



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JULY 15, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JULY 15, 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 June 17, 2025.

Attachment: [BZA Minutes June 17 2025.pdf](#)

III. New Business

A. The application of the McMillan family, #A25-39, 1209 Canterbury Drive, for variances to a rear and side yard setback, maximum allowable footprint, and maximum building area.

Attachment: [Application.pdf](#)
Attachment: [75_1209-Canterbury-Drive---Boundary-and-Topo-Survey-4.pdf](#)
Attachment: [75_BFT-McMillan-Site-Plan---BZA-062025.pdf](#)
Attachment: [75_SP-1.pdf](#)
Attachment: [75_Rendering.pdf](#)
Attachment: [75_1209-Canterbury.pdf](#)
Attachment: [75_A1.pdf](#)
Attachment: [75_A3.pdf](#)
Attachment: [75_A4.pdf](#)
Attachment: [75_A7.pdf](#)
Attachment: [75_A8.pdf](#)
Attachment: [75_A9.pdf](#)
Attachment: [75_A10.pdf](#)
Attachment: [STAFF REPORT 1209 CANTERBURY DRIVE.pdf](#)

B. The application of the Levy family, #A25-43, 4430 E. Brookfield Avenue, for variances to a rear and side yard setback and a conditional use for a swimming pool.

Attachment: [79_Levy-Residence---BZA-Submission.pdf](#)
Attachment: [79_4430-E-Brookfield_BZA-Application.pdf](#)
Attachment: [STAFF REPORT 4430 E BROOKFIELD AVE.pdf](#)
Attachment: [Rechter Comments.pdf](#)
Attachment: [250714_Levy_Residence - BZA Submission - Updated.pdf](#)

C. The application of the 221 Evelyn Avenue Trust, #A25-44, 221 Evelyn Avenue, for a variance to a rear yard setback and maximum allowable footprint.

Attachment: [80_221-Evelyn-BZA-Application-Signed.pdf](#)
Attachment: [80_221-Evelyn-Ave-Trust--BZA-Submission.pdf](#)
Attachment: [STAFF REPORT 221 EVELYN AVE.pdf](#)
Attachment: [PRESTON COMMENTS.pdf](#)
Attachment: [RICHARDSON COMMENTS.pdf](#)
Attachment: [CAMPBELL COMMENTS.pdf](#)
Attachment: [SOUTHARD COMMENTS.pdf](#)
Attachment: [EVANS COMMENTS.pdf](#)
Attachment: [VAUGHAN COMMENTS.pdf](#)
Attachment: [GROTE COMMENTS.pdf](#)
Attachment: [MORGAN COMMENTS.pdf](#)
Attachment: [LINK COMMENTS.pdf](#)

D.The application of the Stanley family, #A25-45, 1214 Nichol Lane, for a variance to a rear yard setback and maximum allowable footprint

Attachment: [Stanley Residence BZA Application.pdf](#)
Attachment: [6-19-25 Stanley BZA set.pdf](#)
Attachment: [STAFF REPORT 1214 Nichol Lane.pdf](#)

IV.Other Public Comment

V.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held August 19, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
JUNE 17, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

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

Board Members Present

Chairman Chris Tardio
Charlie Atwood
Carter Dawson
Ron Farris
Johnny Phipps

Board Members Not Present

Erick Clifford
Vice-Chairman Marissa Russ

Staff Present

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

Chairman Tardio asked the board members if there were any conflicts of interest, Johnny Phipps stated he had a conflict with the applications for 4418 Warner Place and 1012 Chancery Lane.

Approval of Minutes

The minutes of the Board of Zoning Appeals held May 20, 2025.

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

New Business

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

Homeowner Steve Rzasnicki reviewed the plans as submitted for the request for the conditional use for a sports court, stating the sports court would be used for half court basketball; stating they will not be using the court for pickle ball. Rzasnicki also provided photos of plantings for screening purposes.

A period of questions followed the presentation which were answered by Rzasnicki.

Public Comment Opened

Bill McGugin spoke in opposition of the sports court.

Govan White spoke in opposition to the sports court.

Mary Proctor, representing her son (David Proctor) spoke in opposition to the sports court.

Deborah Sheffield Bryan, representing her father (Frank Sheffield), spoke in opposition to the sports court.

Bob Faber spoke stating he wanted to re-assured there would be no pickle ball and no lighting.

Public Comment Closed

Planning Director Samaniego stated that a letter of objection had been received from the Staelin residence.

Chairman Tardio reopened the applicant session for additional questions, which were answered by Rzasnicki.

Motion to deny: Phipps Second: Atwood

A discussion ensued.

Vote: Atwood, Phipps, Farris, Tardio, Dawson all aye.

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

Andrew Simonsen, Designer with The Porch Company, representing the Jones family reviewed the plans as submitted for a screened porch.

Questions from the board were answered by Simonsen.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Atwood Second: Phipps

A brief board discussion ensued.

Vote: Dawson, Tardio, Farris, Phipps, Atwood all aye

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.

Jason Gabbard, Landscape Architect, representing the Echols family reviewed the plans as submitted highlight changes to the original plan that had been

previously approved.

Questions from the board were addressed by Gabbard.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Farris Second: Atwood

Vote: Atwood, Phipps, Farris, Tardio, Dawson All aye

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

Gavin Duke, Duke Design Group, representing the Bollinger family reviewed the plans as submitted.

Questions from the board were answered by Duke.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Phipps Second: Farris

A board discussion ensued

Chairman Tardio suggested that the pool and pool house be separated from the sports court.

Motion withdrawn by Phipps

Motion to divide the question to pool, pool house first and sports court second and approve the pool and pool house: Tardio Second: Dawson

Vote: Dawson, Tardio, Farris, Phipps, Atwood all aye

Motion to approve sport court: Phipps Second: Farris

A discussion ensued which included additional questions for and answered by Duke. Homeowner Pamela Bollinger also addressed the board regarding use of the sport court. Questions were asked of and answered by City Attorney Doug Berry.

Vote: Atwood no, Phipps, Farris, Tardio, Dawson aye

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

Board member Johnny Phipps stepped down at 6:08 p.m.

Gavin Duke, Duke Design Group, and Peter Kline Architect, D. Stanley Dixon Architect, representing the Cobles, reviewed the plans as submitted for the project.

Questions from the board were answered by Duke.

Public Comment Opened

Mary Proctor, 4426 Warner Place, spoke in favor of the project.

Public Comment Closed

Motion approve: Atwood Second: Farris

A period of comments and discussion from the board ensued.

Vote: Dawson, Tardio, Farris, Atwood All aye

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.

Board member Johnny Phipps rejoined the board at 6:19 p.m.

Troy Woolley, contractor representing the Denton family, reviewed the plans as submitted for the project.

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

Public Comment Opened

No Public Comment

Public Comment Closed

Additional questions from the board followed the staff report.

Motion to approve: Tardio Second: Atwood

A period of comments and discussion by the board ensued, which included additional questions of Woolley which he addressed.

Vote: Atwood, Phipps, Farris, Tardio, Dawson

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

Board member Johnny Phipps stepped down at 6:34 p.m.

Catherine Sloan, Architect, representing the Browns, reviewed the design plans as submitted for the project, Gavin Duke, Duke Design Group reviewed the landscape plans for the project.

Public Comment Opened

Cathy Altenbern spoke in favor of the project.

Florence McKeithan, neighboring Forest Hills resident, spoke in favor of the project.

Sloan did address a question regarding the location of the house for McKeithan.

Public Comment Closed

Motion to approve: Atwood Second: Farris

Vote: Dawson, Tardio, Farris, Atwood All aye

Other Public Comment

The meeting adjourned at 6:43 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	3,969	3,924	4,629	16.6
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	7,442	4,520	7,556	1.5
FRONT YARD AREA	13,624			
TOTAL DRIVEWAY AREA	3,969	3,893	3,525	
DRIVEWAY IN FRONT YARD AREA	2,997	2,406	2,365	
HARDSCAPE AREA	661	1,069	2,489	
POOL AREA	661	n/a	n/a	n/a
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .196 =				

Variance Approval Criteria

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

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

How would the 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 increased height of the house will still be shorter than the neighboring houses. We have designed the roof to be a hipped roof so that it will angle in on all 4 sides in order to decrease the massing of the taller roof. The areas over the right

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 currently is. The design of the existing home is not in scale with the neighboring homes, and has design details that are not in

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.

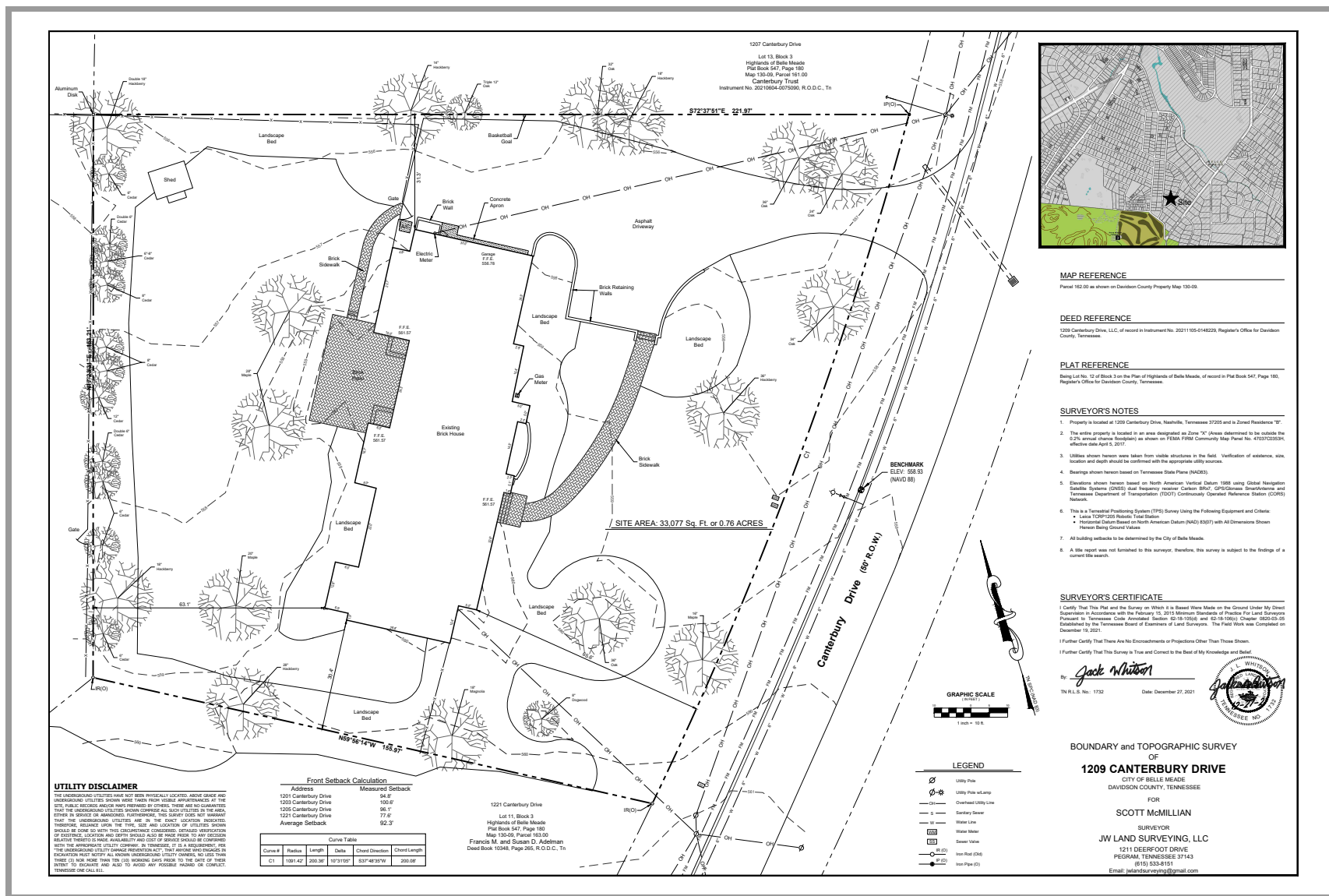
Catherine Sloan

2025-06-16

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION





INDEX OF DRAWINGS- MC MILLAN RESIDENCE

- SP-1 SITE PLAN/ SITE NOTES
- A-1 EXISTING FLOOR PLANS
- A-2 NEW BASEMENT PLAN
- A-3 NEW FIRST FLOOR PLAN
- A-4 NEW SECOND FLOOR PLAN
- A-5 NEW ATTIC PLAN
- A-6 NEW ROOF PLAN
- A-7 NEW FRONT ELEVATIONS
- A-8 NEW RIGHT SIDE ELEVATIONS
- A-9 NEW REAR ELEVATIONS
- A-10 NEW LEFT SIDE ELEVATIONS

GENERAL CONSTRUCTION NOTES

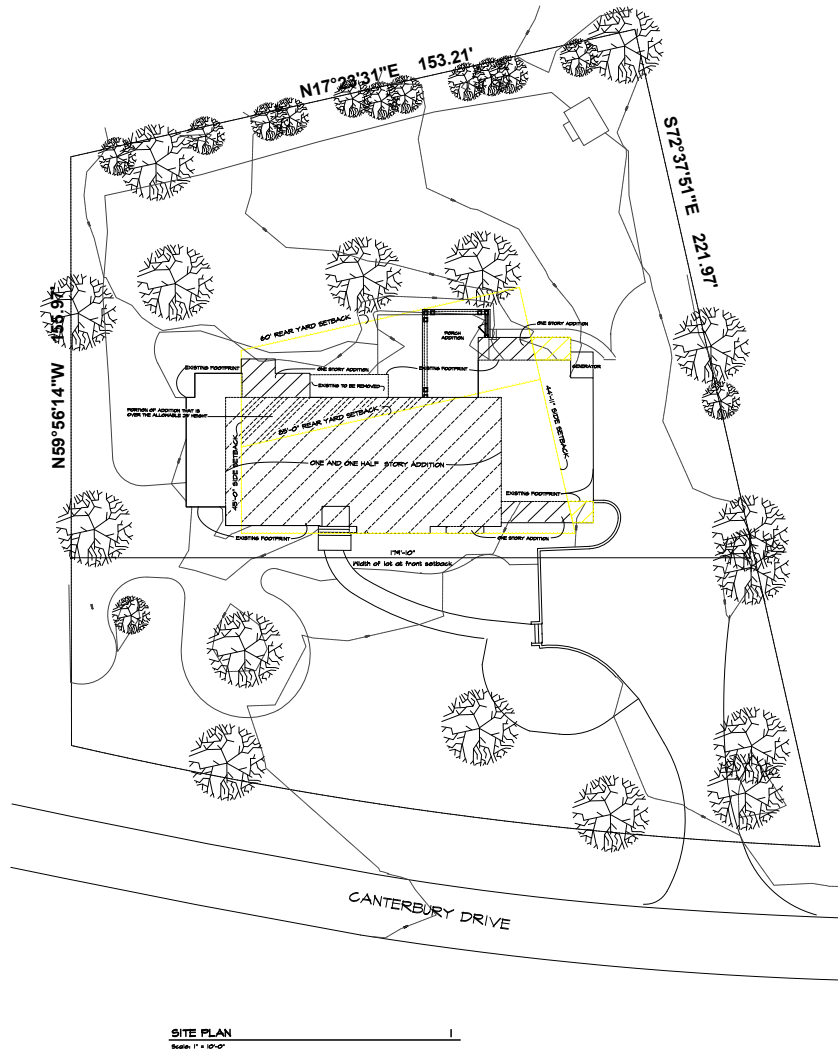
1. These drawings and notes indicate basic design, materials, and framing concepts. Contractor shall be responsible to ensure that all construction materials and methods provide structurally sound, long-lasting, and weather-tight construction.
2. The owner warrants that the information provided in the Architectural plans, together with the Structural Engineer's report, is true and correct. The owner warrants that the information provided in the Structural Engineer's report, together with the Architectural plans, is true and correct.
3. Contractor shall ensure that all construction meets or exceeds all applicable codes.
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10. Contractor shall ensure that all construction meets or exceeds all applicable codes.

SITE NOTES

1. Contractor shall be responsible to properly stake out and verify the house location to ensure that the house meets the setback and other requirements of the zoning and building codes.
2. Contractor shall provide proper drainage away from house and away from adjacent properties.
3. Location of the property's water and sewer lines shall be indicated on the site plan and shall be verified by the contractor.
4. Contractor shall take all precautions to protect and save existing trees to remain.

NOTE: COORDINATE EXACT LOCATION OF HOUSE ON LOT WITH LANDSCAPE ARCHITECT. THIS SITE PLAN IS FOR GENERAL INFORMATION ONLY.

LOT SIZE: 33,071
ALLOWABLE FOOTPRINT: 3,969
EXISTING FOOTPRINT: 3,924
NEW FOOTPRINT: 4,629
ALLOWABLE FAR: 33,071 X 2.25 = 7,442
EXISTING FAR: 4,520
NEW FAR: 7,556



SITE PLAN
Scale: 1" = 10'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
37132 Central Avenue, Nashville, TN 37205
615.381.0377 - AOL 232.2238
cslsloan@earthlink.net

DRAWINGS TO BE USED FOR
DESIGN PURPOSES ONLY -
NOT FOR CONSTRUCTION

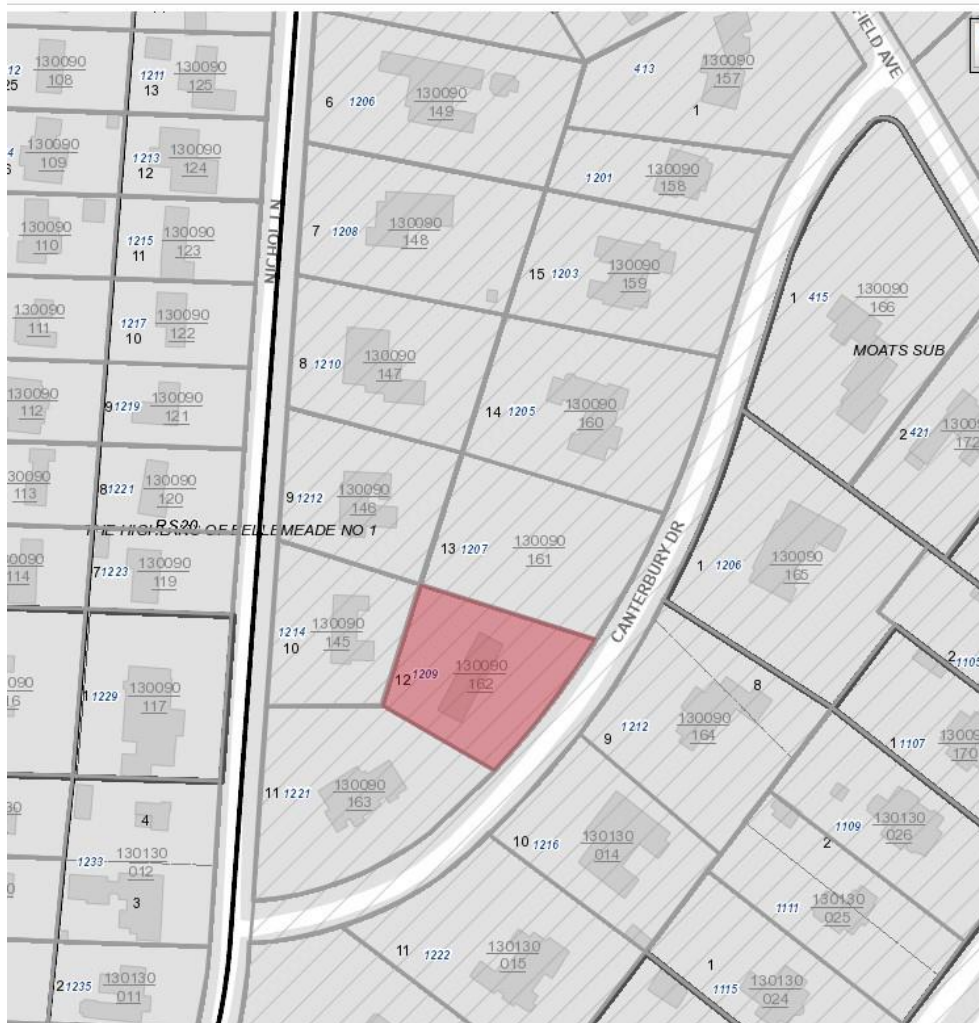
MC MILLAN
RESIDENCE
1209 CANTERBURY
DRIVE

