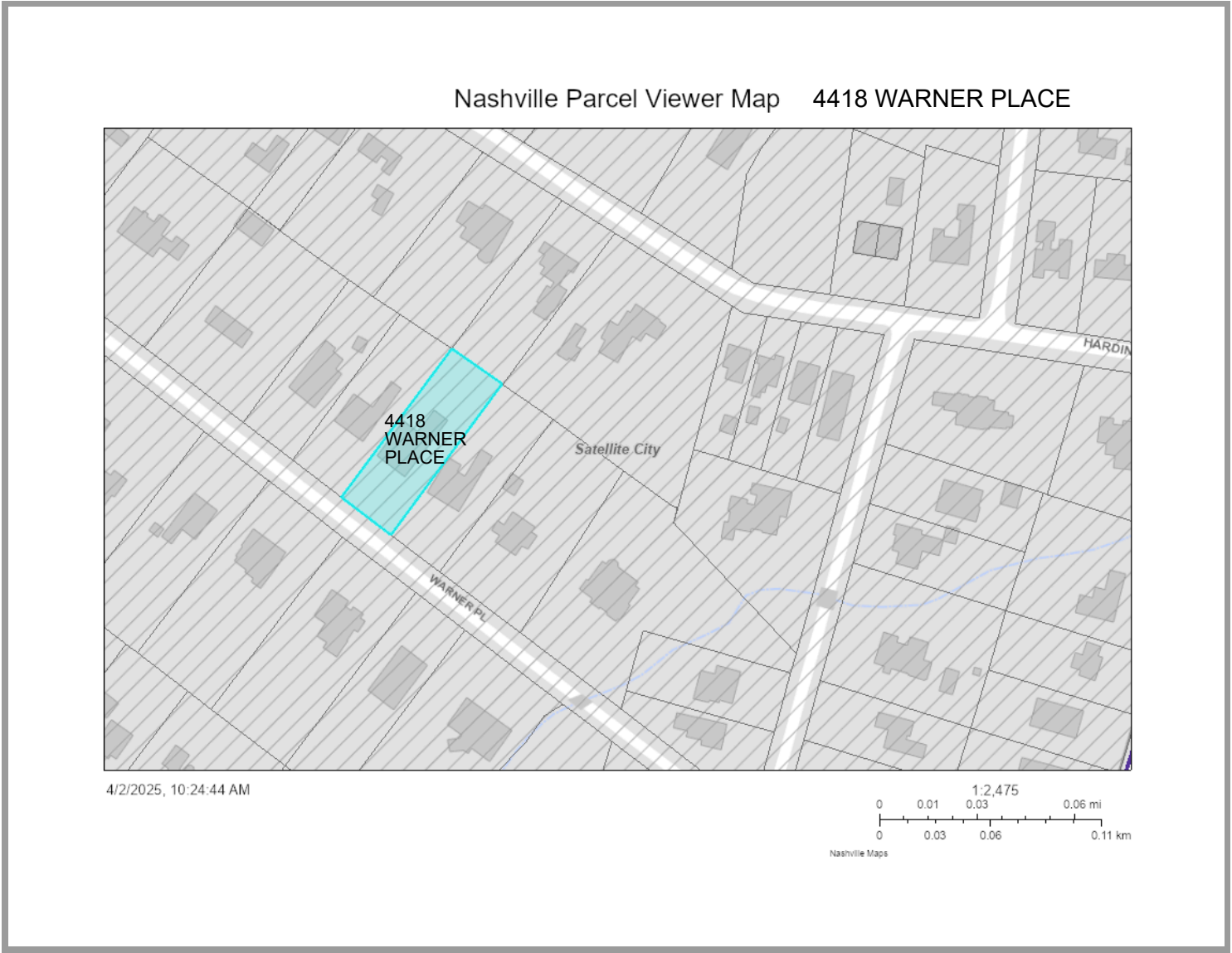
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

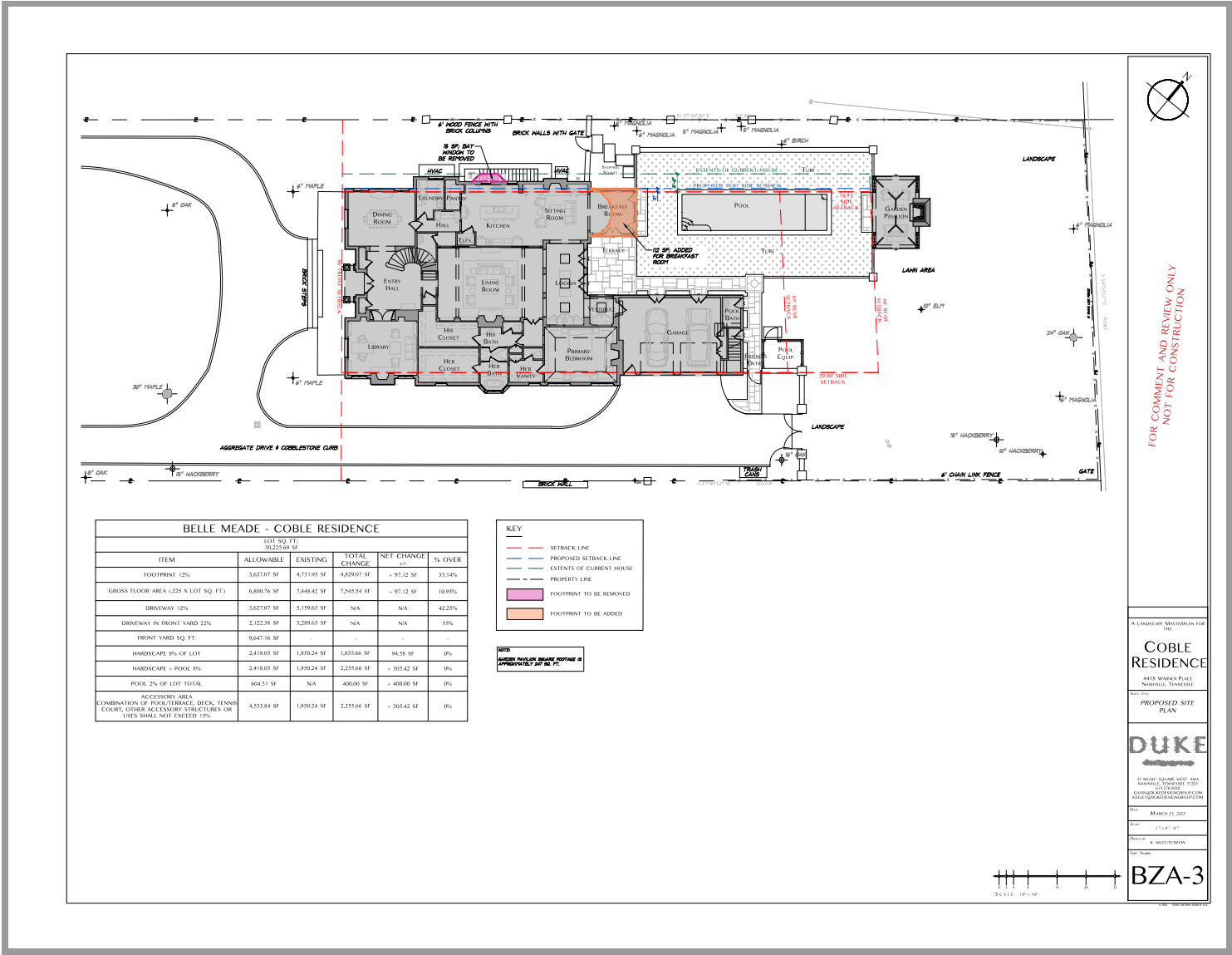
The applicant is proposing to exceed the maximum footprint, building area, and setback that were adopted in the Zoning Ordinance to benefit the public good. This property already received variance approvals when this residence was constructed to exceed footprint, FAR, and the side yard setback. The proposed project, while small, will bring this site further out of compliance with the intended massing and scale of this property. It is staff's professional opinion that the requirement for footprint, building area, and setbacks is to limit the massing and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. The intent and purpose of these design and bulk provisions is to ensure that the placement and scales of dwellings enacts this development pattern of large, open yards. The proposed three variances do not meet this intent as they provide a large dwelling on a smaller lot near the side property line.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





From: [Jamee Thompson](#)
To: [Mary Samaniego](#)
Subject: BZA Support Plans for Cobles' proposed plans on Warner Place
Date: Wednesday, June 11, 2025 4:15:26 PM

We have no objections to the Cobles' proposed plans. Their request for a variance appears to be both minimal and reasonable. We fully support their plans and addition.

Jamee and De Thompson

From: [Tasha Green](#)
To: [Mary Samaniego](#)
Subject: BZA support for the Cobles
Date: Wednesday, June 11, 2025 4:43:21 PM

Ms. Samaniego,

We wanted to send an email for our neighbors Sally and Neely.