DATE: 6.13.25

SP-1



1209 CANTERBURY DRIVE VICINITY MAP



1209 CANTERBURY DRIVE EXISTING PHOTO



1207 CANTERBURY DRIVE



1205 CANTERBURY DRIVE



1203 CANTERBURY DRIVE

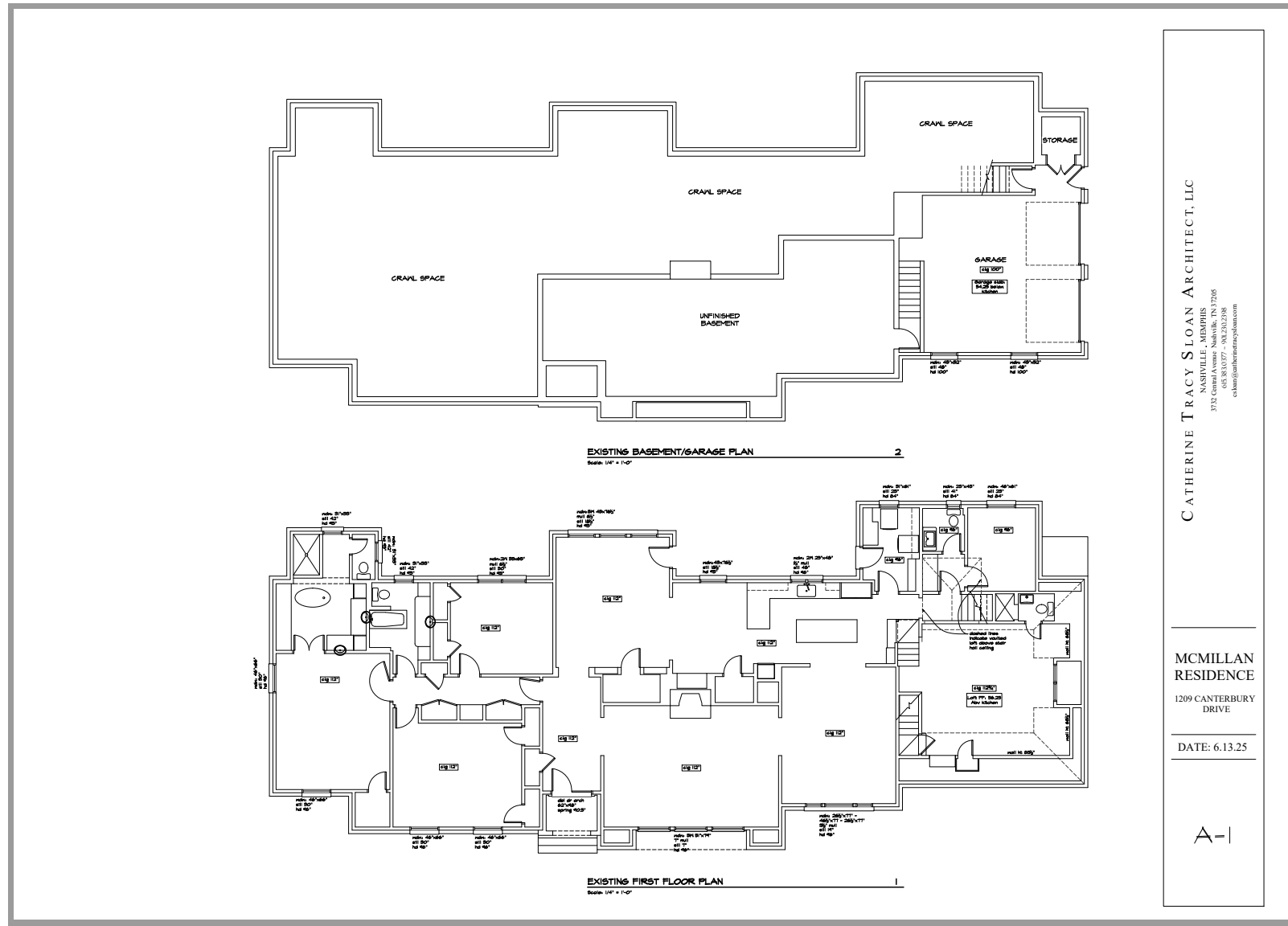


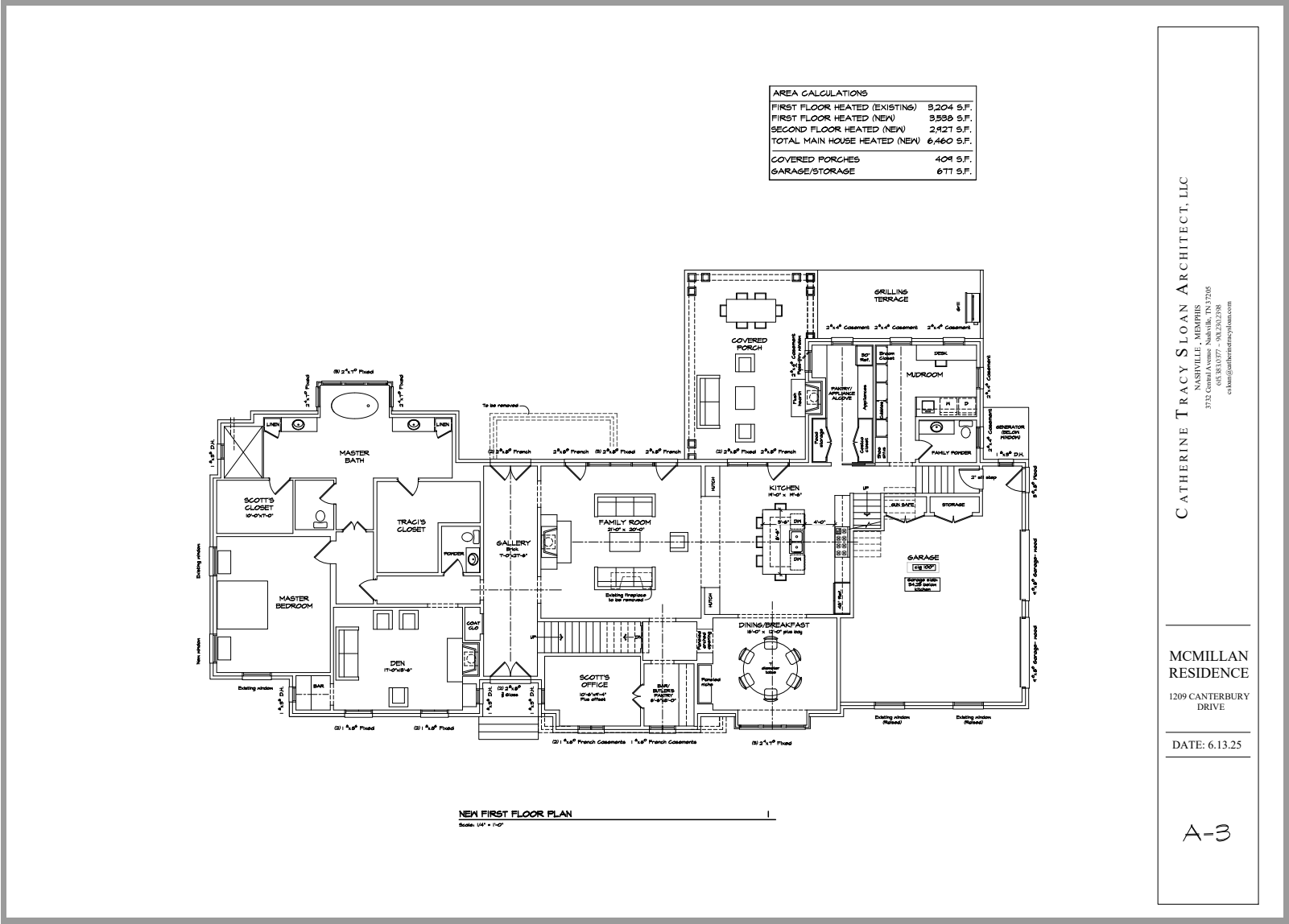
1221 CANTERBURY DRIVE

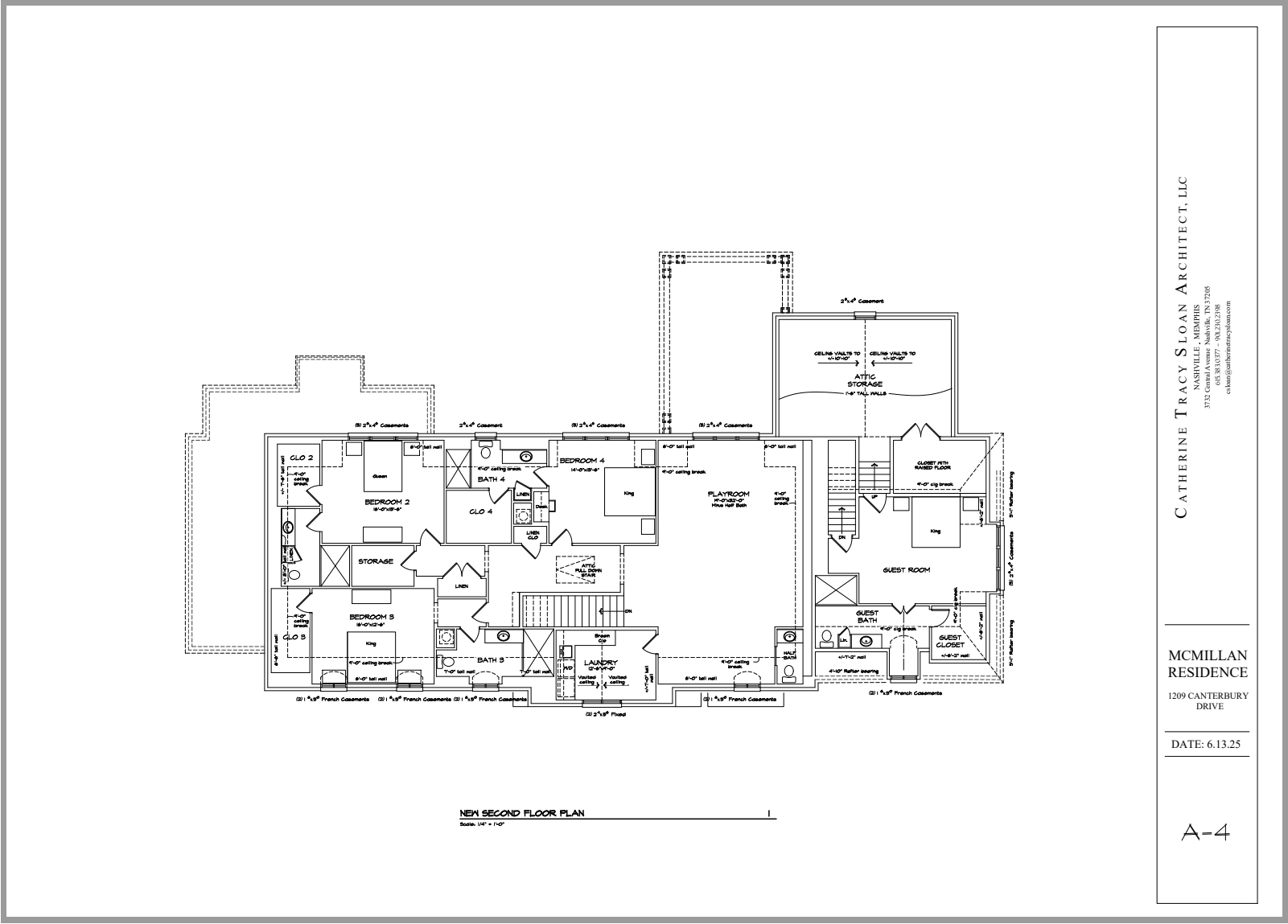


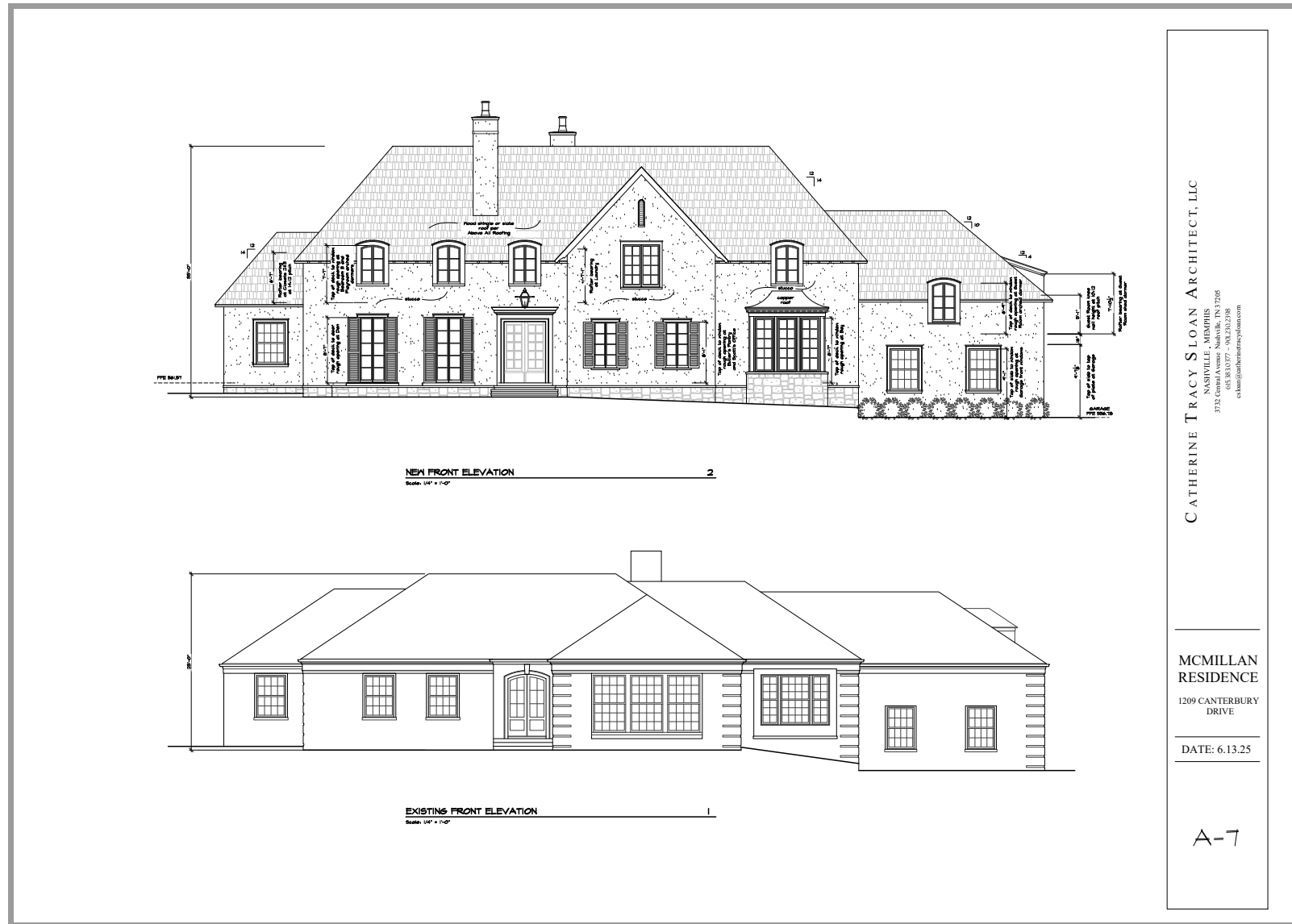
VIEW OF RIGHT PROPERTY LINE







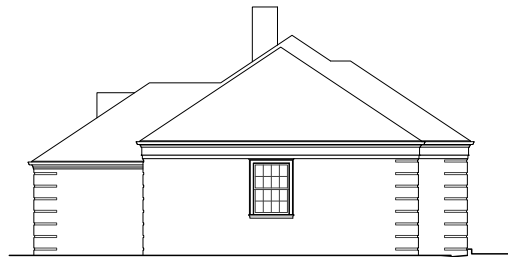








NEW LEFT SIDE ELEVATION 2
Scale: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION 1
Scale: 1/4" = 1'-0"

CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
3732 Central Avenue, Nashville, TN 37205
615.38.1377 - AOL 230.2298
cslsloan@catracesloans.com

MCMILLAN
RESIDENCE
1209 CANTERBURY
DRIVE

DATE: 6.13.25

A-10

Staff Report

Agenda No.: III.A.
Case No.: A25-39
Staff: Mary Samaniego, Planning Director
Applicant: The McMillan family
Request: Four variances to a side and rear setbacks, maximum footprint, and maximum gross floor area
Location: 1209 Canterbury Drive

Summary:

The applicants/property owners are requesting four variances for the construction of several separate additions that cumulatively exceeds the maximum allowable building footprint, maximum allowable building area, and side and rear yard setbacks. The existing residence was constructed in 1945 and includes an attached two-car 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 0.76 acres (33,077 square feet) and is an irregular triangular shape.
2. The existing dwelling was constructed in 1945 with a two-car garage and an existing rear patio. The proposed screen porch would be placed in the existing patio area. Other additions include an expansion on the front and rear right side of the residence as well as the creation of a second story on the rear.
3. The lot is irregularly shaped as it is almost as wide (average 176') as it is deep (average 189').
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 lot is 3,969 square feet. The existing residence has a building footprint of 3,924 square feet and the proposed additions totaling 705 square feet will then provide as overall building footprint of 4,629 square feet (600 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 7,442 square feet. The existing residence has a building area of 4,520 square feet and the proposed additions totaling 3,036 square feet will then provide as overall building gross floor area of 7,556 square feet (114 square feet over the maximum allowable).
6. Per Section 14-203 Table 1, the Residence B zoning district requires a rear yard setback of 85' from the rear property for those parts of any building which are in excess of twenty-five

feet (25') in height. The proposed setback for the second story addition at a height of 33' in the rear is 72' from the rear property line (a 13' encroachment).

7. For this lot, both of the required side yard setbacks at 25% of the lot width at the building line is 45'. The front right addition is 40' from the side property line and the rear right addition is 37' from the side property line. Therefore, on the right side of the residence, the overall additions will require a variance for an 8' encroachment in the required 45' side yard setback. The addition on the left side will be 43' from the side property line which is a 2' encroachment into that 45' setback.

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.

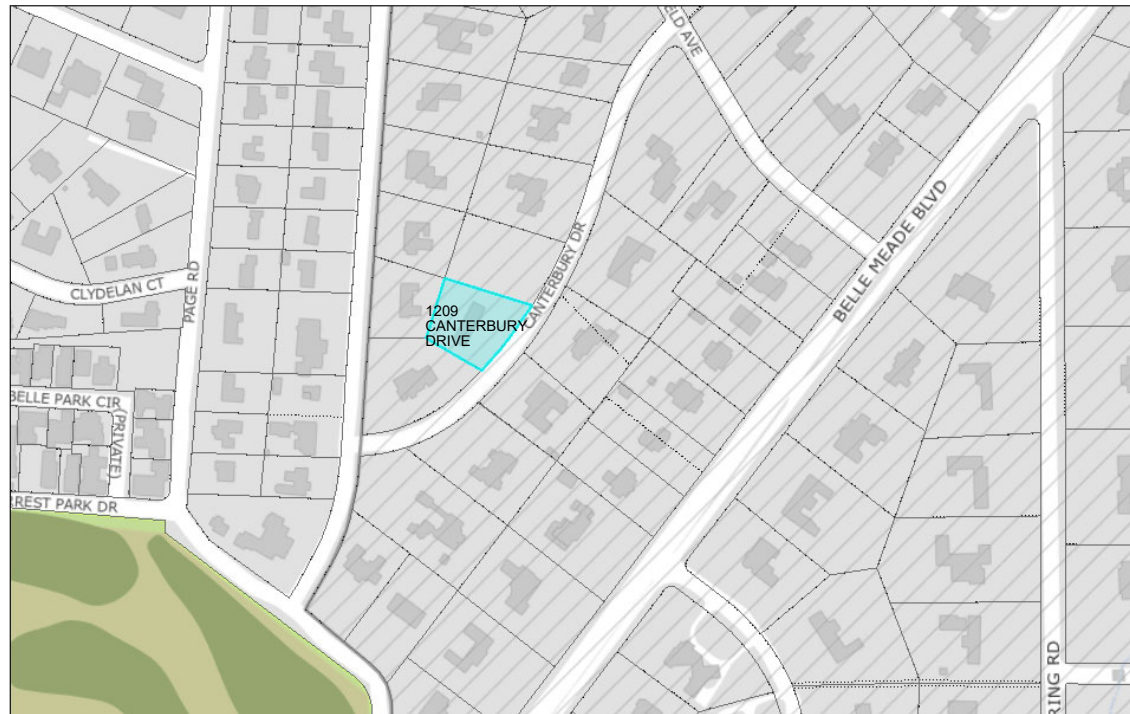
The applicant is proposing to exceed the maximum footprint, maximum gross floor area, and rear and side setbacks that were adopted in the Zoning Ordinance to benefit the public good. The applicant is proposing to exceed design criteria that were adopted in the Zoning Ordinance to benefit the public good. The proposed project is to expand a historic residence that was constructed as a single story in the Ranch architectural style. The Ranch architectural style is typically known to be one to two stories with a large footprint. The applicant is attempting to expand the overall area of the residence while at the same time honoring the Ranch style of the residence. Therefore, the majority of the expansion is to the footprint which has the greatest variance request at 600' over allowable. The request to exceed the overall allowable building area by 114' is negligible at 1.5%. The second story addition at 33' in the rear is 8' high than allowed within the rear yard 85' setback. However, it is a result of the pitch of the roof and not the windows in the rear. Therefore, it is not anticipated that this increased height will adversely impact the sense of privacy for surrounding property owners. The existing residence footprint is nonconforming in relationship to both the left and right side setbacks. While the additions on the right and left side of the residence do encroach into the side setbacks, they do not expand the overall footprint any closer the property lines than the existing residence.