We have no objections to the Cobles' proposed plans. Their request for a variance appears to be both minimal and reasonable. We fully support their proposed plan.

Thank you,

Tasha and Marv Green

From: [Dretler, Adam](#)
To: [Mary Samaniego](#)
Subject: BZA Support for the Cobles' Proposed Plans
Date: Wednesday, June 11, 2025 6:27:40 PM

Mary,

We live at 4420 Warner Place, and are writing as direct neighbors of the Coble family at 4418 Warner Place, to express our full support for their requested variance.

We believe the proposed addition will be a beautiful and thoughtful enhancement to their home and will positively contribute to the character of the neighborhood. As immediate neighbors, we have no objections and are enthusiastic about the small improvements they're planning.

Please feel free to reach out directly with any questions. My cell phone is 917-613-0768

Best,

Adam and Julie Dretler

ADAM DRETTLER

Principal

3102 West End Avenue, Suite 600, Nashville, TN 37203

O: 615.386.7302 | **M:** 917.613.0768



diversifiedtrust.com



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From: [Mary Proctor](#)
To: [Mary Samaniego](#)
Subject: Coble addition at 4418 Warner Place
Date: Wednesday, June 11, 2025 8:20:38 PM

Hi Mary, the Cobles, at 4418 Warner Place, have submitted a plan for a small breakfast room addition. They have been our neighbors for about 20 years and have set the bar so high for maintaining a beautiful home and yard. We think this small addition will only enhance their home and their enjoyment and insure that they will continue to be our neighbors. We approve their plan.

Mary and David Proctor
4426 Warner Place

From: [Anne Nesbitt](#)
To: [Mary Samaniego](#)
Subject: BZA support for Cobles plan
Date: Wednesday, June 11, 2025 9:29:42 PM

We have no objection at all to the Coble's plan to enlarge their breakfast room. Thanks, Anne and Tom Nesbitt 4428 Warner Place

Sent from my iPad

From: [Connie Schimmel](#)
To: [Mary Samaniego](#)
Subject: BZA Support for Cobles" Proposed Plans
Date: Thursday, June 12, 2025 11:06:03 AM

Good morning, Mary. Hope you're doing well. As. You may remember, I live across the street and 2 doors down from the Cobles' home. I have NO objections to their proposed plans. I fully support their application. Their plans will only enhance their home and are minimal. I fully support their application.

Connie Schimmel
4421 Warner Place

From: [Jackie Bellar](#)
To: [Mary Samaniego](#)
Subject: Neely & Sally Coble addition
Date: Thursday, June 12, 2025 6:28:30 PM

Mary, Jerry Bellar and I live on Harding Place and our back yard and the Coble's back yard touch each other. The Coble's plan to expand their breakfast room seems reasonable and we have no objection to their doing the addition to their home.

Jackie Bellar - 615-394-4232

Jerry Bellar - 615-429-4661

Sent from my iPhone

From: [Caroline Stevens](#)
To: [Mary Samaniego](#)
Subject: The Cables Proposed plans
Date: Friday, June 13, 2025 5:27:14 PM

Mary, Lem and Caroline Stevens give comfortable support to the Neeley Cobles request to enlarge their breakfast room. We approve the overview blueprint.

Most sincerely,

Caroline and Lem Stevens
June 13th 2025

From: [Jessica Woosley](#)
To: [Mary Samaniego](#)
Subject: BZA Support for the Cobles Proposed Plans
Date: Tuesday, June 17, 2025 9:55:26 AM

Mary,
I have no objections to the proposed plans. Their request for a variance appears to be both minimal and reasonable. We fully support their application.
Thanks,
Jessica and Lee Woosley
Sent from my iPad

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

We are requesting a setback variance in order to build a swimming pool behind a home that is currently non-conforming to current zoning regulations.

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		4224		
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		844.8		
FRONT YARD AREA		22076		
TOTAL DRIVEWAY AREA		7791		
DRIVEWAY IN FRONT YARD AREA		4828		
HARDSCAPE AREA	1368	1682		
POOL AREA	1368		836	
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?

As noted on the survey and site plan, a stream runs along the north side of the property. As a result, the home was constructed closer to the southern boundary and is currently non-conforming with the side setback minimum of 20% of the property width.

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?

Constructing a swimming pool within the defined building envelope would require removal of an existing retaining wall, construction of a larger replacement wall, and re-grading of the property. While these are expensive undertakings, our

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?

As shown in the site plan and aerial overlay drawings attached to this application, the proposed pool is positioned behind the existing residence and does not increase the degree of non-conformity already present on the lot. Furthermore, the

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

As noted previously, the pool is located behind the existing residence, consistent with prevailing neighborhood patterns. It is placed close to the house and sized appropriately for both the home and the lot, ensuring it remains in harmony with

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.