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

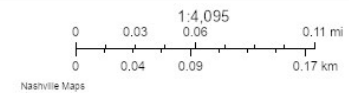
Attachments:

1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map 1209 CANTERBURY DRIVE



6/30/2025, 12:29:10 PM



INDEX OF DRAWINGS-
MC MILLAN RESIDENCE

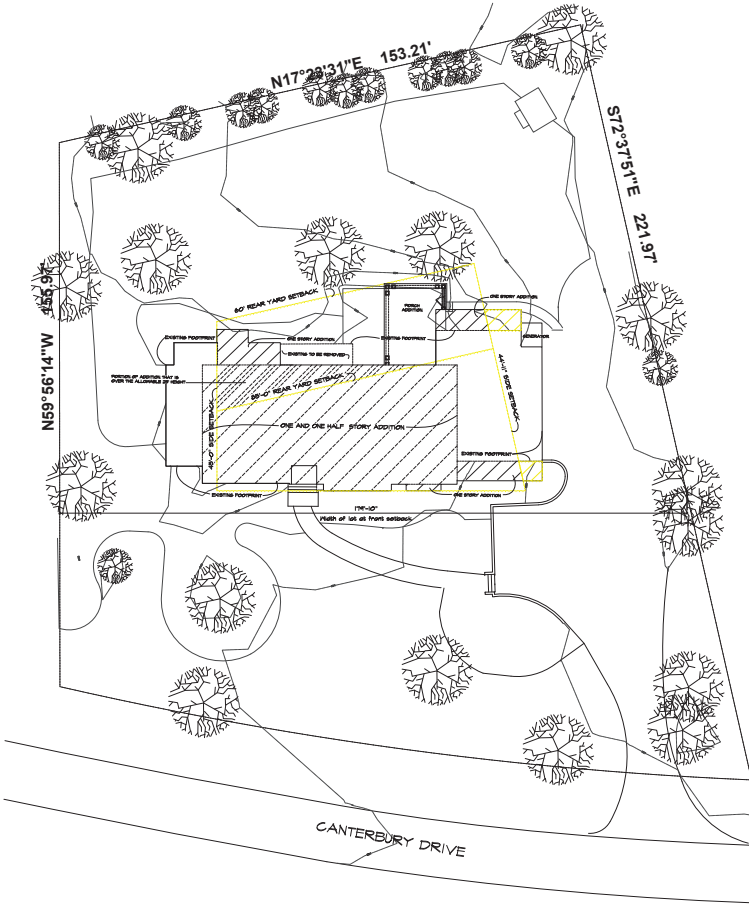
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GENERAL CONSTRUCTION NOTES	
1.	These drawings and notes indicate basic design, materials, and general conditions. Contractor shall be responsible to ensure that all construction conforms with the building code and all applicable laws, ordinances, and regulations.
2.	Structural elements are not shown on the Architectural plans. Refer to Structural Engineer for all structural information including loads, structural specifications, and location of beams, columns, and for all construction requirements.
3.	Contractor shall ensure that all construction meets or exceeds all applicable codes.
4.	Contractor shall ensure that all construction is in accordance with the building code and all applicable laws, ordinances, and regulations.
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SITE NOTES	
1.	Contractor shall be responsible to properly stake and set out the house location to ensure that the house is in accordance with the building code and all applicable laws, ordinances, and regulations.
2.	Contractor shall provide proper drainage away from house and away from adjacent property.
3.	Location of the foundation, walls, and roof shall be set out by the contractor and shall be in accordance with the building code and all applicable laws, ordinances, and regulations.
4.	Contractor shall take all precautions to protect and save existing trees to remain.

NOTE: COORDINATE EXACT LOCATION OF HOUSE ON LOT WITH LANDSCAPE ARCHITECT. THIS SITE PLAN IS FOR GENERAL INFORMATION ONLY.

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Scale: 1" = 10'-0"

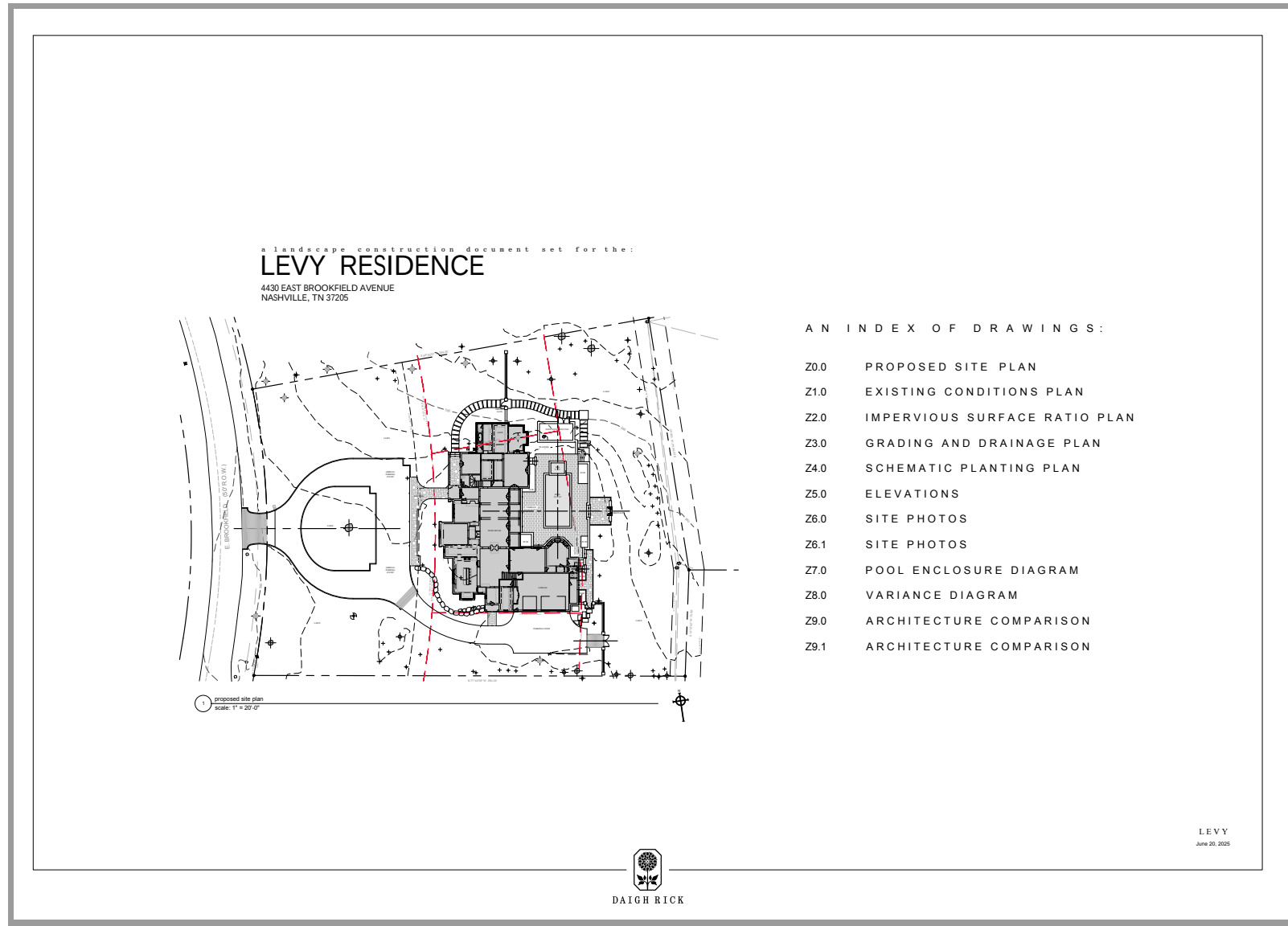
CATHERINE TRACY SLOAN ARCHITECT, LLC
NASHVILLE, MEMPHIS
3773 Central Avenue Nashville, TN 37206
(615) 830-8777 - (615) 830-8778
info@tracysloanarchitect.com

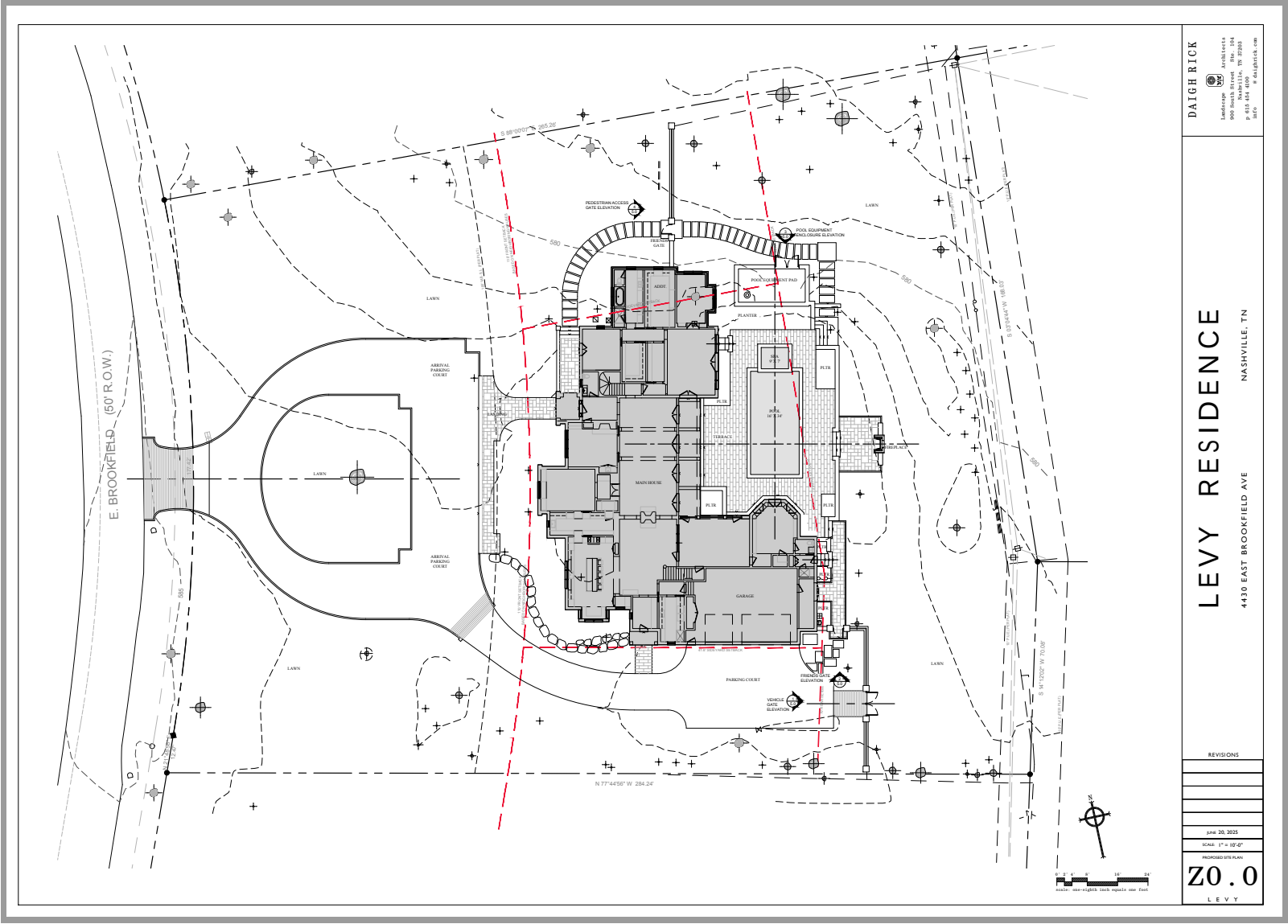
DRAWINGS TO BE USED FOR
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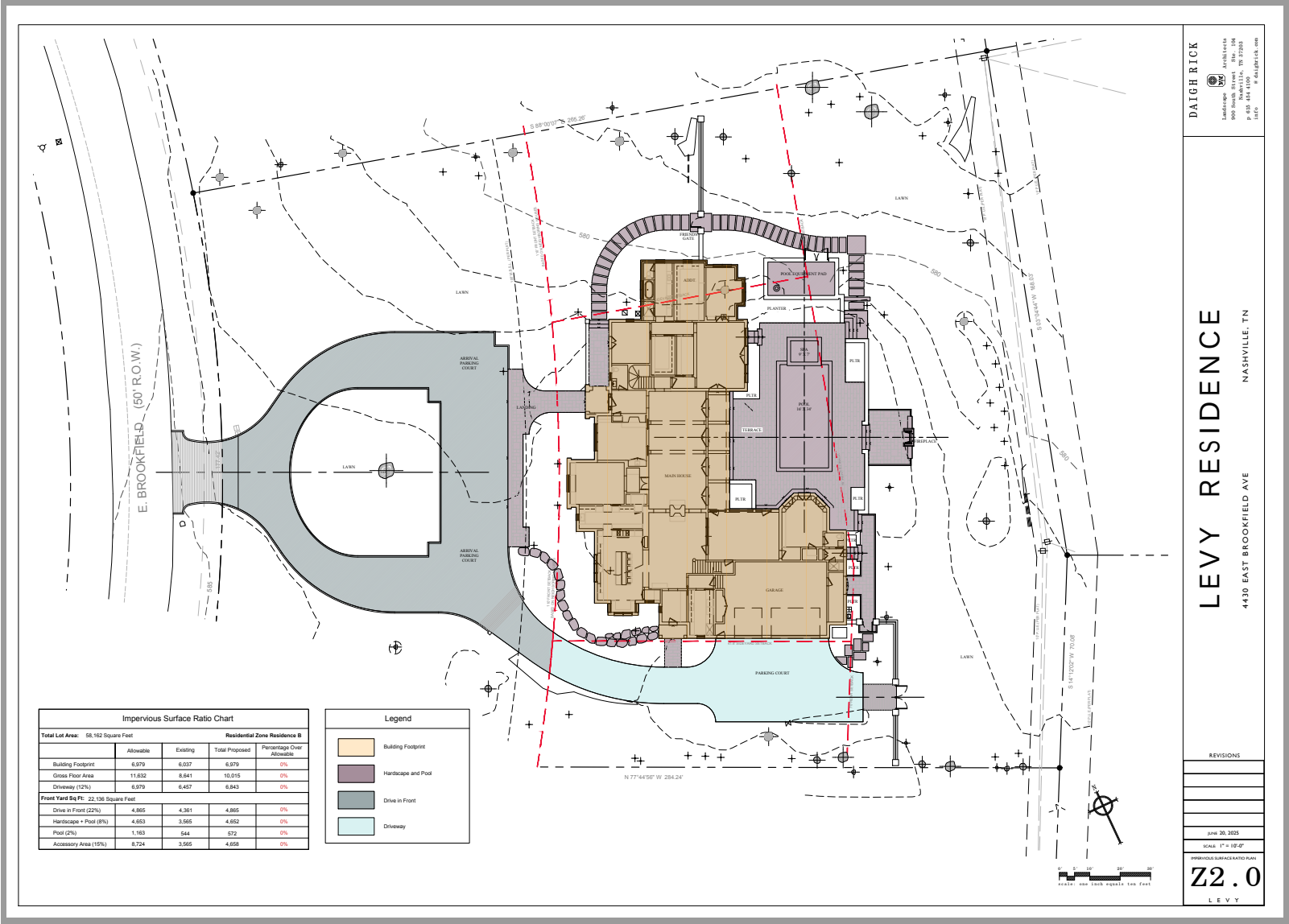
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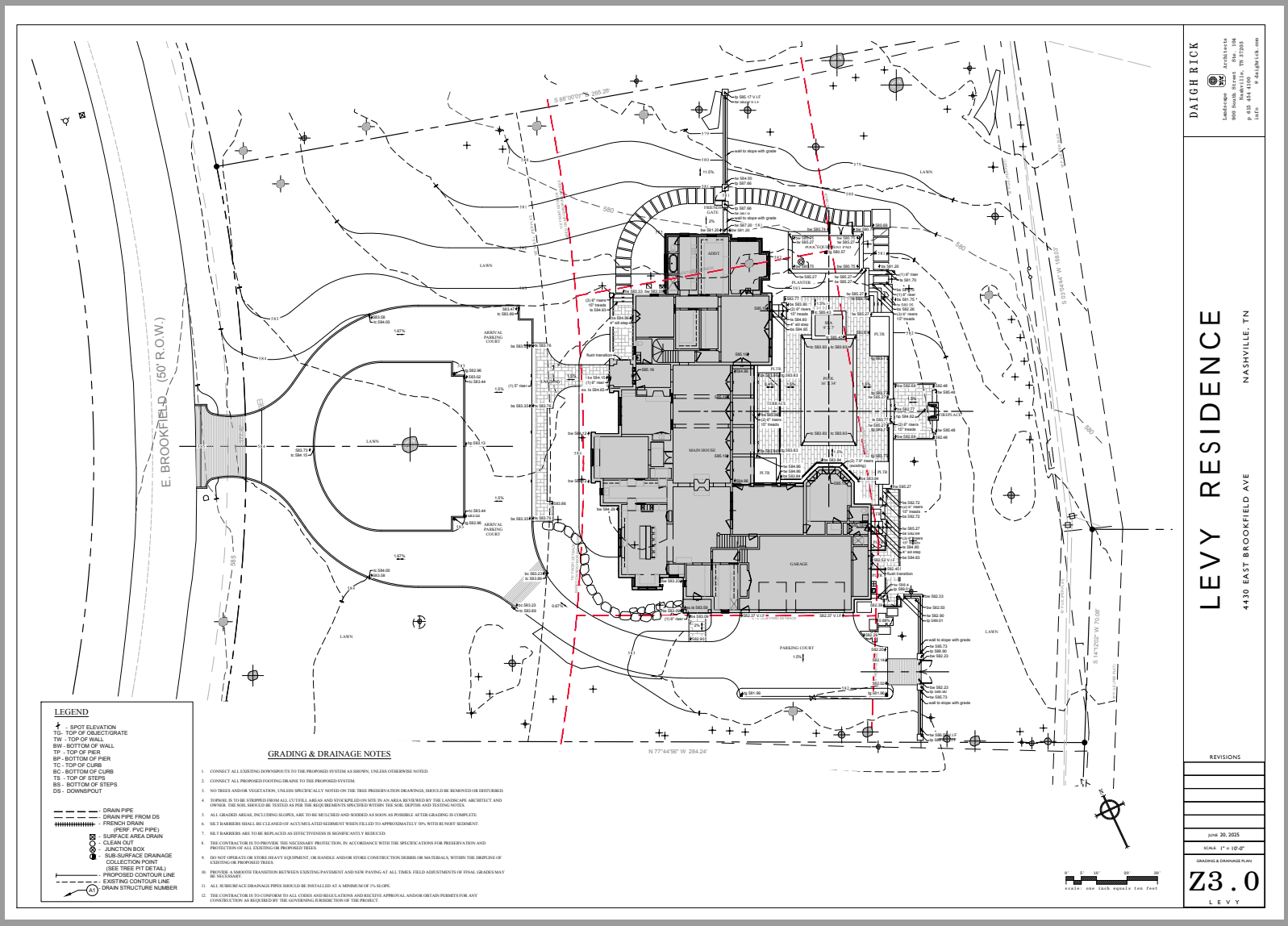
DATE: 6.13.25

SP-1

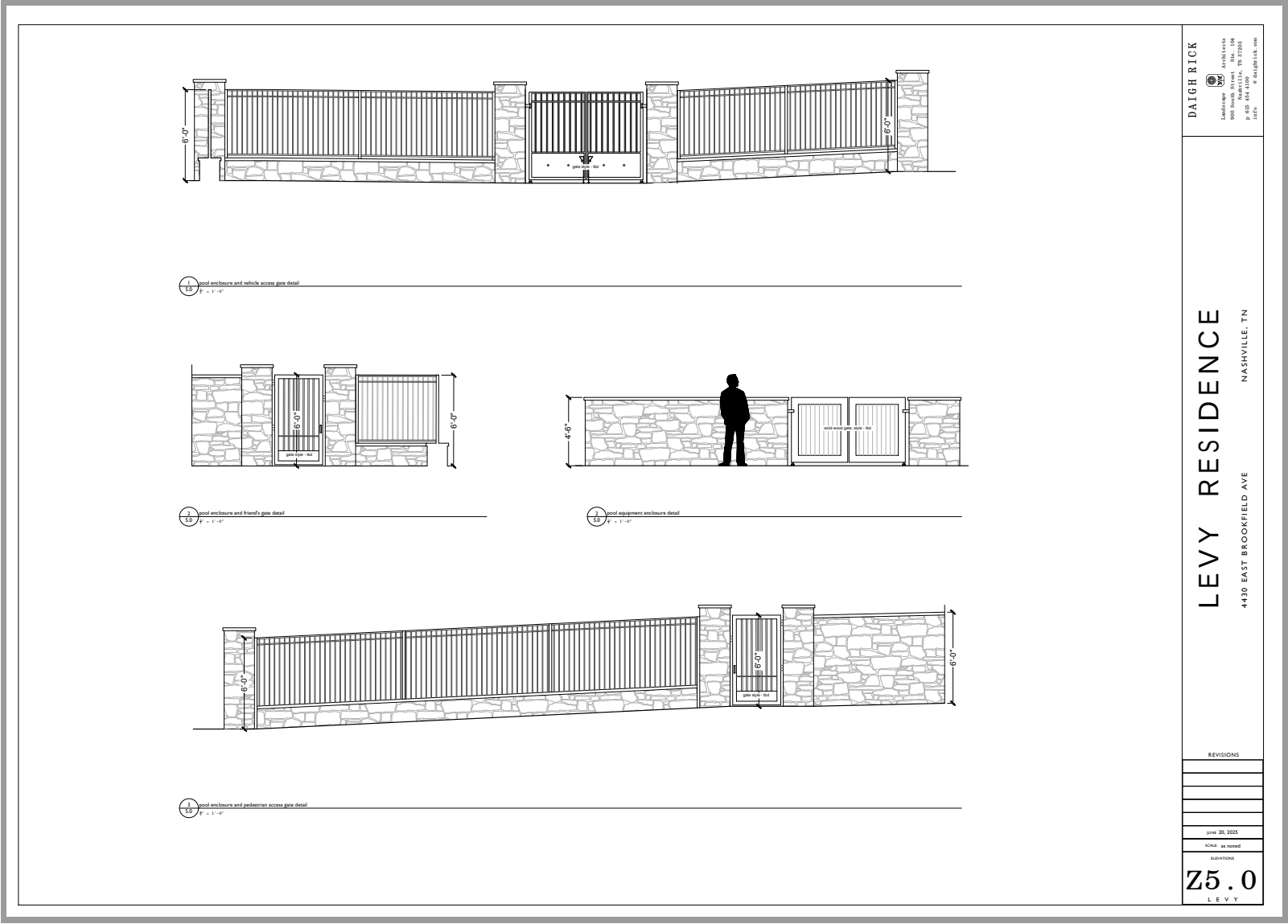














1
1.5" site photo
not to scale



2
1.5" site photo
not to scale



3
1.5" site photo
not to scale



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DAIGH RICK
ARCHITECTS
3000 Shallowford Road, Suite 100
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P 615.351.1111
F 615.351.1112
www.daighrick.com

LEVY RESIDENCE
4430 EAST BROOKFIELD AVE
NASHVILLE, TN

REVISIONS

JUNE 20, 2025

SCALE: NOT TO SCALE

CONSTRUCTION DETAILS

Z6.0

LEVY



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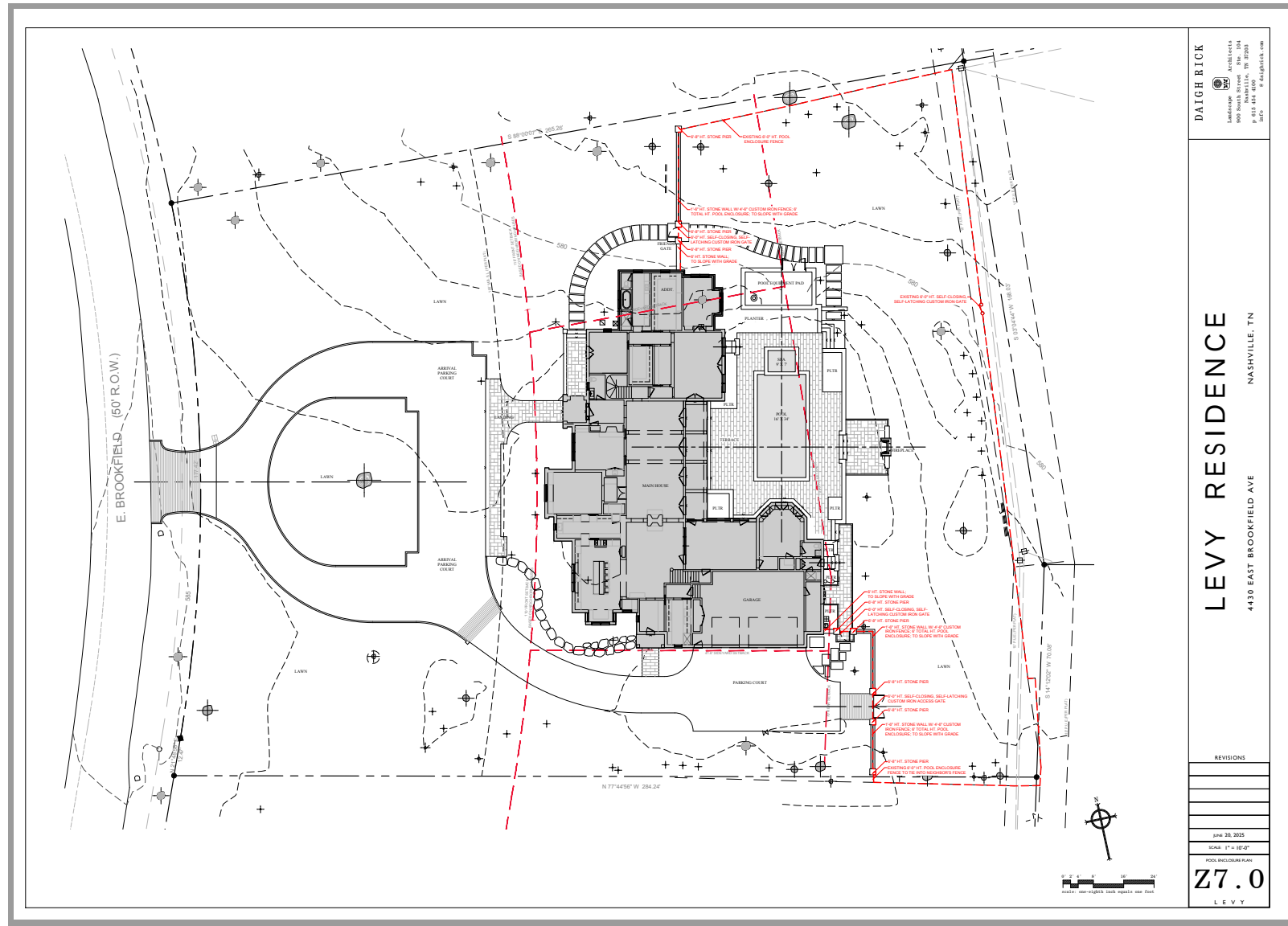
LEVY RESIDENCE
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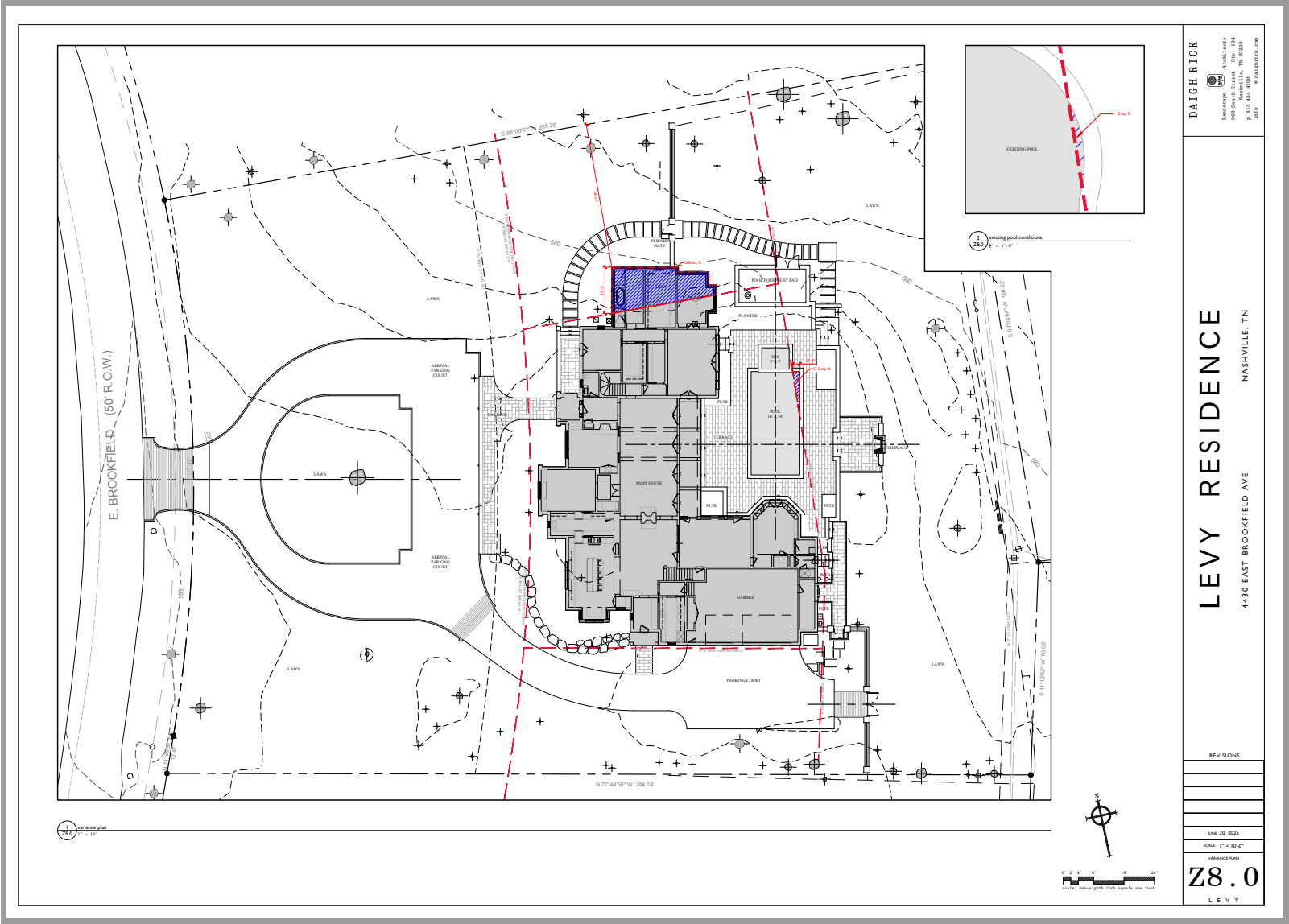
REVISIONS

JUNE 20, 2025
SCALE: NOT TO SCALE
CONSTRUCTION DETAILS
Z6.1
LEVY

Regular Meeting - PACKET - (Page 42 of 120)

Page 9 of 13 General Attachment: 79_Levy-Residence---BZA-Submission.pdf (Page 9 of 13)







4430 E BROOKFIELD | PROPOSED | FRONT ELEVATION

LEVY RESIDENCE

4430 EAST BROOKFIELD AVE
NASHVILLE, TN

REVISIONS

JUNE 20, 2025

SCALE: not to scale

ARCHITECTURE DRAWING

Z9.0
LEVY



4430 E BROOKFIELD | EXISTING | PRIMARY SUITE

NORTHWOODS



4430 E BROOKFIELD | PROPOSED | PRIMARY SUITE

NORTHWOODS

DAIGH RICK

Architects

900 South River St. 104

Nashville, TN 37203

p 615.259.1111

f daighrick.com

LEVY RESIDENCE

4430 EAST BROOKFIELD AVE

NASHVILLE, TN

REVISIONS

JUNE 20, 2025

SCALE: NOT TO SCALE

ARCHITECTURAL DRAWINGS

Z9.1

LEVY



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Rob & Bridget Levy

PHONE # _____

APPLICANT EMAIL ADDRESS c/o wade@daighrick.com

PROPERTY ADDRESS: 4430 E Brookfield Ave.

REQUEST: VARIANCE ☒

CONDITIONAL USE ☒

REASON FOR REQUEST: Request to construct an addition to the house outside of the building envelope.
Request to construct a pool to replace an existing pool. Existing pool slightly extends over the rear setback line, as is also proposed for the new pool.

PROJECT CALCULATIONS

LOT SQ. FT:	58,162 SF	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA		6,979 SF	6,037 SF	942 SF	6,979 SF	0%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		11,632 SF	8,641 SF	1,374 SF	10,015 SF	0%
FRONT YARD AREA	22,136 SF					
TOTAL DRIVEWAY AREA		6,979 SF	6,457 SF	386 SF	6,843 SF	0%
DRIVEWAY IN FRONT YARD AREA		4,865 SF	4,361 SF	504 SF	4,865 SF	0%
HARDSCAPE AREA		4,653 SF	3,565 SF	1,087 SF	4,652 SF	0%
POOL AREA		1,163 SF	544 SF	28 SF	572 SF	0%
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =						

Complete Check List

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

Variance Approval Criteria

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

The lot is an irregular shape limiting the usable space within the building envelope at the side and rear of the property. The rear property line is irregular due to the two properties to the east abutting between the two rear property corners. _____

The lot size of 58,161 sf is well under the minimum lot size for the Residence A zoning district is 70,000 sf. This discrepancy disproportionately limits the development of this property. The existing north side yard setback is 62.6' which limits the available buildable area. _____

We request to replace the existing pool with the new proposed pool. The existing pool is slightly over the rear setback, as is the proposed design for the new pool. _____

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?

As stated above, the zoning ordinance applied to this smaller property within the Residence A zoning district limits the ability to expand or modify the existing home. The proposed addition on the north side of the home expands the existing primary suite. With the proposed pool in the backyard, the ability to expand the primary suite within the existing building envelope is not feasible. _____

The requested setback variance would provide a side setback of 47'-8" which exceeds the minimum side setback required for this property and provides a healthy distance from the neighboring property, and it is in keeping with the other properties along East Brookfield. By meeting the gross floor area building footprint requirements, the requested setback variance does not alter the essential character of the neighborhood or the intent of the code. _____

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

Granting this variance would not conflict with the intent of the zoning ordinance, but be an exception due to practical difficulties to expand the existing home due to the unique shape of the lot and smaller lot size. The proposed modifications are intended to improve the appearance of the home.

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

The existing home was built in 2003 and has many features that are outdated and do not correspond with the overall architecture of the home. The existing front elevation is in harmony with other homes in the neighborhood, but the side and rear elevations are inconsistent architecturally. The proposed modifications are meant to provide consistency of the architectural language for all elevations of the home. The proposed addition to the north is intended to provide balance to the front elevation of the home.

SIGNATURE:



(Owner/Agent)

DATE:

6/20/2025

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

Staff Report

Agenda No.: III.B.
Case No.: A25-43
Staff: Mary Samaniego, Planning Director
Applicant: The Levy family
Request: Approval of a conditional use for a swimming pool and associated side and rear yard setback variances
Location: 4430 E. Brookfield Avenue

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 2003 and includes a swimming pool in the rear. The specific proposal is to replace the existing swimming pool with a new one that would be within the rear and side setbacks. A second request is for an addition to the north side of the residence that would encroach into the side yard setback.

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 1.33 acres (58,162 square feet), regularly shaped, relatively flat, and has frontage on Eats Brookfield Avenue.
2. 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 6,979 square feet. The existing residence has a building footprint of 6,037 square feet and the proposed addition of 942 square feet will then provide as overall building footprint of 6,979 square feet.
3. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots over forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 11,632 square feet. The existing residence has a building area of 8,641 square feet and the proposed addition will then provide as overall building gross floor area of 10,015 square feet.
4. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 1,163 square feet. The proposed area of water in the swimming pool is 572 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 lot is 4,653 square feet. The proposed area of the hardscape including the pool is 4,652 square feet.

6. 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.
7. The required rear yard setback in the Residence A zoning district is 70' and the applicant is proposing the swimming pool placement (including pool equipment) at 63'.
8. The required side yard setback at 20% of the lot width at the building line is 63' and the applicant is proposing the addition at 48' and the pool equipment at 55'.

Findings of Fact and Staff Recommendation:

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

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *There is a proposed planting plan. The existing property line shrubs is anticipated to adequately screen the swimming pool from the adjoining properties.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is 572 square feet and is within the allowable hardscape maximums per the Zoning Ordinance. However, a portion of the swimming pool and associated pool equipment are outside of the required building envelope.*

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.

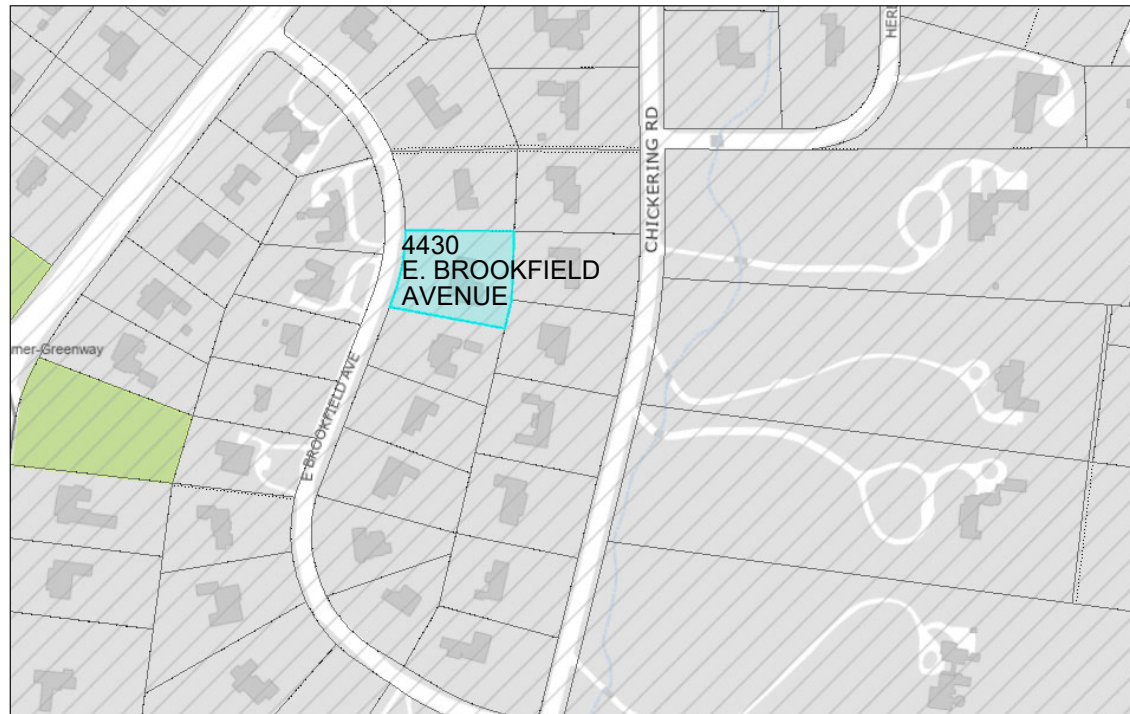
The applicant is proposing to exceed the minimum setback that was adopted in the Zoning Ordinance to benefit the public good. This section of Belle Meade enjoys large sprawling yards that contributes to the City identity. The pool will encroach 7' into the rear yard setback and 8' into the side yard which is a significantly close to the rear and side property lines for visual and sound purposes. Similarly, the proposed addition will encroach 15' into the north side setback. 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 south to be entirely within the required setbacks. Similarly, the proposed addition could be reconfigured to the rear of the existing house as opposed to the side.