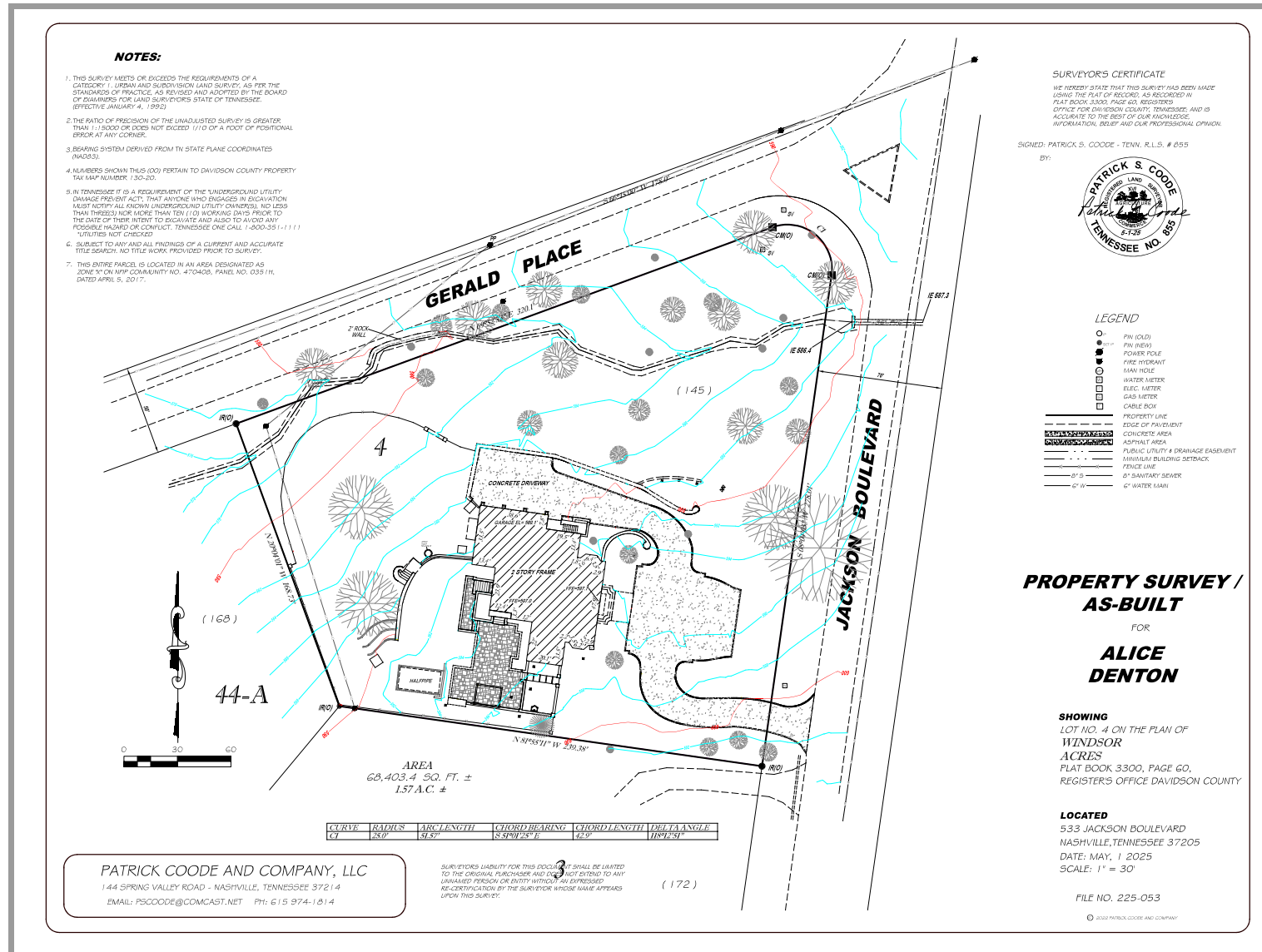
Troy Woolley

2025-05-16

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

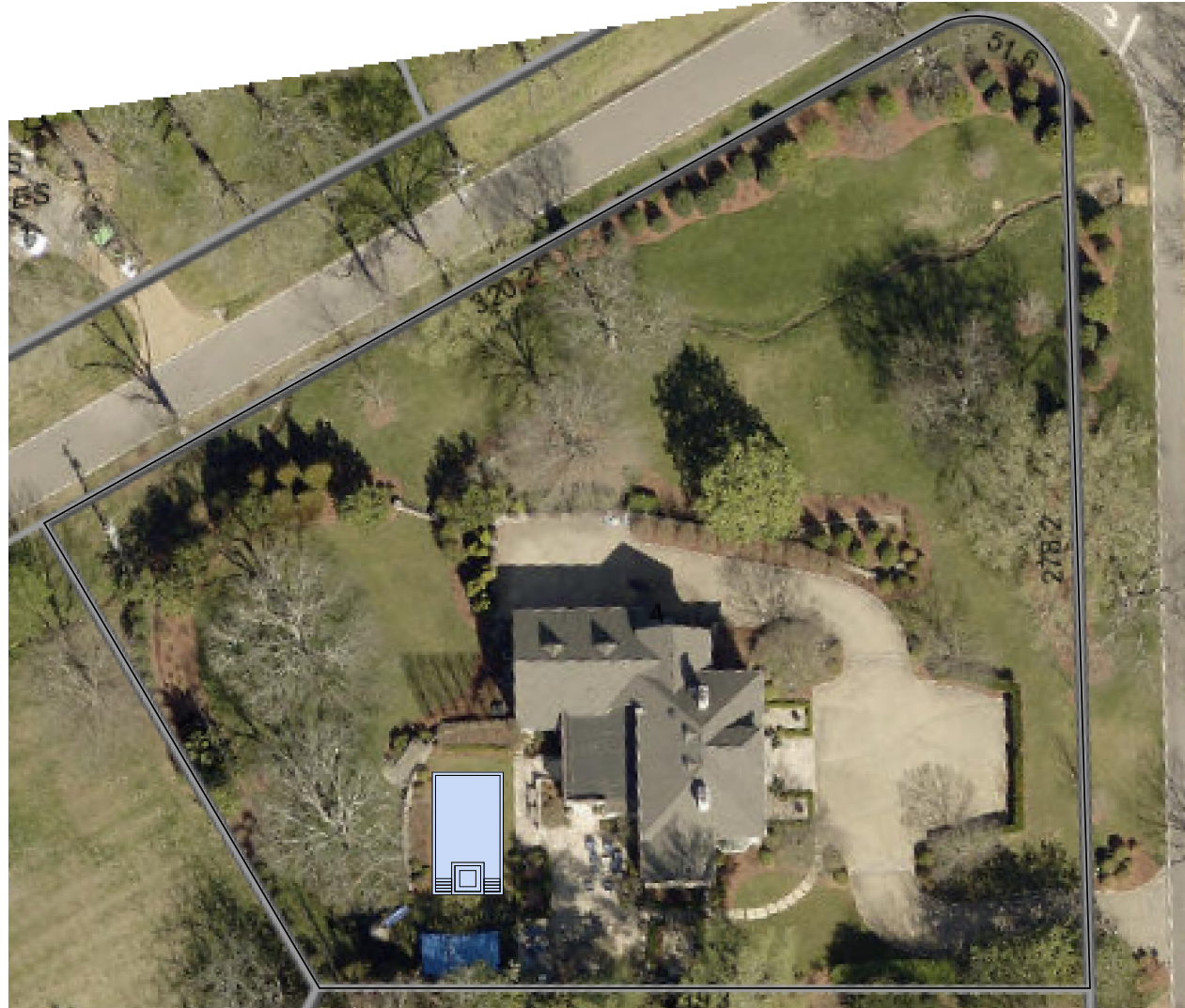




SWEET BAY
POOLS AND OUTDOOR LIVING

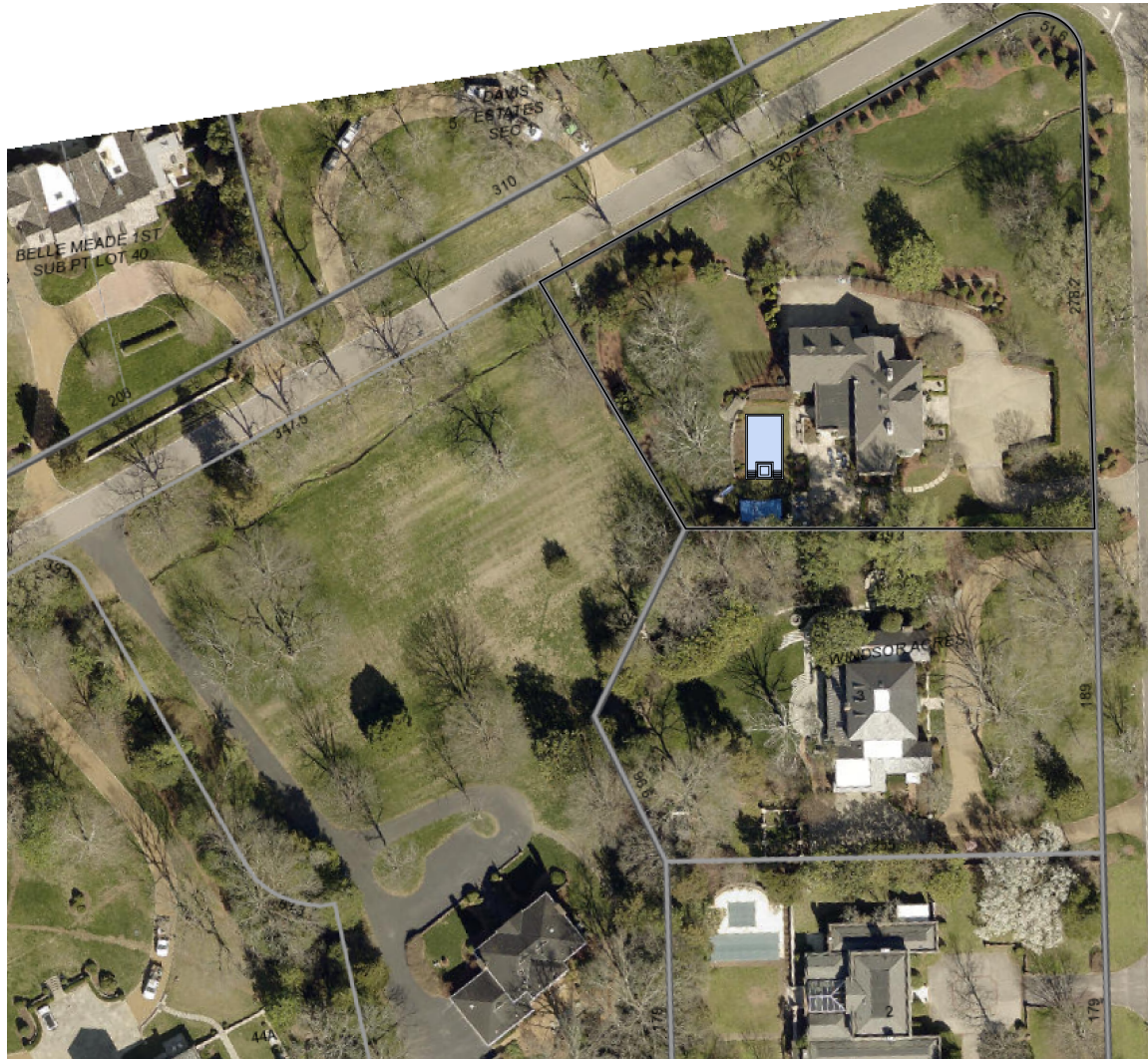
533 Jackson Blvd
Nashville, TN 37205

Proposed pool location takes
advantage of existing grades and
retaining walls to greatly minimize land
disturbance and the potential for
erosion during and after construction.