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

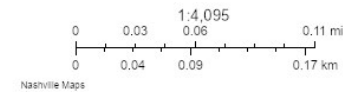
Attachments:

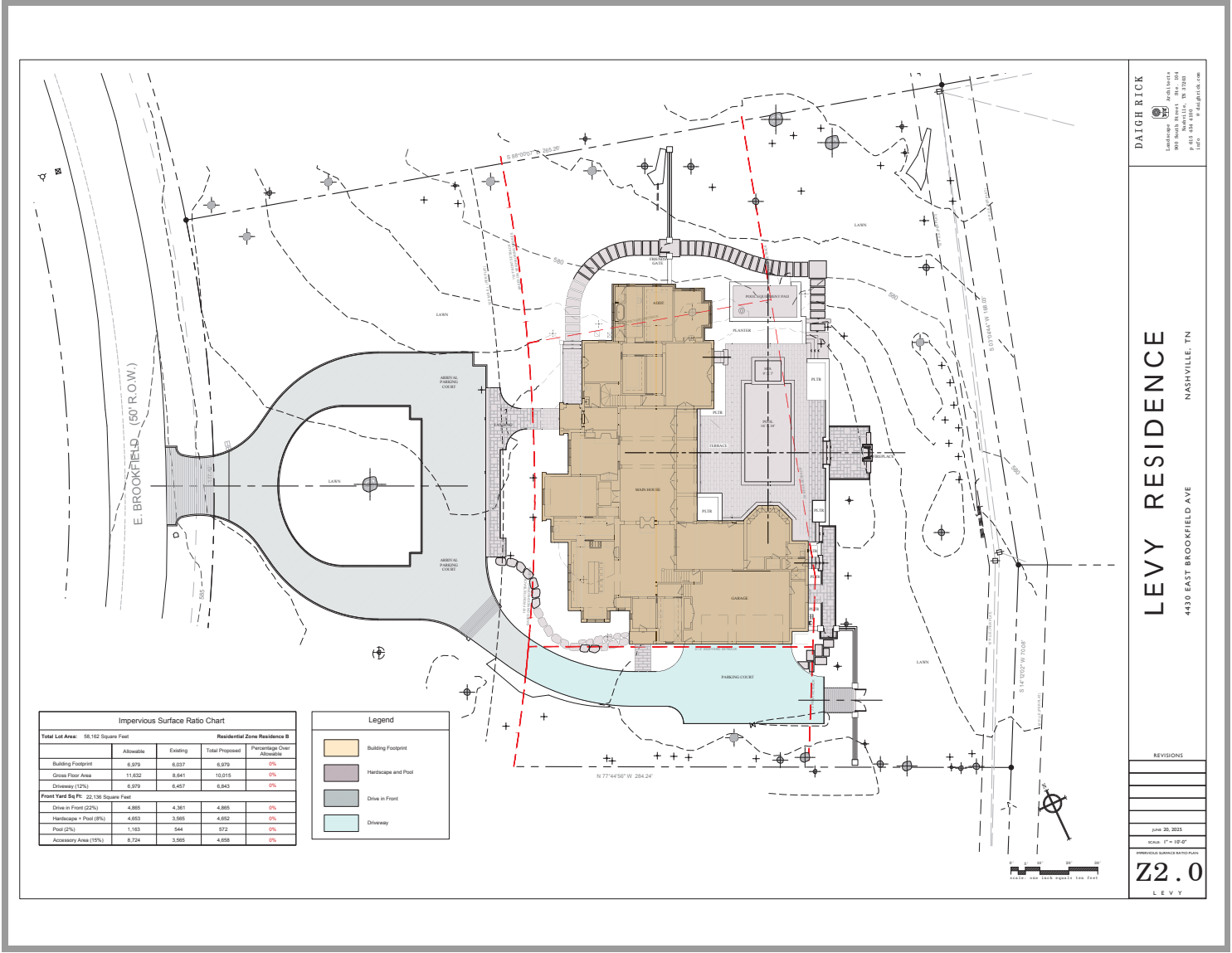
1. Location Map
2. Staff Analysis

Nashville Parcel Viewer Map 4430 E. BROOKFIELD AVENUE



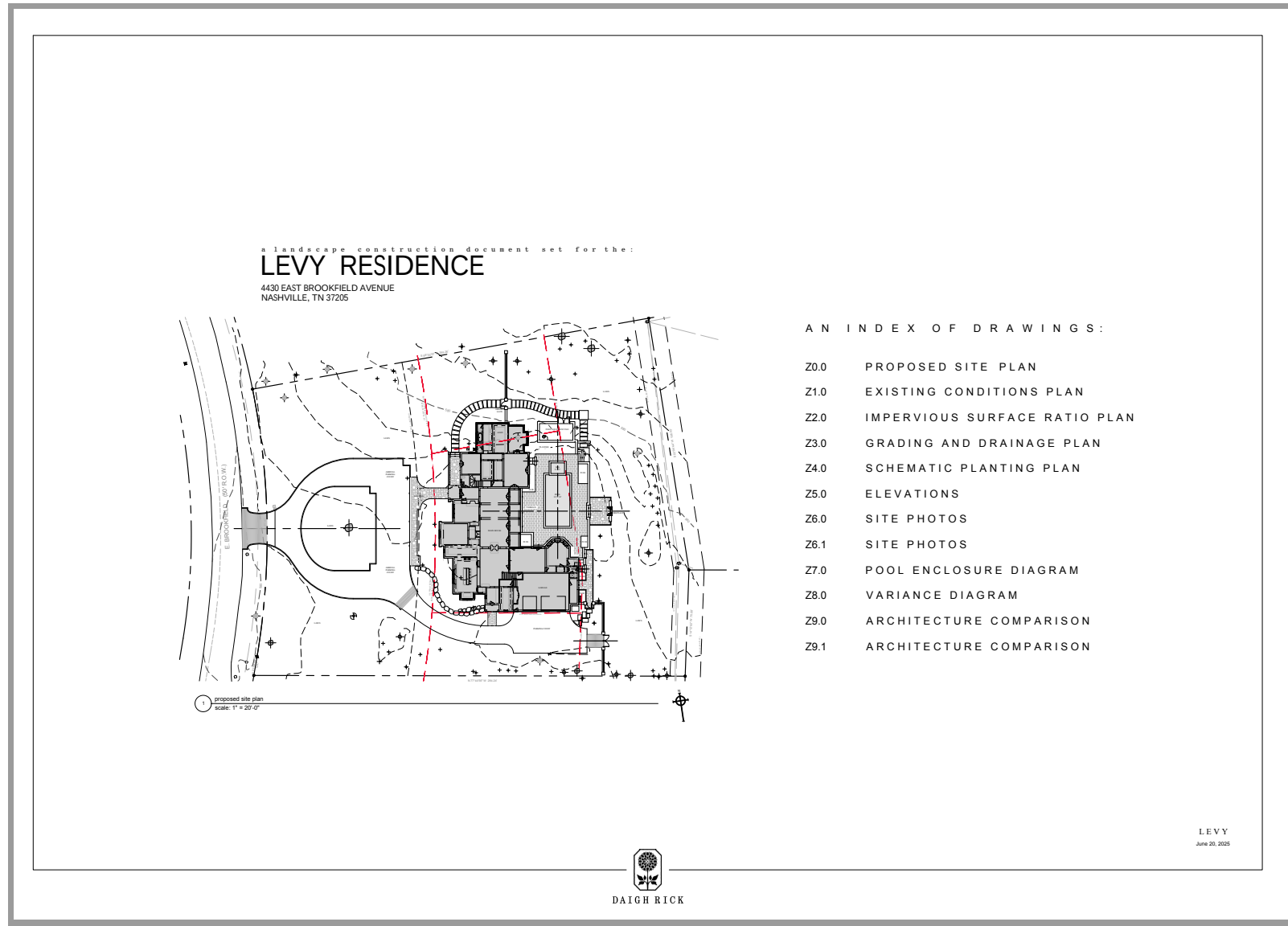
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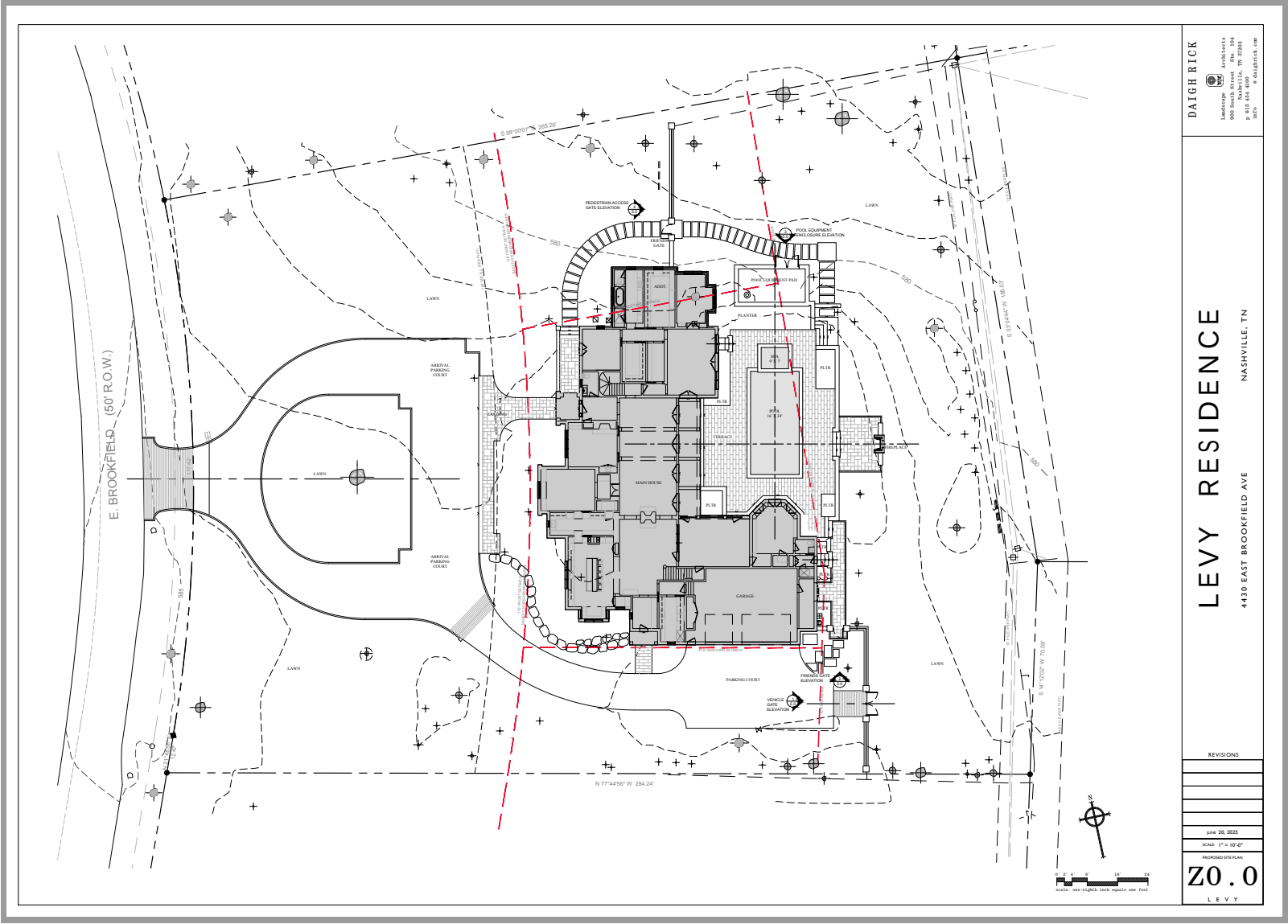




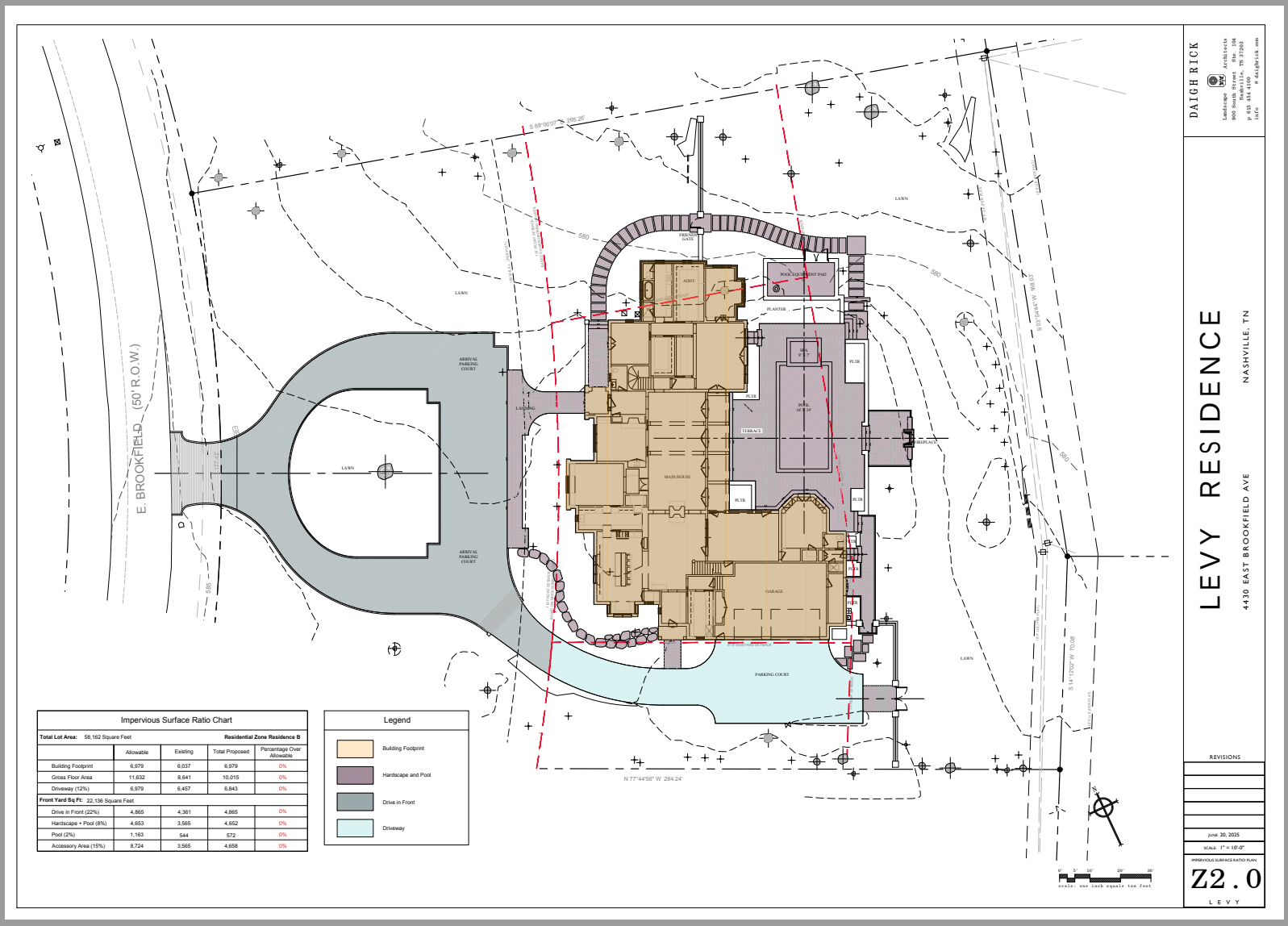
From: [Olivia Rechter](#)
To: [Mary Samaniego](#)
Subject: Levy Residence on East Brookfield
Date: Tuesday, June 24, 2025 12:34:37 PM

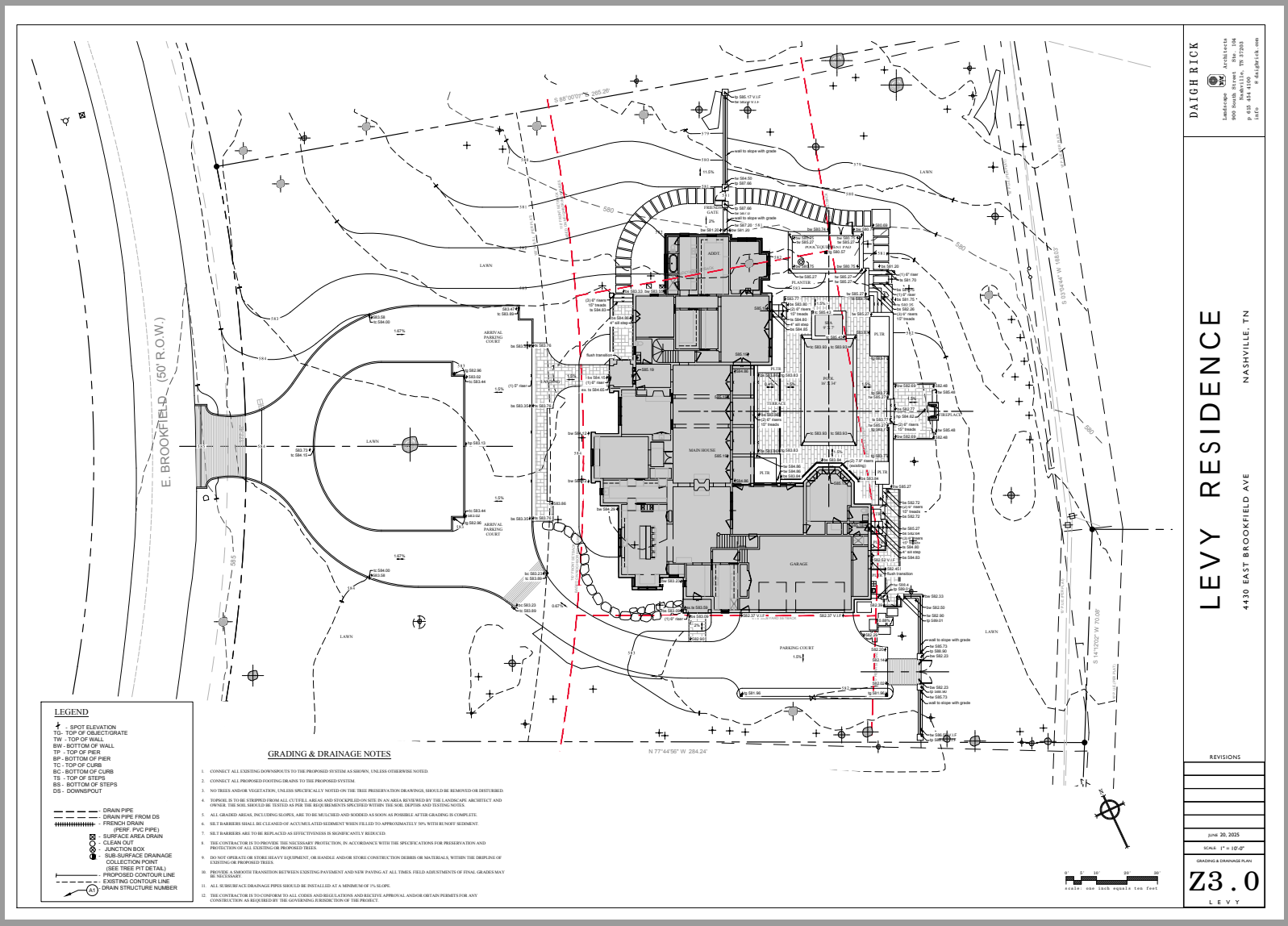
To Mary Samaniego and the City of Belle Meade Planning Committee,
Hello, this is Olivia Rechter on East Brookfield Avenue. I have met Bridget Levy who bought the Meluch's home at 4430 East Brookfield.
I had heard that Bridget and her husband, Robert, were wanting to do some updates on the home. After hearing about their plan I feel like they will be tasteful in what will be done to the home. I would like to give my support in their renovation project. I respect and agree with the rules and regulations of Belle Meade codes therefore, I will not get involved in that matter.
Olivia Rechter
4433 East Brookfield Ave
615-478-9694



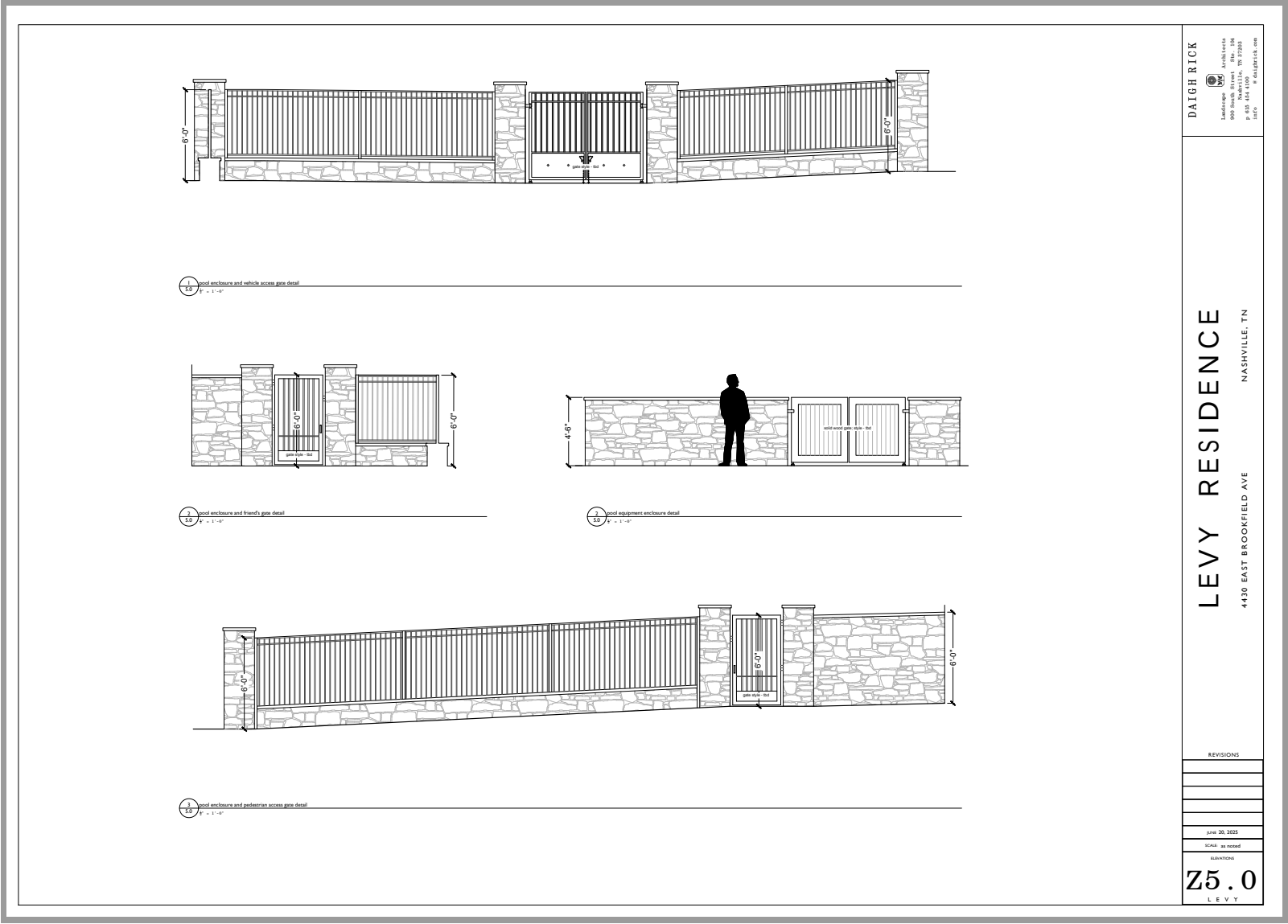














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DAIGH RICK
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p. 615.259.1111
info@daighrick.com

LEVY RESIDENCE
4430 EAST BROOKFIELD AVE
NASHVILLE, TN

REVISIONS

DATE: 06/20/2025

SCALE: NOT TO SCALE

CONSTRUCTION DETAILS

Z6.0

LEVY



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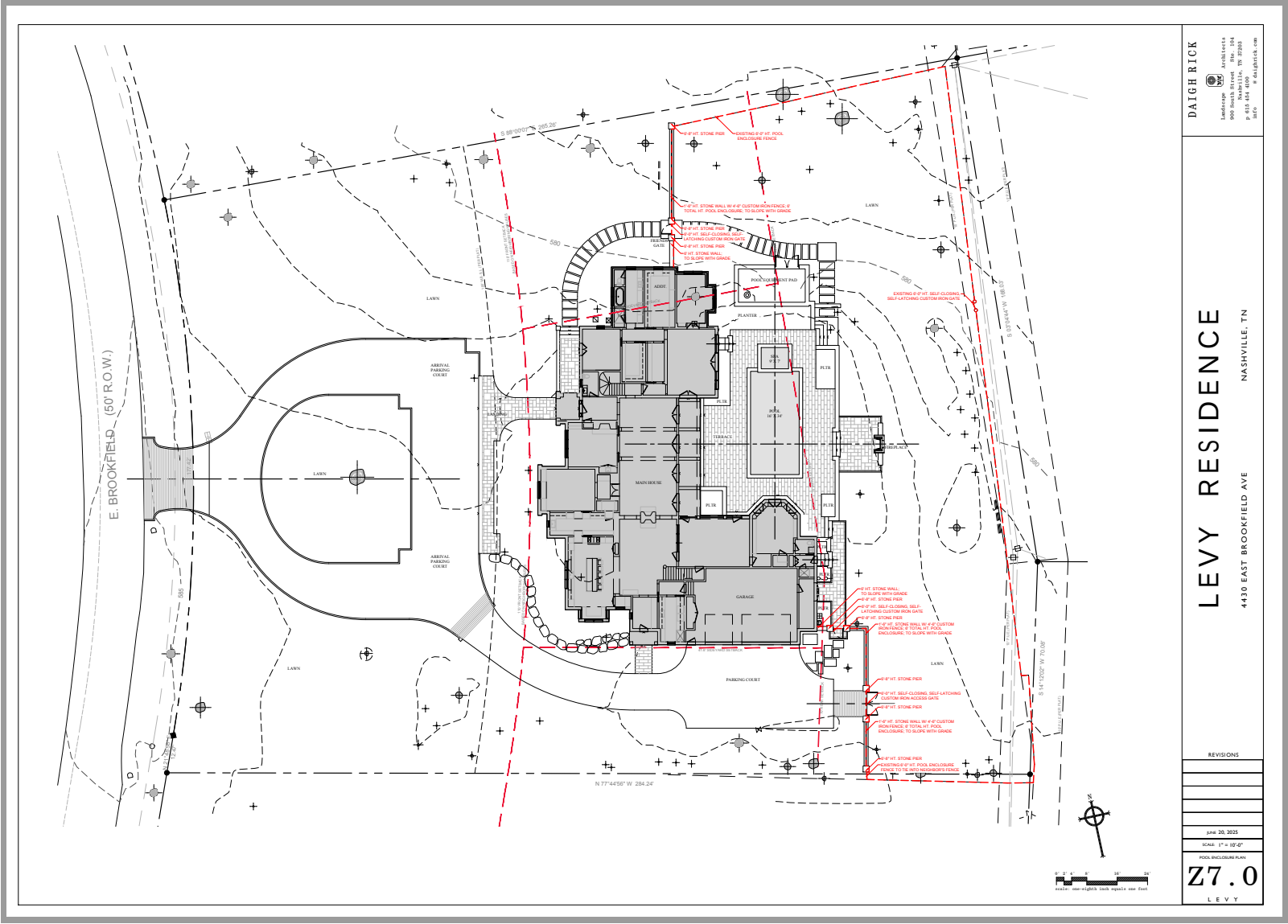
DAIGH RICK
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p. 615.259.1111
info@daighrick.com

LEVY RESIDENCE
4430 EAST BROOKFIELD AVE
NASHVILLE, TN

REVISIONS

JUNE 20, 2025
SCALE: NOT TO SCALE
CONSTRUCTION DETAILS

Z6.1
LEVY







REVISIONS
JUNE 20, 2025
SCALE: NOT TO SCALE
ARCHITECTURE DRAWINGS
Z9.0
L E V Y



4430 E BROOKFIELD | EXISTING | PRIMARY SUITE

NORTHWOOD



4430 E BROOKFIELD | PROPOSED | PRIMARY SUITE

NORTHWOOD

DAIGH RICK



 Landscape Architects
900 South Street Ste. 104
Nashville, TN 37203
p 615 454 4100
info @ dairick.com

LEVY RESIDENCE

NASHVILLE, TN

4430 EAST BROOKFIELD AVE

REVISIONS

JUNE 20, 2025

SCALE: NOT TO SCALE

ARCHITECTURE DRAWINGS

Z9 . 1

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Z9.1



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) 221 Evelyn Avenue Trust

PHONE # 615-454-4100

APPLICANT EMAIL ADDRESS c/o wade@daighrick.com

PROPERTY ADDRESS: 221 Evelyn Avenue

REQUEST: **VARIANCE** ☒

CONDITIONAL USE ☐

REASON FOR REQUEST: Request to construct a detached two-car garage outside of the building envelope within the rear setback.

PROJECT CALCULATIONS

LOT SQ. FT:	28,576	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA		3429	3127	576	3703	274 sf (8%)
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		6429	4383	932	5315	0
FRONT YARD AREA	11,817					
TOTAL DRIVEWAY AREA		3492	3611	-253	3358	0
DRIVEWAY IN FRONT YARD AREA		2600	1708	0	1708	0
HARDSCAPE AREA		2286	1438	110	1548	0
POOL AREA		571	N/A	N/A	N/A	0
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =						

Complete Check List

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

Variance Approval Criteria

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

This existing house was built in the 1930s and does not have a garage. New construction in Belle Meade requires the inclusion of a garage, so the addition would bring the property into compliance with what is required for new builds.

The small lot size, small building envelope, and layout of the existing house preclude the addition of a garage within the building envelope.

The proposed garage location places the detached garage directly behind the building envelope and tucked within the shadowline of the existing house, so as not to be visible from the street.

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

The strict application of the zoning ordinance would prevent the clients from having a safe and secure place to house their vehicles.

Given the increase in severe weather and thefts, the addition of a garage would provide advanced protection against both harsh weather conditions and potential theft.

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 addition of the garage would provide enhanced security and would contribute rather than detract from the public good.

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

The addition of the detached garage would be in keeping with the fabric and historic charm of this area of Belle Meade.

Within the neighboring streets of Evelyn Avenue, including Clarendon Avenue, Sutherland Avenue, Cornwall Avenue, Jackson Boulevard, Deer Park Circle, and Deer Park Drive, there are over 40 properties that contain detached accessory structures that are located outside of the building envelope and are also over 250 square feet.

The design of the proposed structure complements the materials and design of the existing historic home, while remaining subordinate to the main house in both form and placement.

SIGNATURE:

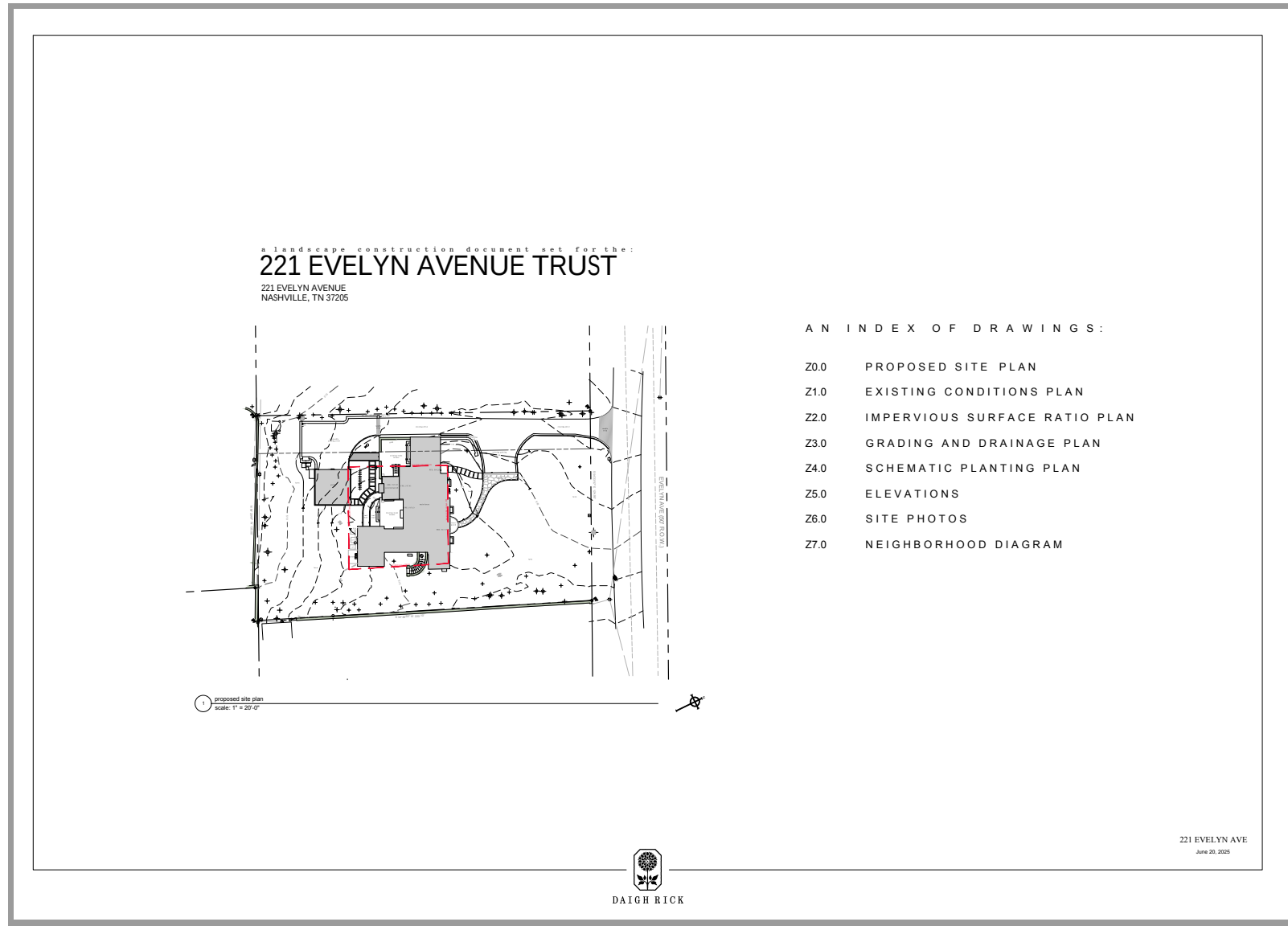


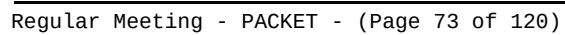
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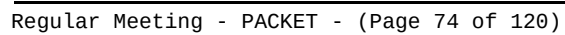
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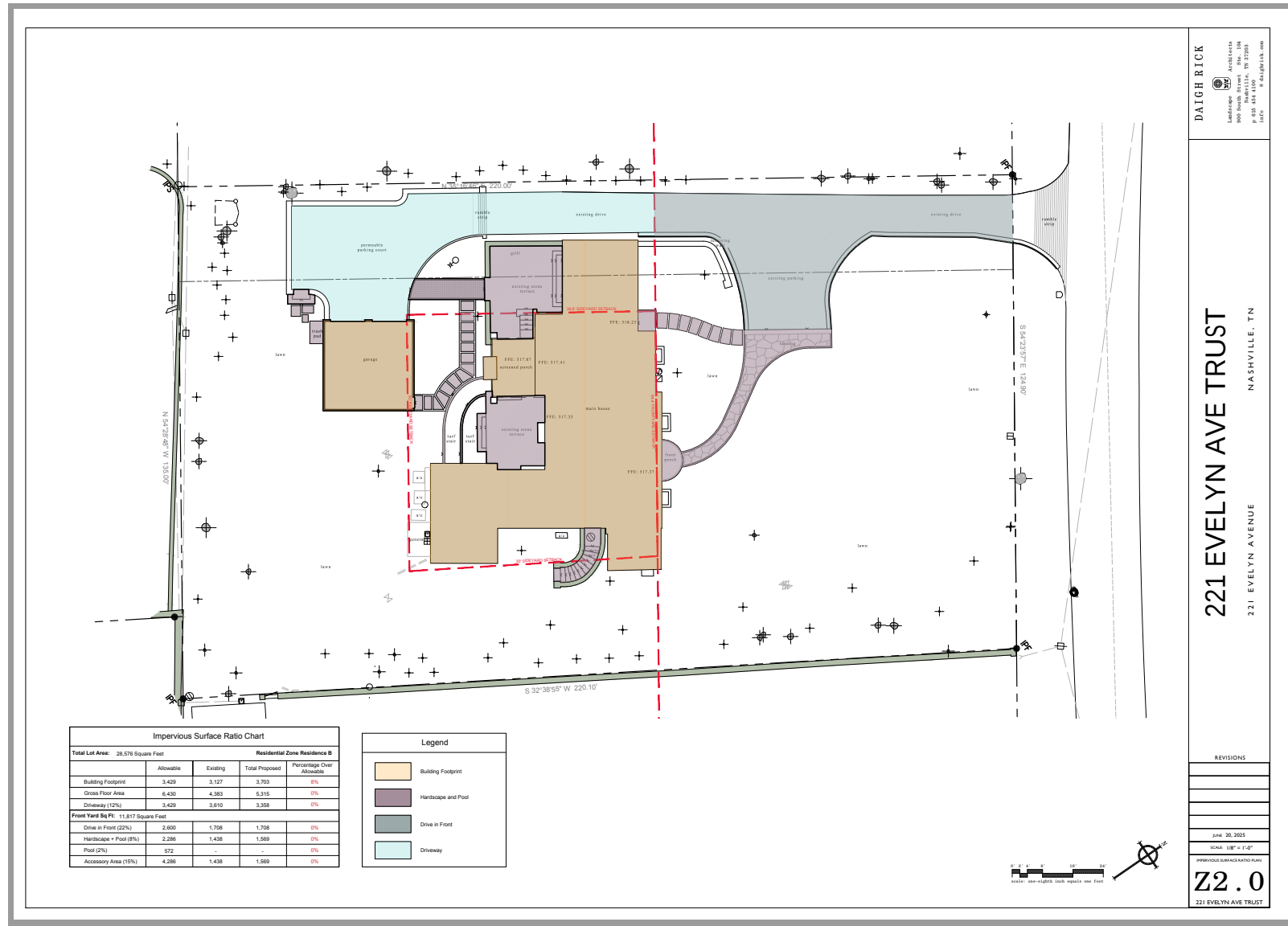
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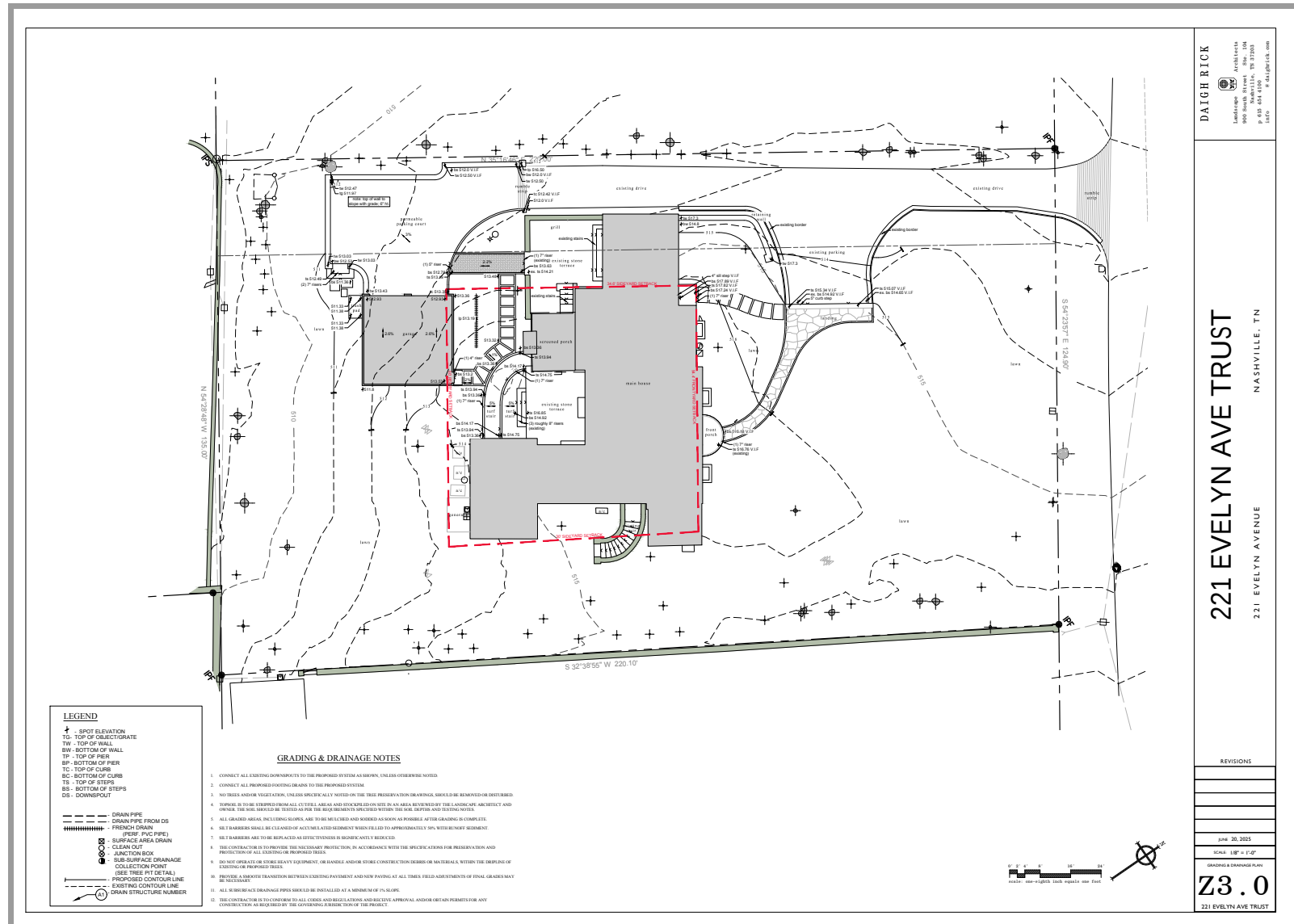
Submit all information, plans & application via email PDF to: msamaniego@citybellemade.org