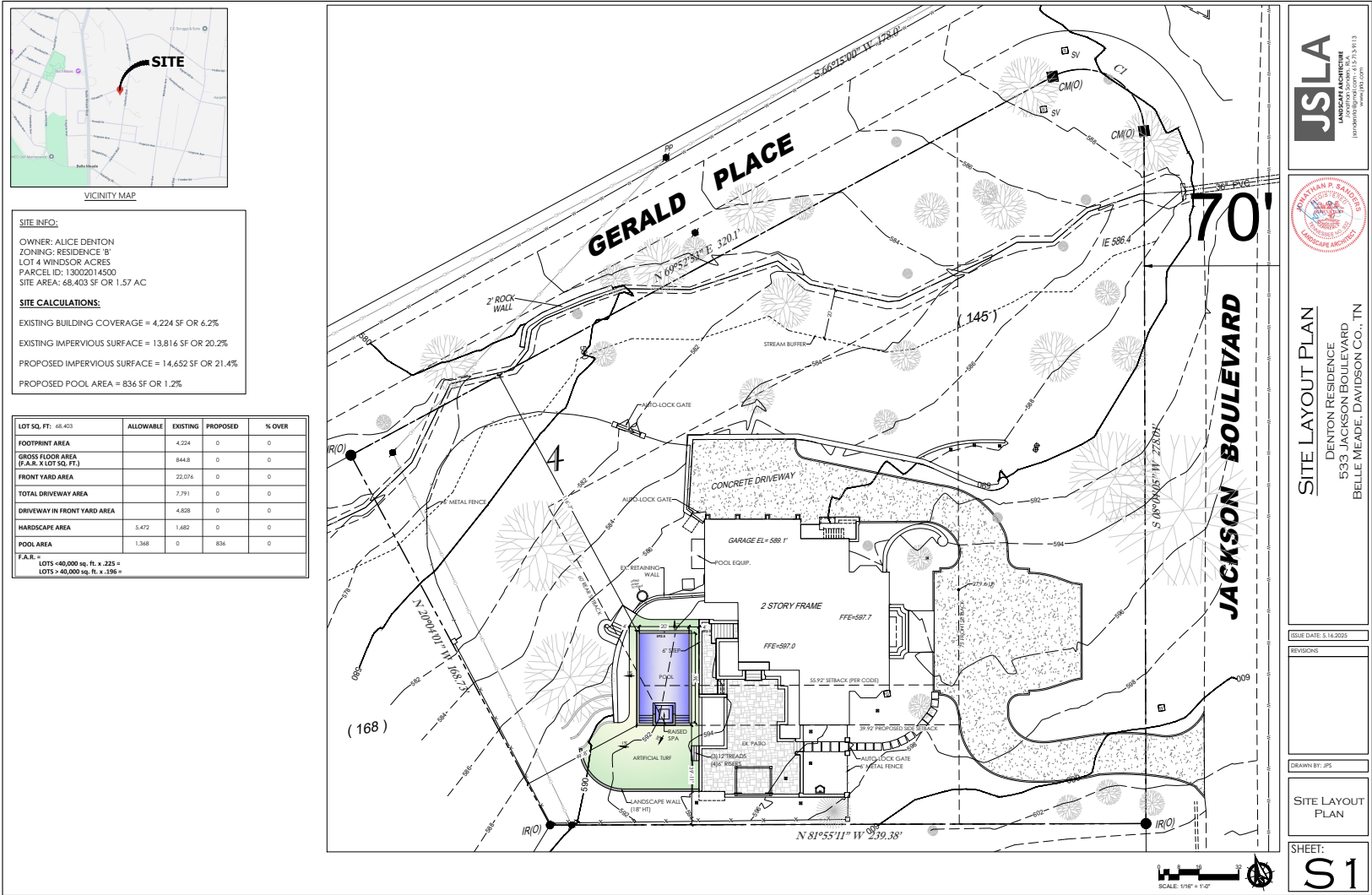


SWEET BAY
POOLS AND OUTDOOR LIVING



533 Jackson Blvd
Nashville, TN 37205

Proposed pool location does not
encroach usable area of rear
neighboring property.



CHRISTIAN P. SANDERS
LANDSCAPE ARCHITECT
1000 W. JACKSON BOULEVARD, SUITE 100
JACKSON, MISSISSIPPI 39201
www.jsla.com

SITE LAYOUT PLAN
DENTON RESIDENCE
533 JACKSON BOULEVARD
BELLE MEADE, DAVIDSON CO., TN

ISSUE DATE: 5.14.2023

REVISIONS:

DRAWN BY: JPS

SITE LAYOUT PLAN

SHEET:
S1

Staff Report

Agenda No.: III.F.
Case No.: A25-29
Staff: Mary Samaniego, Planning Director
Applicant: The Denton family
Request: Approval of a conditional use for a swimming pool and associated side and rear yard setback variances
Location: 533 Jackson Boulevard

Summary:

The applicant and property owner are requesting a Conditional Use for a swimming pool and associated side and rear yard setback variance. The existing residence was constructed in 1983 and includes a three-car attached garage.

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 1.58 acres (68,825 square feet) and is irregularly shaped with frontage on Jackson Boulevard and Gerald Place.
2. The lot is slightly sloped with a 24' grade change falling from the southeast property corner to the northwest property corner. The property 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 1,368 square feet. The proposed area of water in the swimming pool is 836 square feet.
4. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 5,506 square feet. The proposed area of the hardscape including the pool is 2,508 square feet.
5. A portion of the proposed swimming pool is outside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement requires a side and rear yard 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 50'.
7. The required side yard setback at 20% of the lot width at the building line is 56' and the applicant is proposing the swimming pool placement at 40'.

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 836 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:

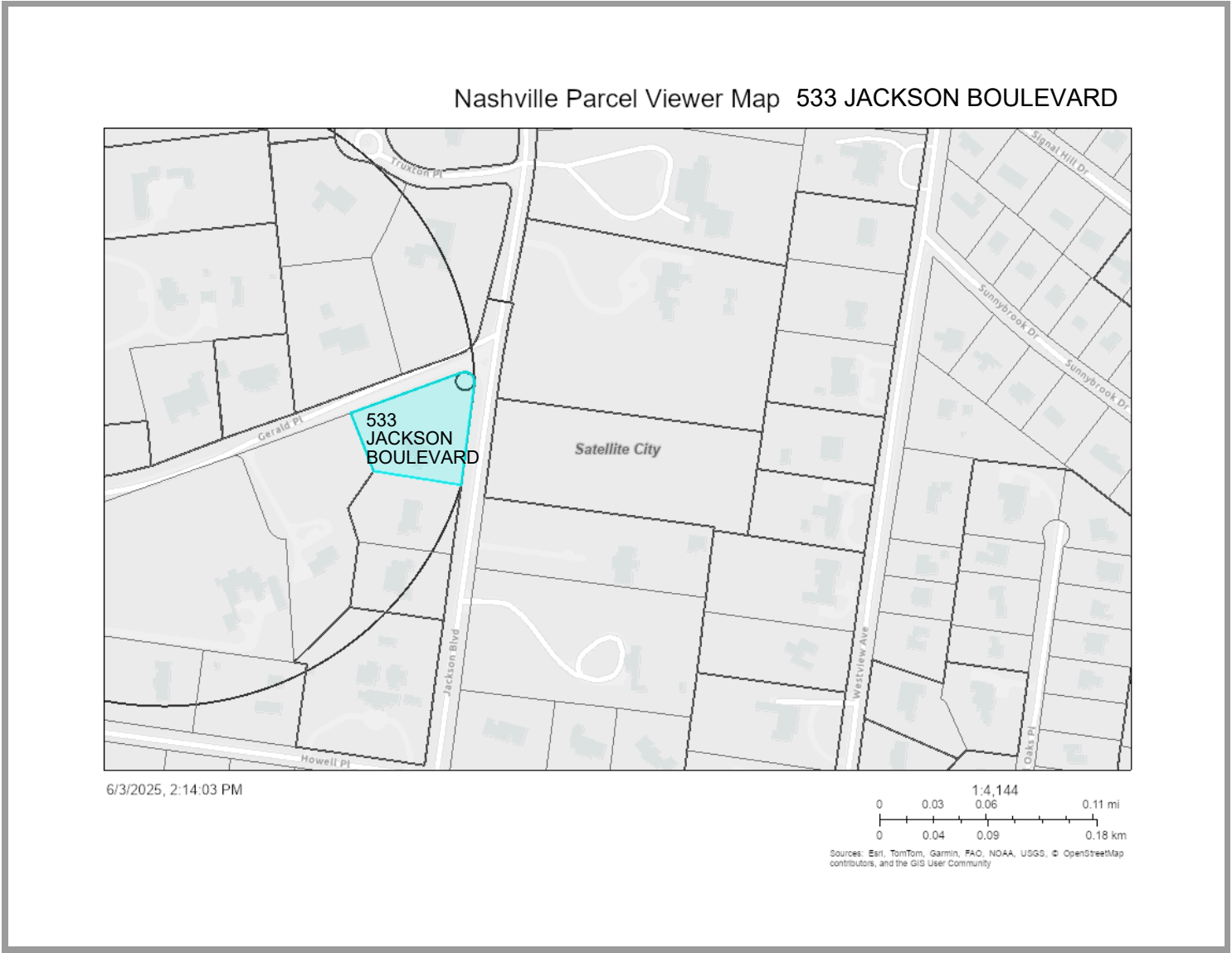
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional 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 will encroach 10' into the rear yard setback and 16' into the side yard which is a significantly close to the rear and side property lines for visual and sound purposes. In staff's opinion, there are no significant physical constraints on the*

property that would support a variance approval. The proposed pool could be reduced in size and/or shifted to the north to be entirely within the required setbacks.

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



From: [Marc Stengel](#)
To: [Mary Samaniego](#)
Cc: [CiaoChow](#); [Alice Denton](#)
Subject: BZA letter in relation to 533 Jackson Blvd
Date: Tuesday, June 10, 2025 2:03:00 PM
Attachments: [KCSCo60YR.png](#)

10 Jun/Tue

Mary Samaniego
Planning Director

City of Belle Meade
4705 Harding Road
Nashville, TN 37205
msamaniego@citybellemcade.org

RE: 533 Jackson Blvd & adjoining 4415 Gerald Pl

Dear Ms. Samaniego...I am writing with regard to Alice Denton's application to the BZA for her property at 533 Jackson Blvd. (which adjoins my wife's and my residence at 4415 Gerald Pl.). Alice has shared planning drawings with us for our review, and based upon these we wish to offer our full support for her plan.

I understand that Alice's plan calls for a swimming pool to extend into the rear setback of her lot, which borders our parcel. However, given the layout of our own lot and the location of our house on our lot, we do not see this to be an encumbrance. In addition, we appreciate that the plan is making use of the existing grade and retaining walls rather than calling for the Denton lot to be reconfigured. We believe this will greatly reduce the possibility of erosion both during and after construction. As her "downhill neighbors," we much prefer that the proposed plan to be approved in place of any alternative proposition that would require her to remove the existing wall; build a new one; and regrade the lot accordingly.

Thank-you for your consideration of our opinion in this matter. Sincerely...Marc & Terry Stengel,
4415 Gerald Pl., Nashville, TN 37205-3805

=====
Marc K. Stengel, president
Kermit C. Stengel Co.
historix@mac.com
(615) 337-8916 - mobile



ALTERNATES:

historix@bellsouth.net
(615) 292-4386

Google Voice & SMS-text (int'l):
+1 (615) 829-6657
=====

From: [kay Francis](#)
To: [Mary Samaniego](#)
Subject: Neighbors request to build a pool
Date: Tuesday, June 10, 2025 11:01:11 AM

537 Jackson Blvd
I am writing in support of Alice Denton's BZA application. I have reviewed the plan and believe it to be a thoughtful solution to a difficult lot layout. I appreciate that the plan keeps within the same boundary as the house, as the pool will be no closer than her house already is.

Sincerely,
Kay Francis
537 Jackson
Sent from my iPhone

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

A portion of the right side of the house is 10'-10" (at the widest point only) outside of the building envelope.

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	10,446		8,160	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	17,411		13,555	
FRONT YARD AREA				
TOTAL DRIVEWAY AREA	10,446		9,216	
DRIVEWAY IN FRONT YARD AREA	6,631		6,240	
HARDSCAPE AREA	6,964		2,971	
POOL AREA	6,964			
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?

The lot is an irregular shape, narrows to the back, has a creek and flood zone along the left side, and has a steep slope along the left side. Richland Creek cuts 47' into the left side of the property, and there is a required 20' building buffer

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

There is an existing home on the lot. As a result of poor conditions and a modern design that does not fit well into the fabric of Belle Meade, it is necessary for the new homeowner to tear it down. The existing home falls

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?

In an effort to be as unobtrusive as possible, the portion of the home that is outside of the building envelope is 1.5 stories (vs. a full 2 stories), and the portion of the garage that is outside of the envelope is just 1 story tall.

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

The resulting construction will be more in harmony with the other homes in the neighborhood than the existing home that is on the lot.
The design of the existing home is not within keeping of traditional Belle Meade design, and it is

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.