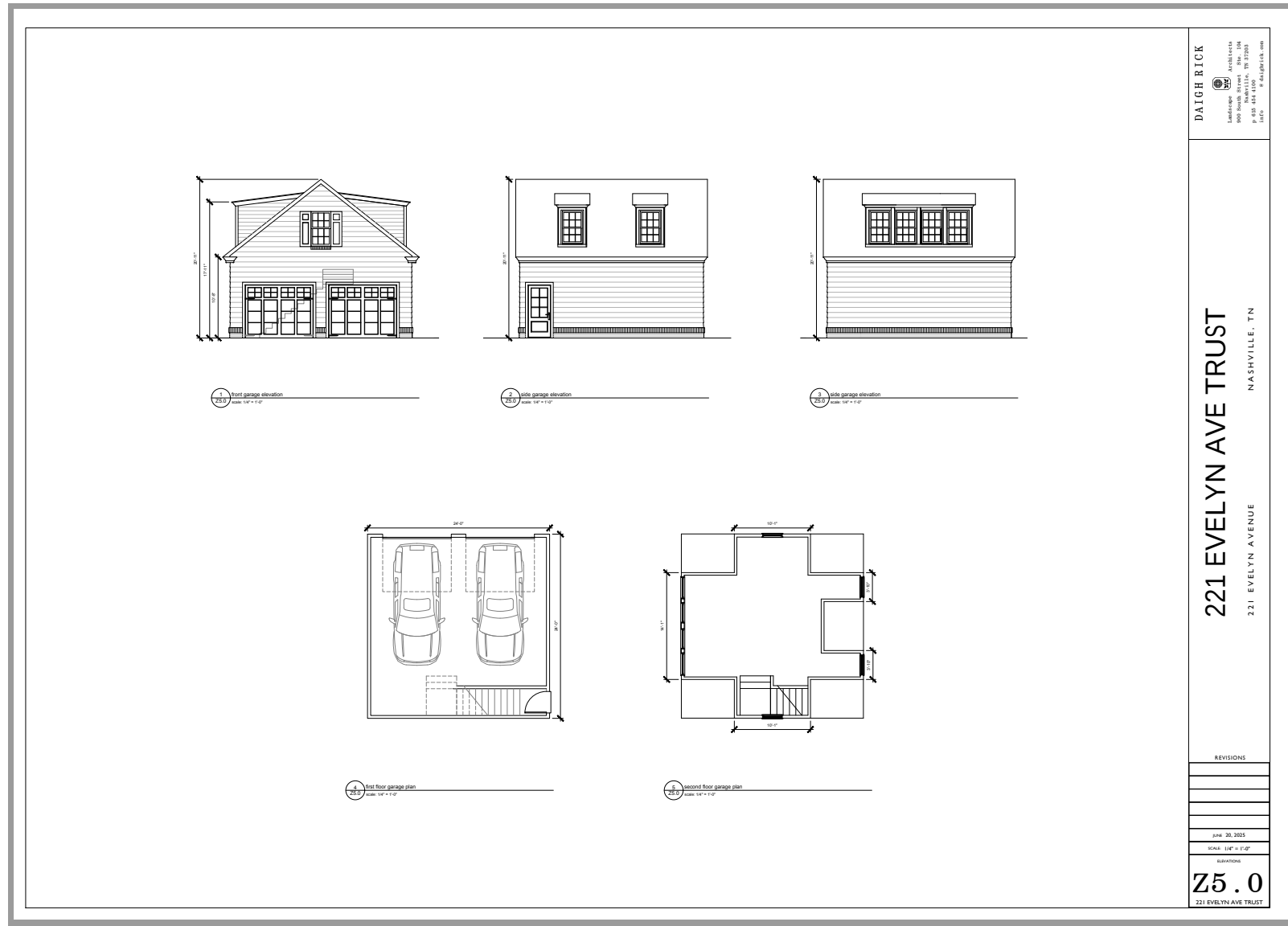














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7 site photo
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info@daighrick.com

221 EVELYN AVE TRUST
221 EVELYN AVENUE
NASHVILLE, TN

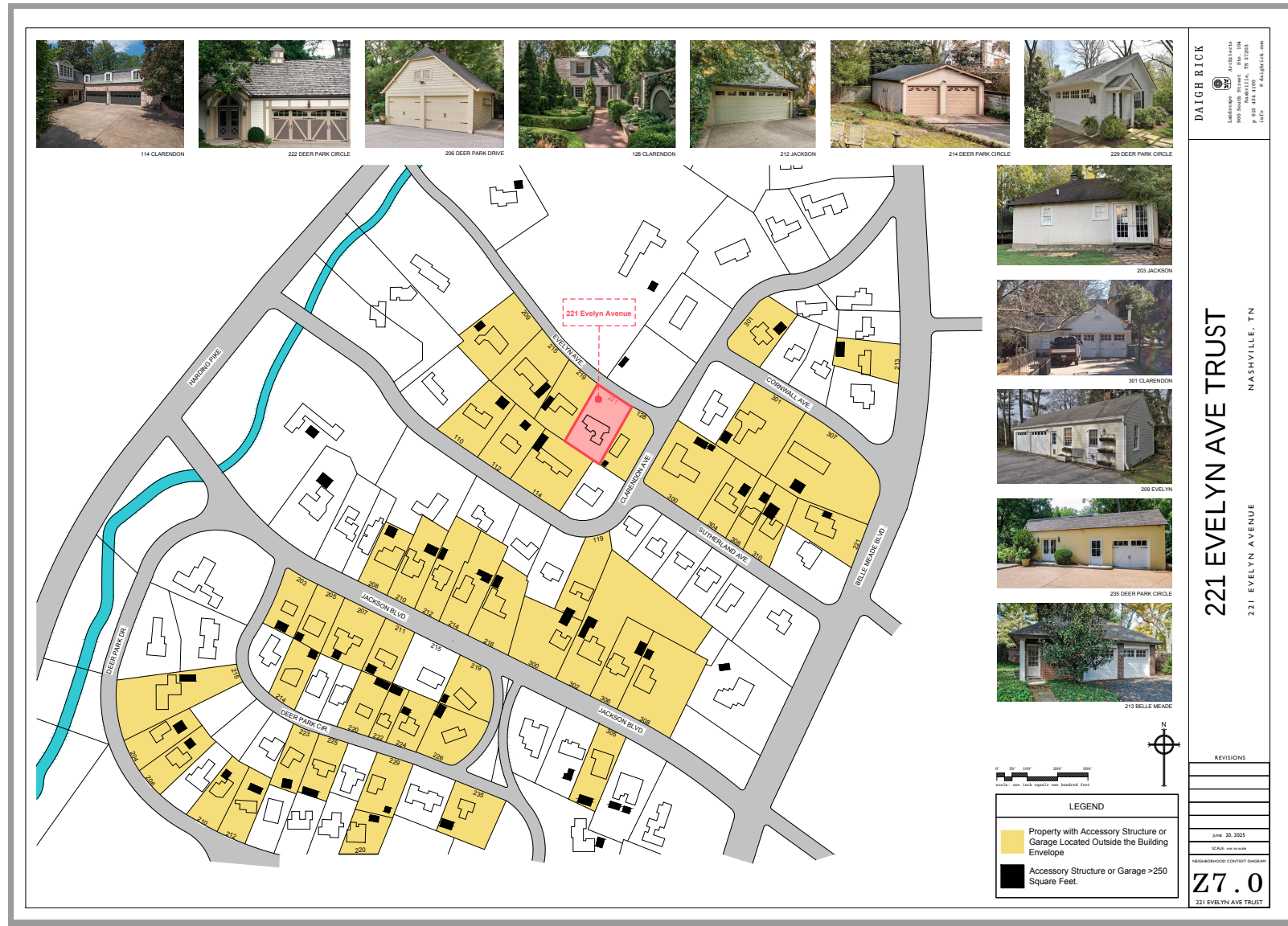
REVISIONS

JUNE 30, 2023

SCALE: NOT TO SCALE

SITE PHOTO

Z6.0
221 EVELYN AVE TRUST



Staff Report

Agenda No.: III.C.
Case No.: A25-44
Staff: Mary Samaniego, Planning Director
Applicant: 221 Evelyn Avenue Trust
Request: Variances for the rear yard setback and maximum allowable footprint.
Location: 221 Evelyn Avenue

Summary:

The applicant/property owner is requesting two variances for a two-car detached garage that exceeds the maximum allowable building footprint and rear yard setback. The specific request is to construct a detached garage on a property that does not currently have a garage, which is a city requirement.

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 0.65 acres (28,577 square feet).
2. The existing dwelling was constructed in 1930 and does not have a garage or any accessory structures.
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 a pool for the proposed lot is 2,286 square feet. The proposed area of the hardscape is 1,569 square feet.
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 lot is 3,429 square feet. The existing residence has a building footprint of 3,127 square feet and the proposed garage of 576 square feet will then provide as overall building footprint of 3,703 square feet (274 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 6,429 square feet. The existing residence has a building area of 4383 square feet and the proposed garages of 932 square feet will then provide as overall building gross floor area of 5,315 square feet.
6. Per Section 14-204(2)(d)(3), the Residence B zoning district requires a rear yard setback of 60' from the rear property line. The proposed setback for the 576 square foot two-car garage is 38' from the rear property line (a 22' encroachment).

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:

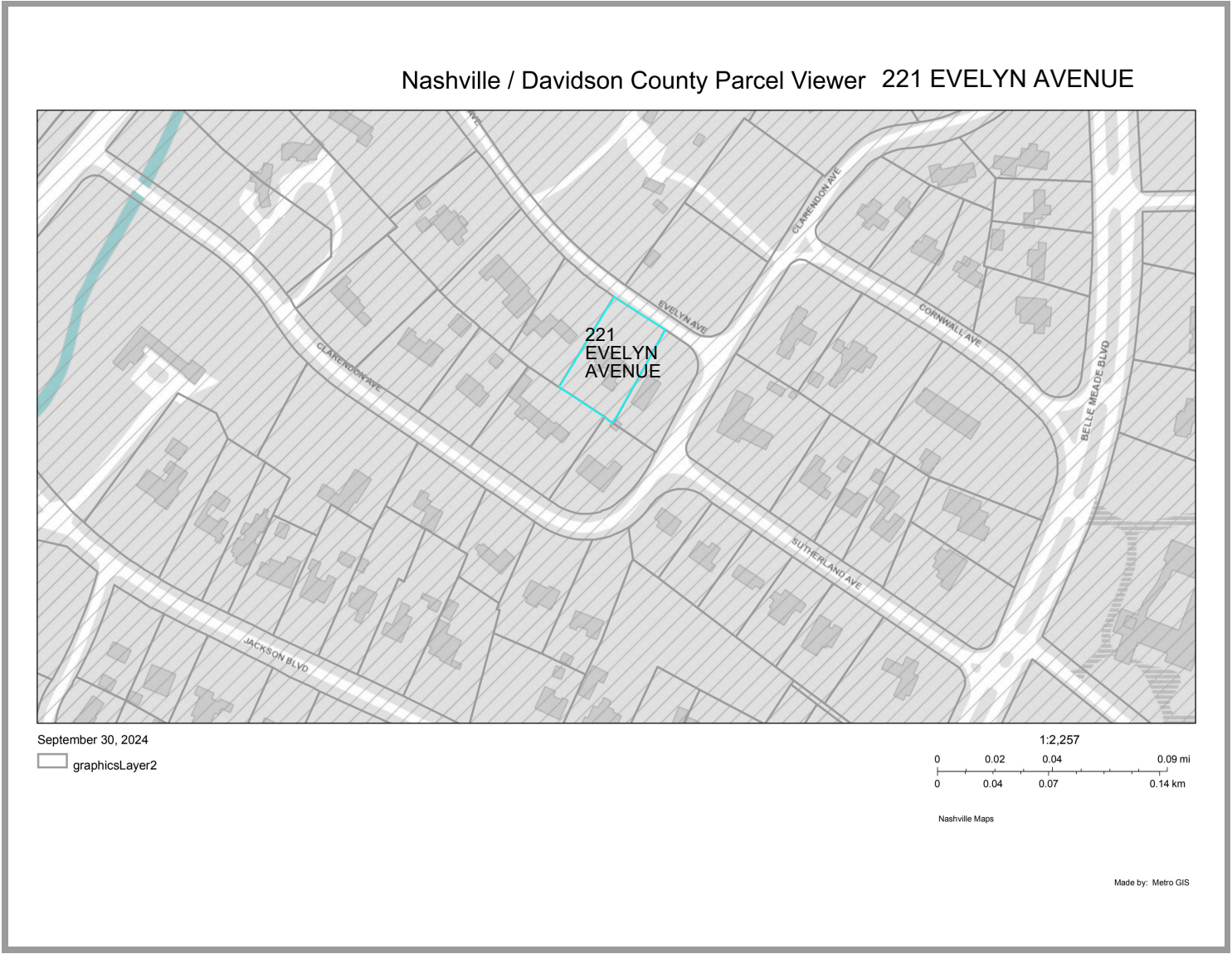
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

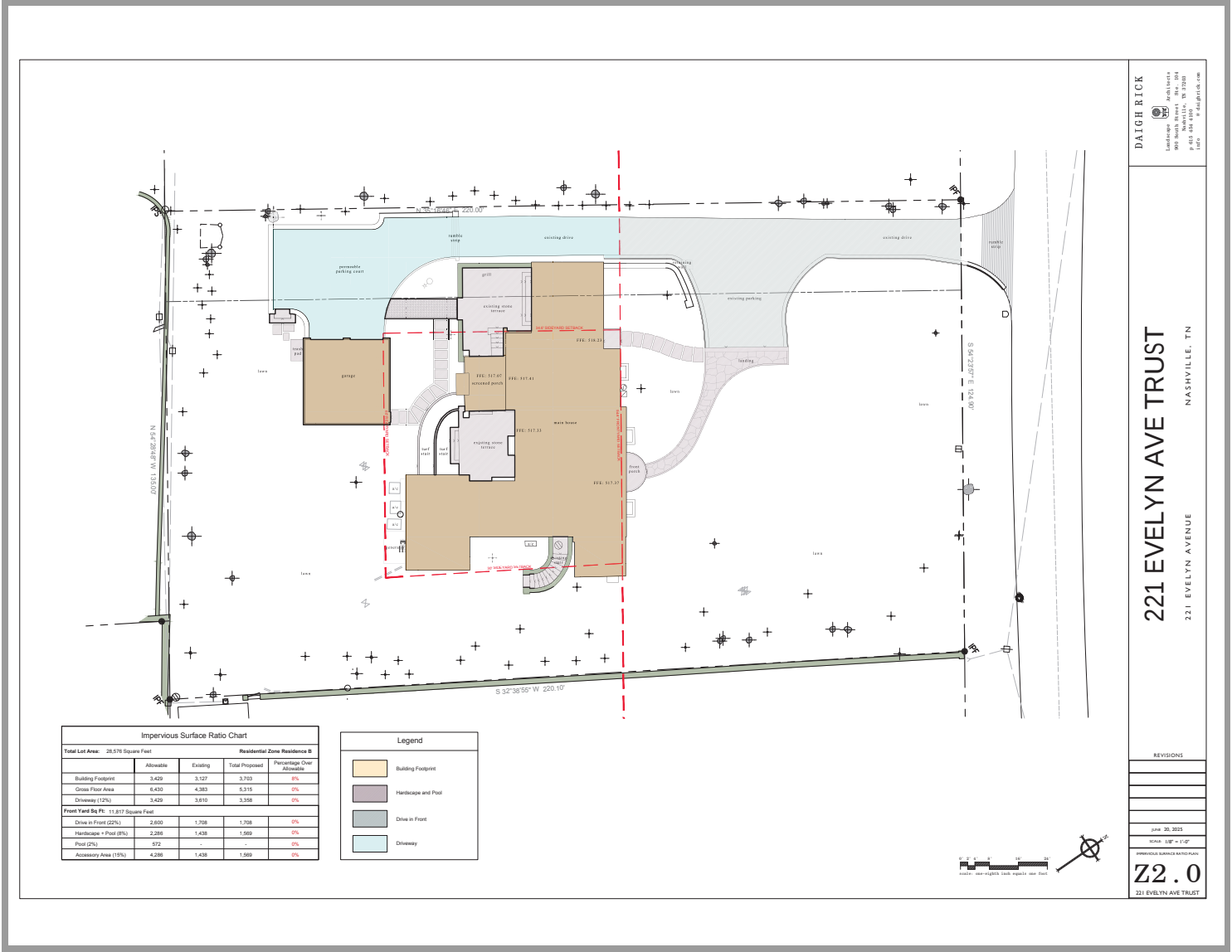
The applicant is proposing to exceed the maximum footprint and rear setbacks that were adopted in the Zoning Ordinance to benefit the public good. The City of Belle Meade Zoning Ordinance requests at least a one-car garage on each property. The existing property without a garage is proposing a two-car detached garage that would bring this site into conformity with that Zoning provision. The purpose and intent of these design and bulk provisions, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. The proposed project meet this intent as it provides a detached structure adjacent to a historic residence on a smaller lot with significant landscape screening in the rear. Similarly, the elimination of a nonconforming characteristic (no garage) outweighs the slight increase in footprint and rear yard encroachment. Surrounding properties in the immediate area have encroachments into the required rear yard setbacks. Therefore, the proposed 38' rear yard setback will not be out of character.

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: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: Neighbor Letter - 221 Evelyn Avenue
Date: Wednesday, July 9, 2025 3:25:29 PM
Attachments: [Blank 6 pages](#)

Another letter of support from neighbors – see below

Thanks -

Wade Rick

Daigh Rick Landscape Architects, LLC
+
Galerie Tangerine
900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)
www.daighrick.com | [@daighrick_la](https://www.instagram.com/daighrick_la)
www.galerietangerine.com | [@galerietangerine](https://www.instagram.com/galerietangerine)

From: Cassie Kelley <clmccconnell225@gmail.com>
Date: Wednesday, July 9, 2025 at 3:18 PM
To: Wade Rick <Wade@daighrick.com>
Subject: Fwd: Neighbor Letter

Another one :-)

Sent from my iPhone

Begin forwarded message:

From: Des Preston <despreston5@gmail.com>
Date: July 9, 2025 at 1:36:33 PM CDT
To: clmccconnell225@gmail.com
Subject: Neighbor Letter

Hi Cassie,

We live down the street at 203 Evelyn and are looking forward to meeting you

guys! Hope you are enjoying the neighborhood so far and are having a great summer. I've attached a simple letter of approval for your garage.

Best of luck!

Des & Taylor Preston

Lucy (8), Finn (5), and Elvis the basset who I'm sure you've seen in your yard!

From: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: Reply from Mariana and Henry Richardson re: garage designed by Wade Rick for Cassie and Charles Kelley
Date: Monday, June 30, 2025 5:28:53 PM

221 Evelyn Avenue letter of support

Wade Rick

Daigh Rick Landscape Architects, LLC

+

Galerie Tangerine

900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)

www.daighrick.com | @daighrick.la
www.galerietangerine.com | @galerietangerine

From: Cassie Kelley <clmccconnell225@gmail.com>

Date: Monday, June 30, 2025 at 4:40 PM

To: Wade Rick <Wade@daighrick.com>

Subject: Fwd: Reply from Mariana and Henry Richardson re: garage designed by Wade Rick for Cassie and Charles Kelley

All the ensworth moms :-)

Sent from my iPhone

Begin forwarded message:

From: mknightlyr@aol.com

Date: June 30, 2025 at 4:36:18 PM CDT

To: clmccconnell225@gmail.com

Subject: Reply from Mariana and Henry Richardson re: garage designed by Wade Rick for Cassie and Charles Kelley

Reply-To: mknightlyr@aol.com

Hi dear Cassie,

We met the several weeks ago while walking down Clarendon. I am Heidi's mother.

I have known Wade Rick since he was just a little boy at Ensworth - as I expect you have as well. You probably were in the same class. His mother Emmie and his aunts Anne and Libby are both friends of mine.

Henry and I are thrilled with any additions/changes you want to make with your house on Evelyn. Whatever you design will only enhance our neighborhood.

Can you pass my email on to Belle Meade City Commissioners or do I need to send an email directly to them.

Hope you are feeling well and I will be looking for a big beautiful blue bow on your mailbox soon.

Fondly,

Mariana

From: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: 221 Evelyn Ave.
Date: Monday, June 30, 2025 1:43:40 PM
Attachments: [image002.png](#)

221 Evelyn Avenue letter of support

Wade Rick

Daigh Rick Landscape Architects, LLC

+

Galerie Tangerine

900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)

www.daighrick.com | @daighrick.la
www.galerietangerine.com | @galerietangerine

From: Cassie Kelley <clmccconnell225@gmail.com>

Date: Monday, June 30, 2025 at 1:33 PM

To: Wade Rick <Wade@daighrick.com>

Subject: Fwd: 221 Evelyn Ave.

Sent from my iPhone

Begin forwarded message:

From: Webb Campbell <WCampbell@srvhlaw.com>

Date: June 30, 2025 at 1:32:37 PM CDT

To: clmccconnell225@gmail.com

Cc: Donna <bandycamp@comcast.net>

Subject: 221 Evelyn Ave.

Hi Cassie and Charles-

Thanks for your recent email asking for neighborly input about your planned garage. Very kind of you to check with us about it.

Donna and I are in full support of your approval request. We're also big fans of Wade Rick (and Melissa) and his design looks fantastic!

Please feel free to pass this along in conjunction with the approval process. Good luck and hope to see you soon.

Webb and Donna Campbell
300 Clarendon Ave.