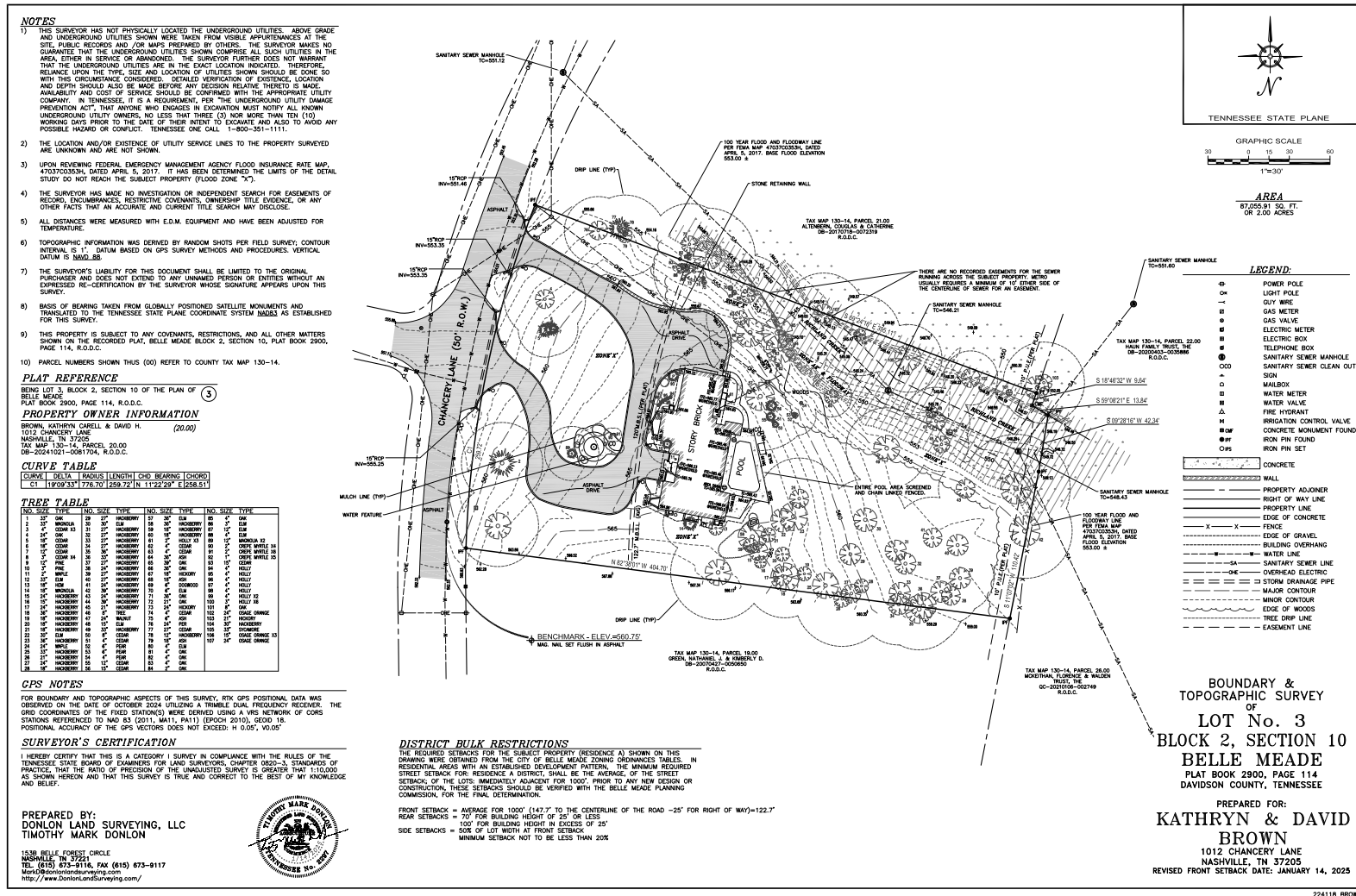
Catherine Sloan

2025-05-14

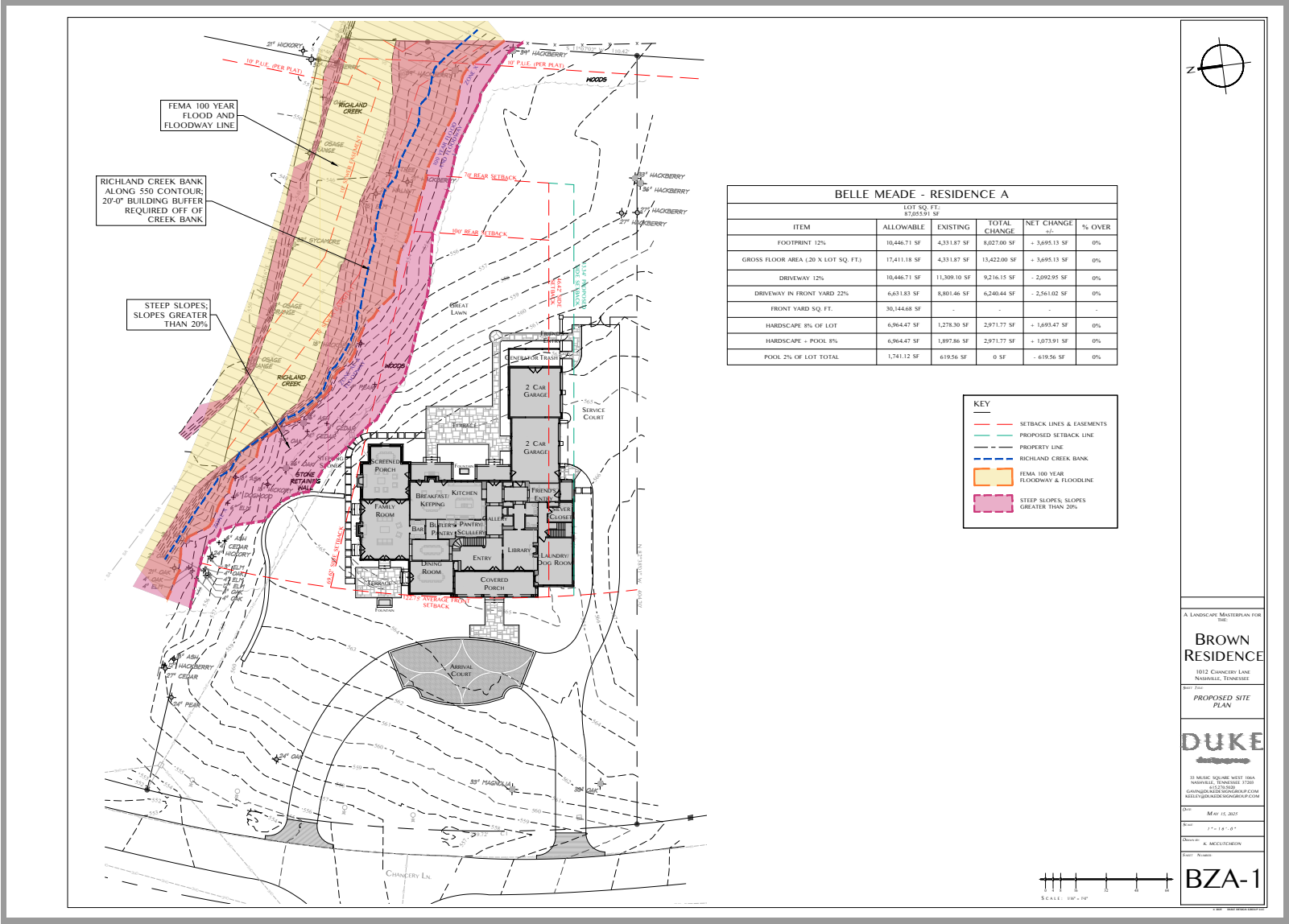
Typed Signature of Applicant or Owner

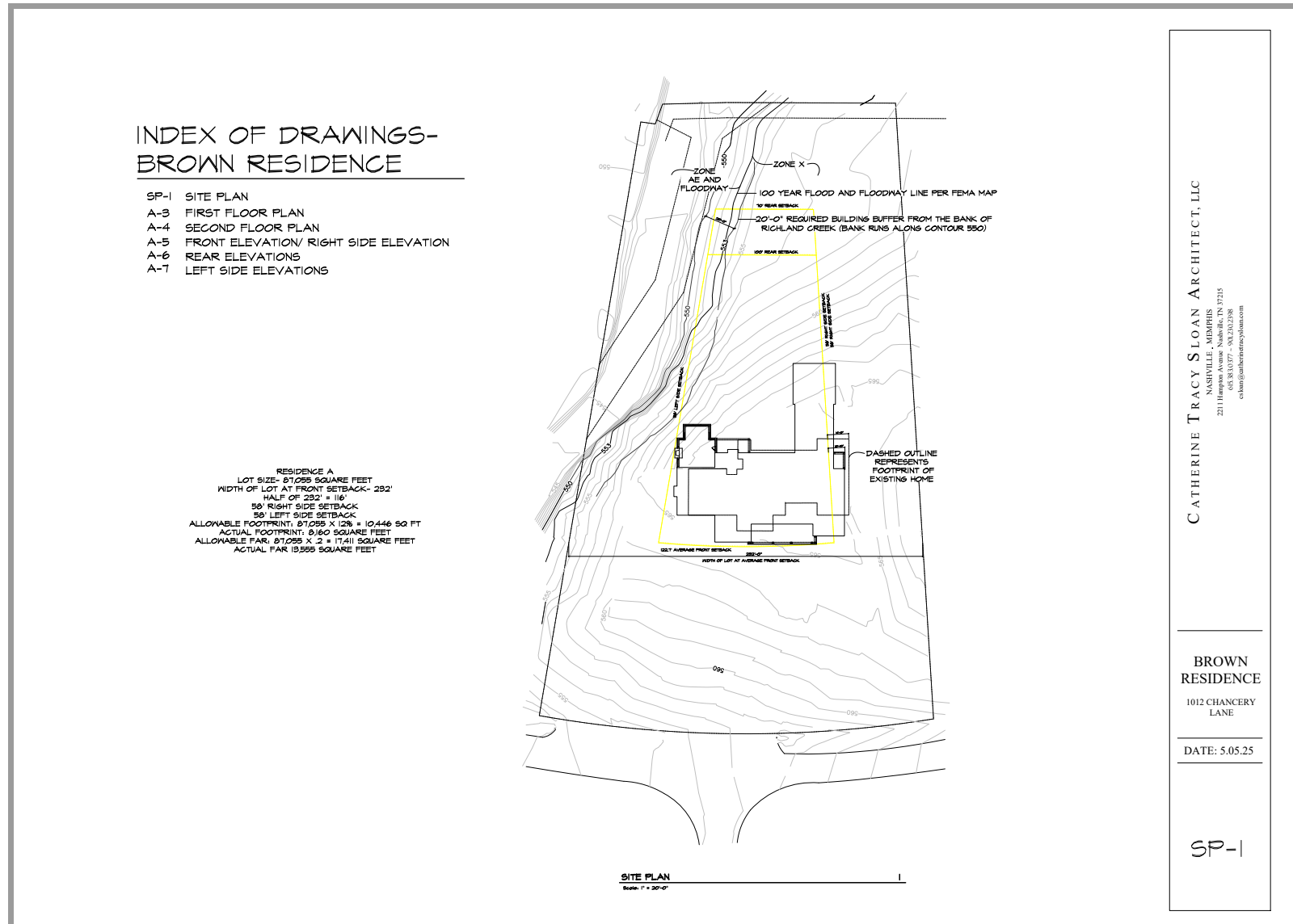
Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION











RIGHT SIDE ELEVATION 2
Scale: 3/16" = 1'-0"



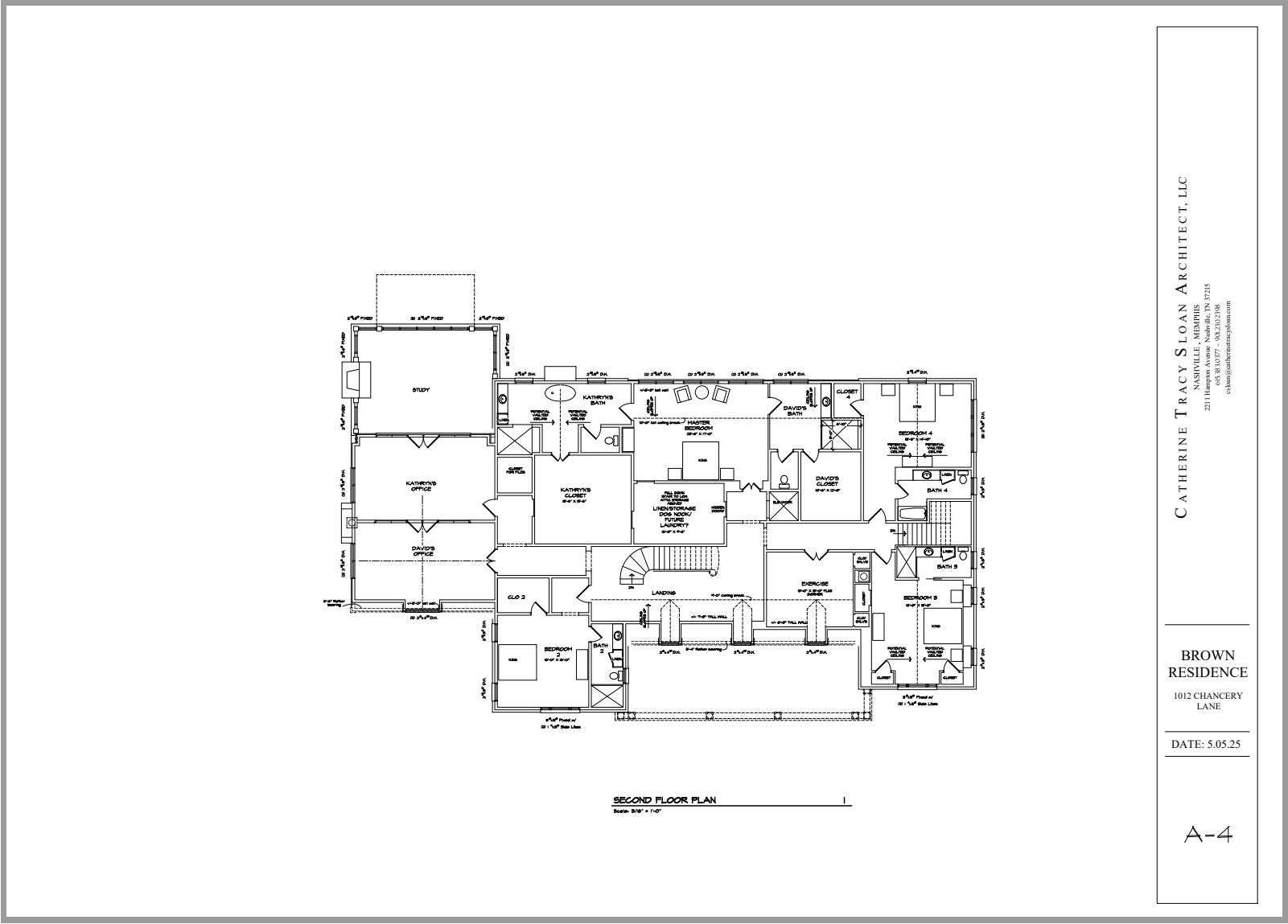
FRONT ELEVATION 1
Scale: 3/16" = 1'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
2211 Hampton Avenue Nashville, TN 37215
615.381.0377 - AOL 230.2298
csloan@catrinesloan.com

BROWN
RESIDENCE
1012 CHANCERY
LANE

DATE: 5.05.25

A-5



CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, TENNESSEE
2211 Hampton Avenue Nashville, TN 37215
615.381.0377 - AOL 232.2298
cslsloan@earthlink.net

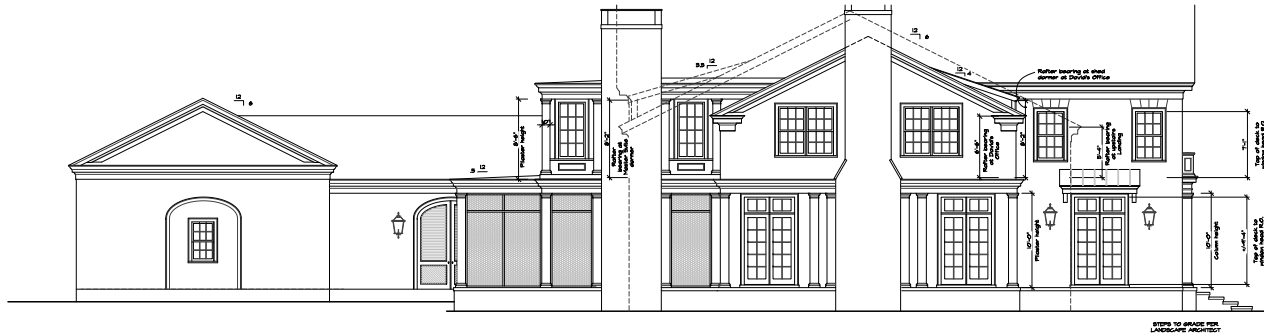
BROWN
RESIDENCE
1012 CHANCERY
LANE

DATE: 5.05.25

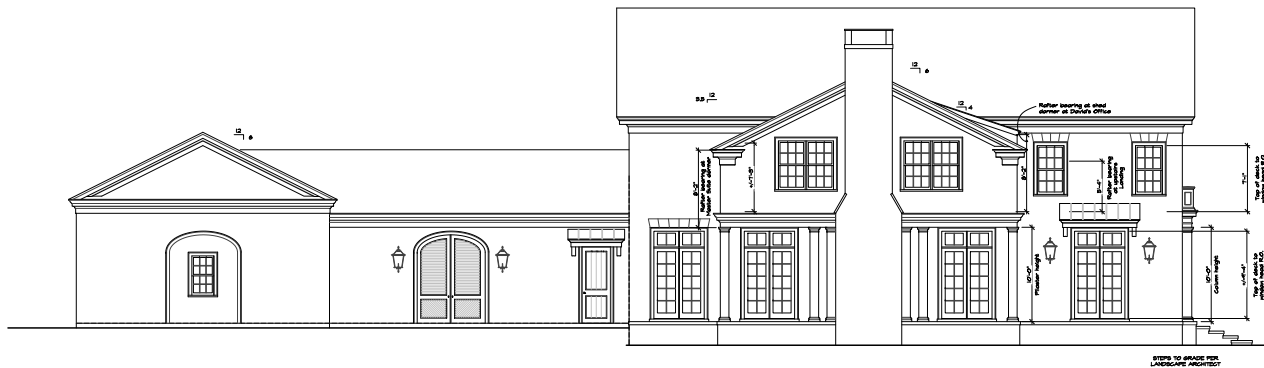
A-4



A-3



LEFT SIDE ELEVATION WITHOUT PORCH AND STUDY 2
Scale: 3/16" = 1'-0"





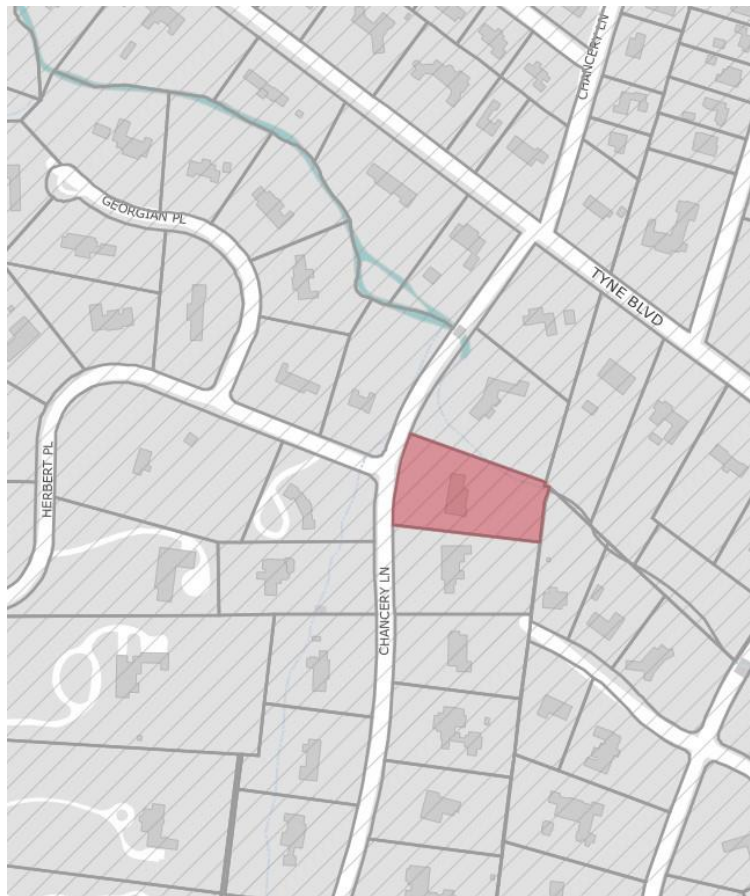
REAR ELEVATION WITHOUT REAR GARAGE

2

Scale: 3/16" = 1'-0"



1012 CHANCERY LANE VICINITY MAP



1012 CHANCERY LANE EXISTING PHOTO



1008 CHANCERY LANE



1018 CHANCERY LANE



VIEW OF RIGHT PROPERTY LINE FROM REAR YARD



INSPIRATIONAL IMAGES





Staff Report

Agenda No.: III.G.
Case No.: A25-27
Staff: Mary Samaniego, Planning Director
Applicant: The Brown family
Request: Approval of a side yard setback.
Location: 1012 Chancery Lane

Summary:

The applicants/property owners is side yard setback variance for the construction of a new residence. The existing residence constructed in 1958 was approved for demolition by the Historic Zoning Commission in November 2024.

Planning Considerations:

The following general factors, planning concepts, and other facts should be considered in the review of this application:

1. The subject property is 2.00 acres (87,056 square feet).
2. Per Section 14-203(3)(Table 1), The minimum width of any side yard shall be 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. The existing lot is 232' wide at the front building line. The required north side setback is 70' and the required south side setback is 46'. The proposed residence is 33' from the south side property line which encroaches 13' into the required side setback.
3. The allowable building footprint is 10,447 square feet and the proposed footprint is 8,027 square feet.
4. Approximately 18,300 of the north side of the property is in the regulatory FEMA floodway for the Richland Creek Branch. Construction projects within any portion of the floodplain are discouraged per the floodplain regulations in Section 12-407(1).

Findings of Fact and Staff Recommendation:

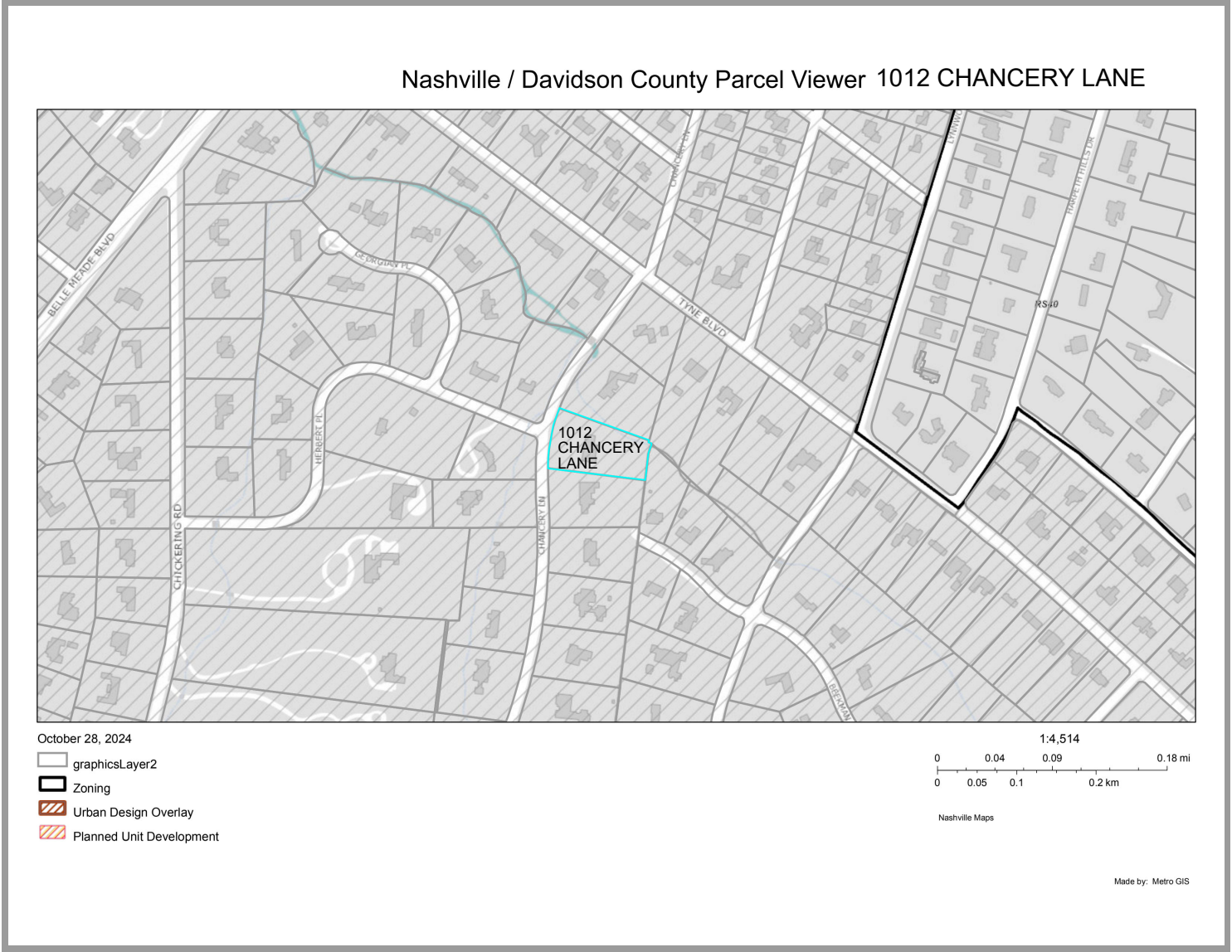
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property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

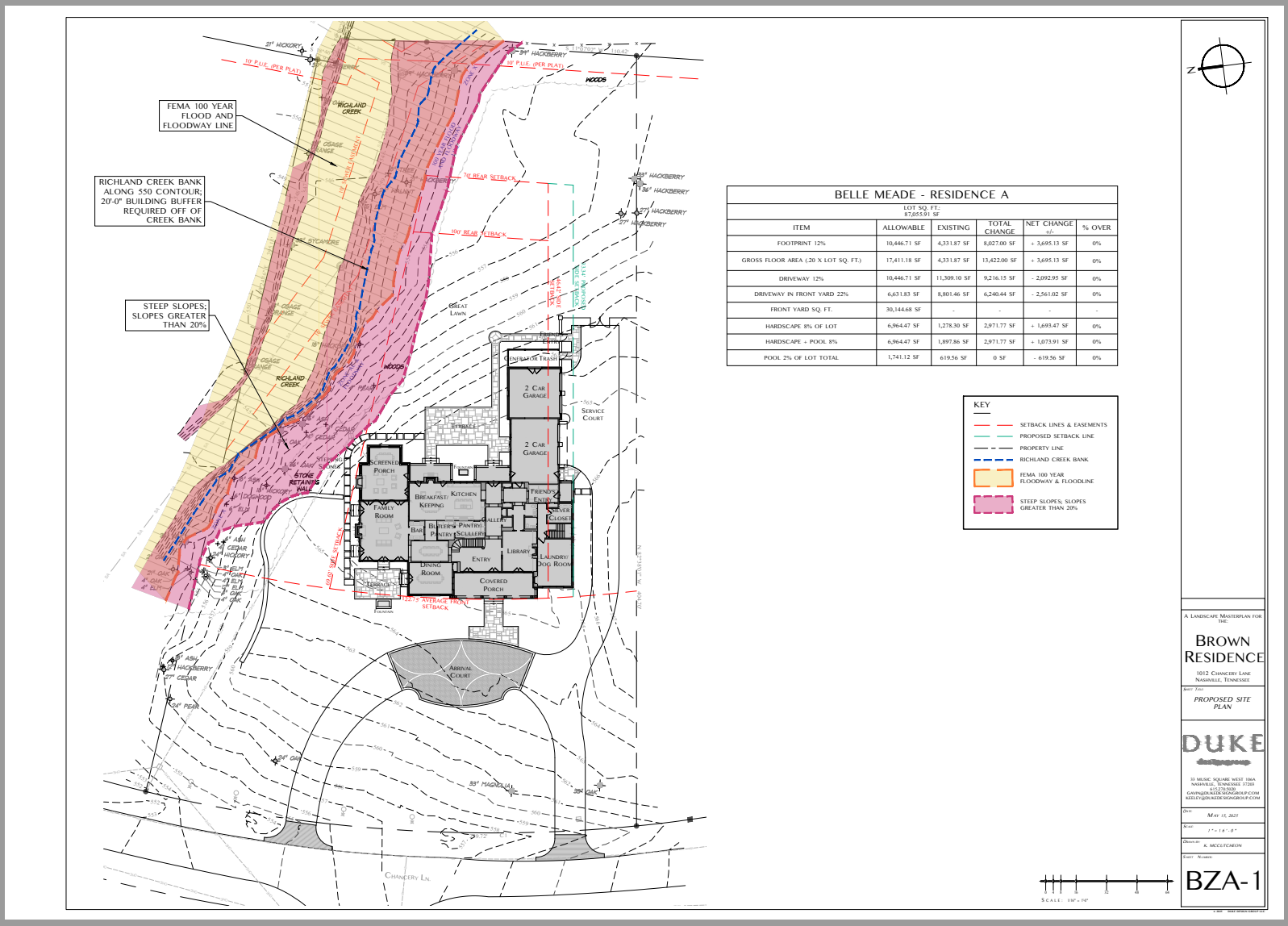
The applicant is proposing to follow the side yard setback as close to compliance as possible while recognizing the FEMA floodplain regulations prohibition of man-made obstructions to flood waters. The subject property has slopes that decrease sharply at the edge of the proposed building footprint toward the floodplain of Richland Creek Branch. Given this information, the impact on surrounding properties when viewing the property from the street is negligible in staff's professional opinion.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





From: nategreene356@gmail.com
To: [Mary Samaniego](#)
Subject: David Brown residence
Date: Monday, June 16, 2025 4:48:45 PM

Mary

We have looked at the plans for the Brown house. We have no objections.

Nate J Greene
1018 Chancery Lane 37215
nategreene356@gmail.com
nategreene.com
615-351-0160