Nashville, TN 37205



1600 West End Avenue, Suite 1750
Nashville, TN 37203

Webb Campbell

WCampbell@srvhlaw.com

Direct: (615) 742-4537 Main: (615) 742-4200

Fax: (615) 742-4539

[Sherrard Roe](#) | [V-Card](#) | [in](#)

Dear Neighbors -

We are so grateful to have met some of you and look forward to meeting more of you as we settle into our new home at 221 Evelyn Ave! We are thrilled to be part of this beautiful community. We've been renovating this home (as you may have noticed over the last year haha) and are hopeful to add a small garage behind the house. Wade Rick is our architect and I've attached the schematics to this email so that everyone can review (it's just shy of the original 1930s building footprint). We are scheduled to go to the city of Belle Meade for approvals on July 15 and would appreciate any letters of support from our neighbors, if that is something you feel comfortable with. It can definitely be a simple response to this email. If you have any questions or concerns please feel free to reach out to me, Cassie Kelley, at 615-300-4256 or clmccconnell225@gmail.com. Thank you so much for your consideration and we hope everyone is having a great summer!

Best,
Charles & Cassie Kelley
221 Evelyn Ave

--

Cassie McConnell Kelley
clmccconnell225@gmail.com

----- Sherrard Roe Voigt & Harbison, PLC Disclaimer -----

THIS IS A CONFIDENTIAL COMMUNICATION protected by the attorney-client privilege and the work product doctrine. If you are not the intended recipient of this communication, please delete it immediately without opening any attachments. Please notify the sender by reply e-mail that you received this e-mail in error or call (615) 742-4200.

From: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: Letter of support
Date: Monday, June 30, 2025 1:42:59 PM

221 Evelyn Avenue letter of support

Wade Rick

Daigh Rick Landscape Architects, LLC

+

Galerie Tangerine

900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)

www.daighrick.com | @daighrick.la
www.galerietangerine.com | @galerietangerine

From: Cassie McConnell Kelley <clmccconnell225@gmail.com>
Date: Monday, June 30, 2025 at 12:31 PM
To: Wade Rick <Wade@daighrick.com>
Subject: Fwd: Letter of support

----- Forwarded message -----

From: **Lisa Patton** <lisapatton100@gmail.com>
Date: Mon, Jun 30, 2025 at 12:30 PM
Subject: Letter of support
To: <clmccconnell225@gmail.com>

Hi Cassie and Charles, so happy to have yall in our wonderful little neighborhood! My husband, Stuart Southard and I are very supportive of you building a garage! Everyone needs a garage! We can't wait to meet you and hope you are settling in well!

XO

Lisa & Stuart Southard
301 Clarendon Ave, Nashville, TN 37205

--

Lisa Patton

Author

[WHISTLIN' DIXIE IN A NOR'EASTER](#)

[YANKEE DOODLE DIXIE](#)

[SOUTHERN AS A SECOND LANGUAGE](#)

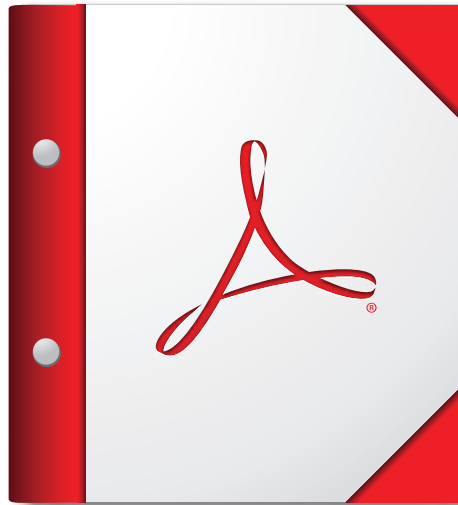
[RUSH](#)

www.lisapatton.com

--

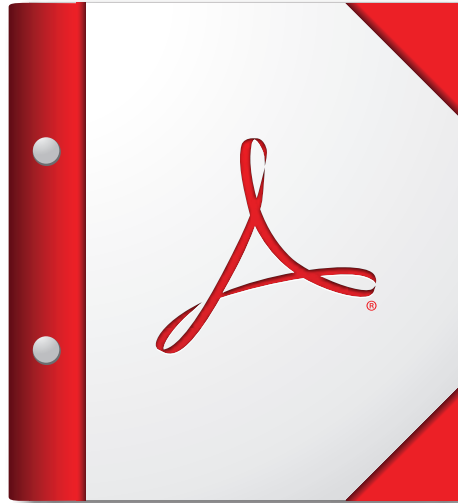
Cassie McConnell Kelley

clmcconnell225@gmail.com



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!



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Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

From: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: Zoning approval
Date: Monday, June 30, 2025 8:13:27 AM

Letter of Support for 221 Evelyn avenue

Wade Rick

Daigh Rick Landscape Architects, LLC

+

Galerie Tangerine

900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)

www.daighrick.com | [@daighrick_la](https://www.instagram.com/daighrick_la)
www.galerietangerine.com | [@galerietangerine](https://www.instagram.com/galerietangerine)

From: Cassie Kelley <clmccconnell225@gmail.com>

Date: Sunday, June 29, 2025 at 6:50 PM

To: Wade Rick <Wade@daighrick.com>

Subject: Fwd: Zoning approval

FYI

Sent from my iPhone

Begin forwarded message:

From: Gus Grote <gusgrote1958@gmail.com>

Date: June 29, 2025 at 5:37:51 PM CDT

To: clmccconnell225@gmail.com

Subject: Zoning approval

Good afternoon

This is Gus and Leslie Grote (108 Clarendon Ave)and we would happily support your request for a small garage.The plans look great and feel certain the city of Belle Meade will agree.

From: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: A request from the Kelley's ~ 221 Evelyn Avenue
Date: Monday, July 14, 2025 8:04:29 AM

Good morning Mary –

Forwarding along another letter of support for the 221 Evelyn Avenue BZA application

Wade Rick

Daigh Rick Landscape Architects, LLC
+
Galerie Tangerine
900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)
www.daighrick.com | [@daighrick_la](https://www.instagram.com/daighrick_la)
www.galerietangerine.com | [@galerietangerine](https://www.instagram.com/galerietangerine)

From: Cassie McConnell Kelley <clmccconnell225@gmail.com>
Date: Sunday, July 13, 2025 at 6:02 PM
To: Wade Rick <Wade@daighrick.com>
Subject: Fwd: A request from the Kelley's ~ 221 Evelyn Avenue

Cassie McConnell Kelley
clmccconnell225@gmail.com

----- Forwarded message -----

From: <amb258@icloud.com>
Date: Sun, Jul 13, 2025 at 6:57 PM
Subject: Fwd: A request from the Kelley's ~ 221 Evelyn Avenue
To: Cassie Kelley <clmccconnell225@gmail.com>

Begin forwarded message:

From: Anne Morgan <azmorgan79@comcast.net>
Subject: Re: A request from the Kelley's ~ 221 Evelyn Avenue
Date: July 8, 2025 at 3:28:14 PM CDT
To: amb258@icloud.com
Cc: lise bohannon <amb258@icloud.com>, walter.morganiii78@gmail.com

This is a letter of support for the Kelley's request to add a small garage behind their house, from Anne and Walter Morgan at 200 Evelyn.

We think Wade Rick is very talented and understands Belle Meade properties and the "feel" they should have. He recently completed landscaping around the corner, at 212 Clarendon Ave, for our daughter-in-law and son, Amy and Charlie Morgan, and we are very pleased with it.

We are pleased that the Kelleys are so committed to keeping the integrity of our beautiful little street and support this proposal.

Sincerely,
Anne and Walter Morgan
[200 Evelyn Ave 37205](https://www.google.com/maps/place/200+Evelyn+Ave,+37205)

Anne Z. Morgan, M. Ed., N.C.C.

On Jun 29, 2025, at 12:28 PM, amb258@icloud.com wrote:

Dear Neighbors -

We are so grateful to have met some of you and look forward to meeting more of you as we settle into our new home at 221 Evelyn Ave! We are thrilled to be part of this beautiful community. We've been renovating this home (as you may have noticed over the last year haha) and are hopeful to add a small garage behind the house. Wade Rick is our architect and I've attached the schematics to this email so that everyone can review (it's just shy

of the original 1930s building footprint). We are scheduled to go to the city of Belle Meade for approvals on July 15 and would appreciate any letters of support from our neighbors, if that is something you feel comfortable with. It can definitely be a simple response to this email. If you have any questions or concerns please feel free to reach out to me, Cassie Kelley, at 615-300-4256 or clmccconnell225@gmail.com. Thank you so much for your consideration and we hope everyone is having a great summer!

Best,
Charles & Cassie Kelley
221 Evelyn Ave

--
Cassie McConnell Kelley
clmccconnell225@gmail.com

From: [Wade Rick](#)
To: [Mary Samaniego](#)
Cc: [Carson Gensert](#)
Subject: FW: A request from the Kelley's ~ 221 Evelyn Avenue
Date: Monday, July 14, 2025 8:02:40 AM
Attachments: [image001.png](#)

Good morning Mary

Another letter of support for the 221 Evelyn Avenue BZA Application

Wade Rick

Daigh Rick Landscape Architects, LLC
+
Galerie Tangerine
900 South Street, Suite 104
Nashville, Tennessee 37203
(615) 454-4100 (Office)
www.daighrick.com | [@daighrick.la](#)
www.galerietangerine.com | [@galerietangerine](#)

From: Cassie McConnell Kelley <clmccconnell225@gmail.com>
Date: Sunday, July 13, 2025 at 6:03 PM
To: Wade Rick <Wade@daighrick.com>
Subject: Fwd: A request from the Kelley's ~ 221 Evelyn Avenue

Cassie McConnell Kelley
clmccconnell225@gmail.com

----- Forwarded message -----

From: <amb258@icloud.com>
Date: Sun, Jul 13, 2025 at 6:56 PM
Subject: Fwd: A request from the Kelley's ~ 221 Evelyn Avenue
To: Cassie Kelley <clmccconnell225@gmail.com>

Begin forwarded message:

From: Banks Link <link@covenantpartnersllc.com>
Subject: RE: A request from the Kelley's ~ 221 Evelyn Avenue
Date: June 30, 2025 at 9:44:56 AM CDT
To: "amb258@icloud.com" <amb258@icloud.com>
Cc: Tracy Link <the4links@comcast.net>

Cassie –

Please let this email serve as our affirmation of your project. You are welcome to share it with anyone at Belle Meade involved in the decision-making process.

Tracy and I are in the midst of a renovation project as well ([213 Belle Meade Blvd](#)), and it was not long ago that we successfully sought permission to keep our garage while also adding space to the house. We appreciate the level of care Belle Meade takes to ensure projects maintain the character of the community, and the renderings you provided are consistent with that principle in our view.

We will look forward to seeing your progress!

Banks

J. Banks Link, CFA | Co-Founder and Principal
Covenant Partners, LLC | link@covenantpartnersllc.com
(615) 665-1801 office | (615) 665-1802 fax

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From: amb258@icloud.com <amb258@icloud.com>
Sent: Sunday, June 29, 2025 11:28 AM
To: lise bohannon <amb258@icloud.com>
Subject: A request from the Kelley's ~ 221 Evelyn Avenue

Dear Neighbors -

We are so grateful to have met some of you and look forward to meeting more of you as we settle into our new home at 221 Evelyn Ave! We are thrilled to be part of this beautiful community. We've been renovating this home (as you may have noticed over the last year haha) and are hopeful to add a small garage behind the house. Wade Rick is our architect and I've attached the schematics to this email so that everyone can review (it's just shy of the original 1930s building footprint). We are scheduled to go to the city of Belle Meade for approvals on July 15 and would appreciate any letters of support from our neighbors, if that is something you feel comfortable with. It can definitely be a simple response to this email. If you have any questions or concerns please feel free to reach out to me, Cassie Kelley, at 615-300-4256 or clmccconnell225@gmail.com. Thank you so much for your consideration and we hope everyone is having a great summer!

Best,
Charles & Cassie Kelley
221 Evelyn Ave

--

Cassie McConnell Kelley
clmccconnell225@gmail.com



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Ron & Laura Stanley

PHONE # (336)210-2481

APPLICANT EMAIL ADDRESS Laurakstanley@yahoo.com

PROPERTY ADDRESS: 1214 Nichol Ln

REQUEST: **VARIANCE** ☒

CONDITIONAL USE ☐

REASON FOR REQUEST: Irregular shape and shallow lot

PROJECT CALCULATIONS

LOT SQ. FT:	27,786	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA		3,334 sq. ft.	3,114 sq. ft.	3,597 sq. ft.	7.8%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		6,251sq. ft.	3,840 sq. ft.	4,277 sq. ft.	0%
FRONT YARD AREA			13,039 sq. ft.		
TOTAL DRIVEWAY AREA		3,334	3,330	NO CHANGE	
DRIVEWAY IN FRONT YARD AREA		2,869	1,300		
HARDSCAPE AREA		2,222 sq. ft.	787 sq. ft.	461 sq. ft.	0%
POOL AREA		N/A	N/A	N/A	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?

This property is uniquely constrained by its irregular shape and shallowness compared to neighboring lots, significantly limiting the buildable area within the allowed footprint. This creates a hardship that prevents reasonable use of the property in a manner consistent with others on the street.

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

The shallowness of this lot causes strict enforcement to prevent a functional screen porch, causing undue hardship by limiting typical use and enjoyment of the homeowners back yard.

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

Granting the variance allows for a modest improvement that remains in character with the street's aesthetic and does not affect adjacent properties.

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

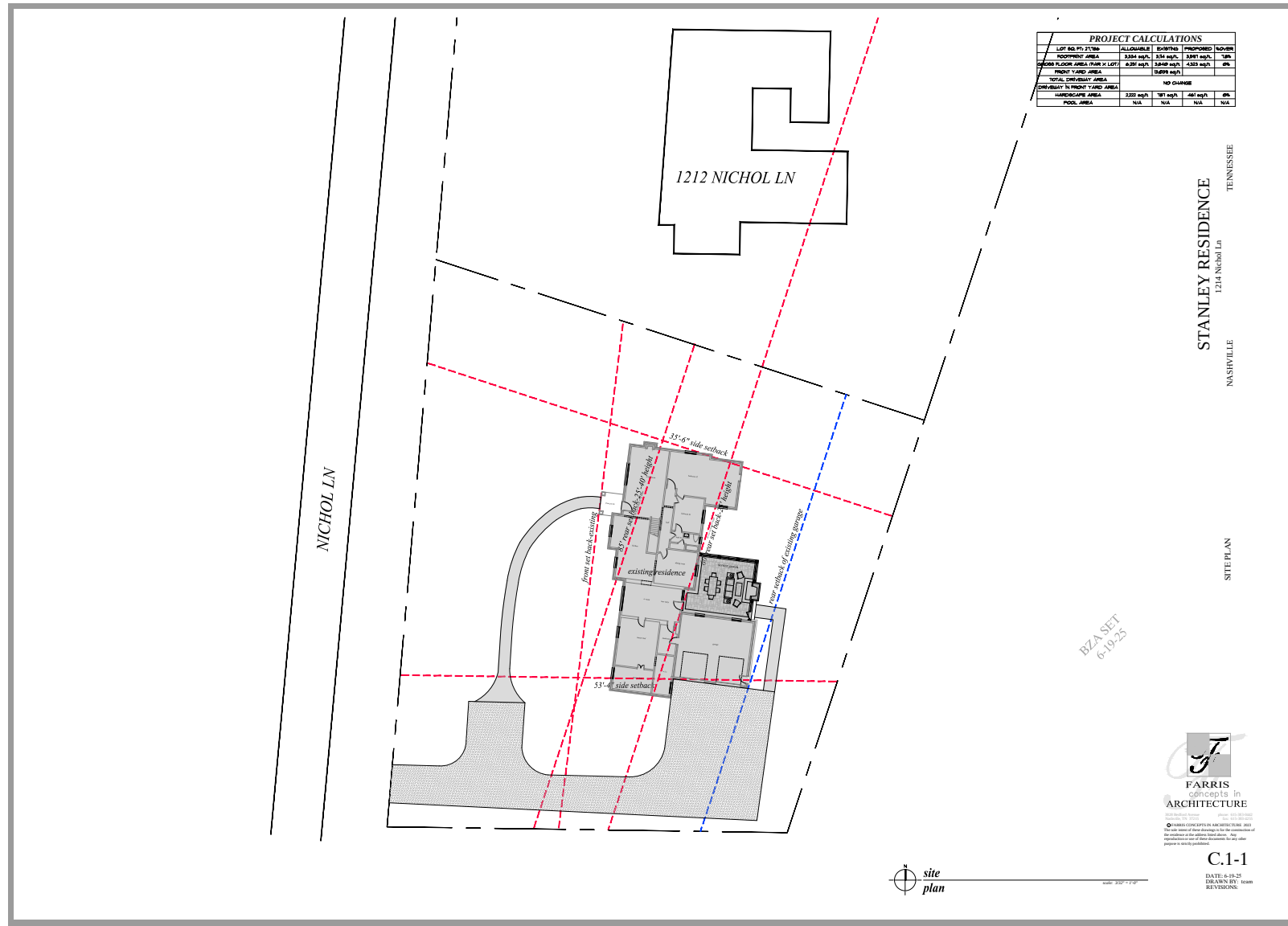
The proposed screen porch will be tucked in the u-shape of the house and will match existing materials, trim profiles, and paint. This lot has an abundance of greenery that strongly limits all surrounding neighbor's views.

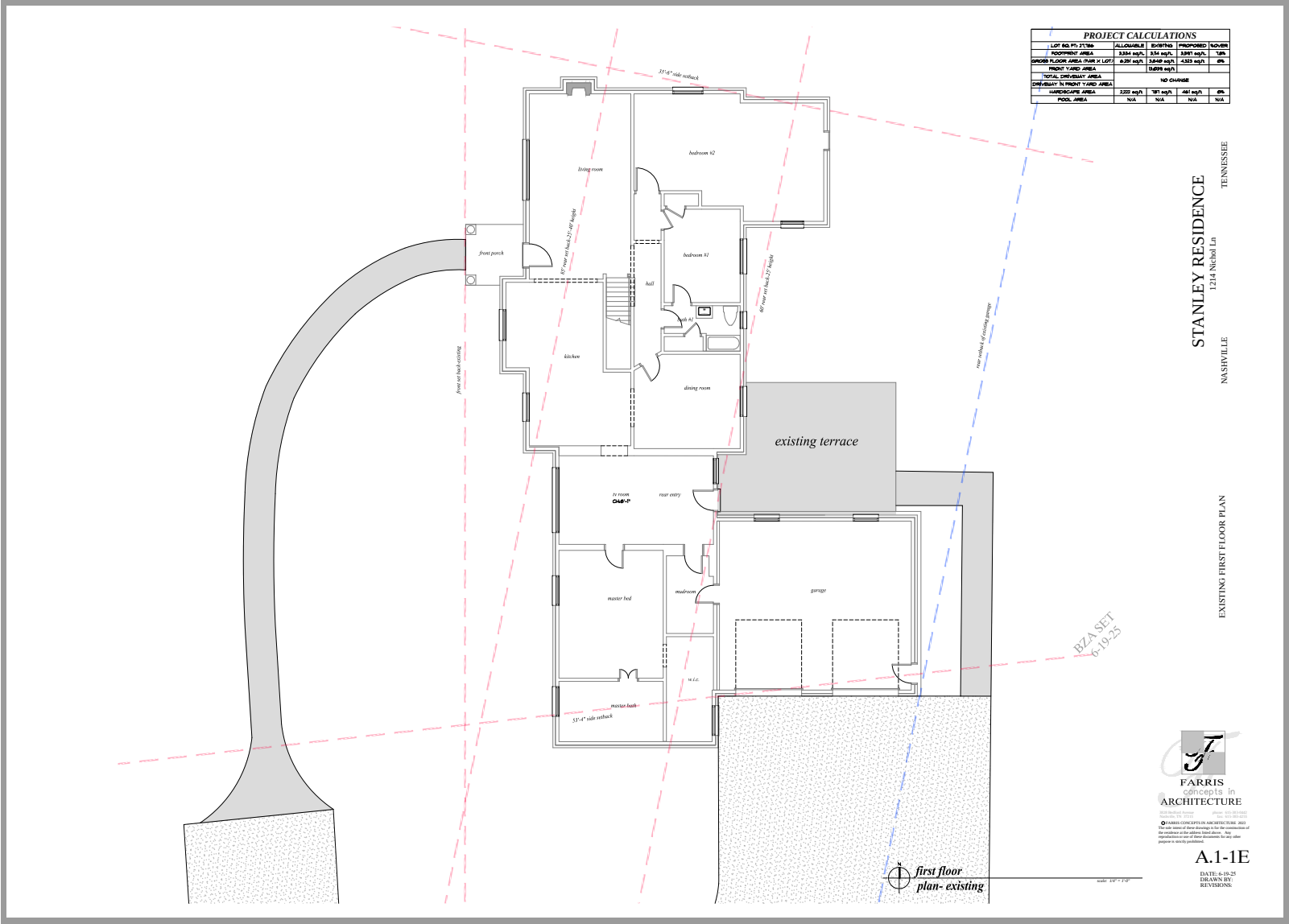
SIGNATURE: Ron Farris (Owner/Agent) **DATE:** 6-20-25

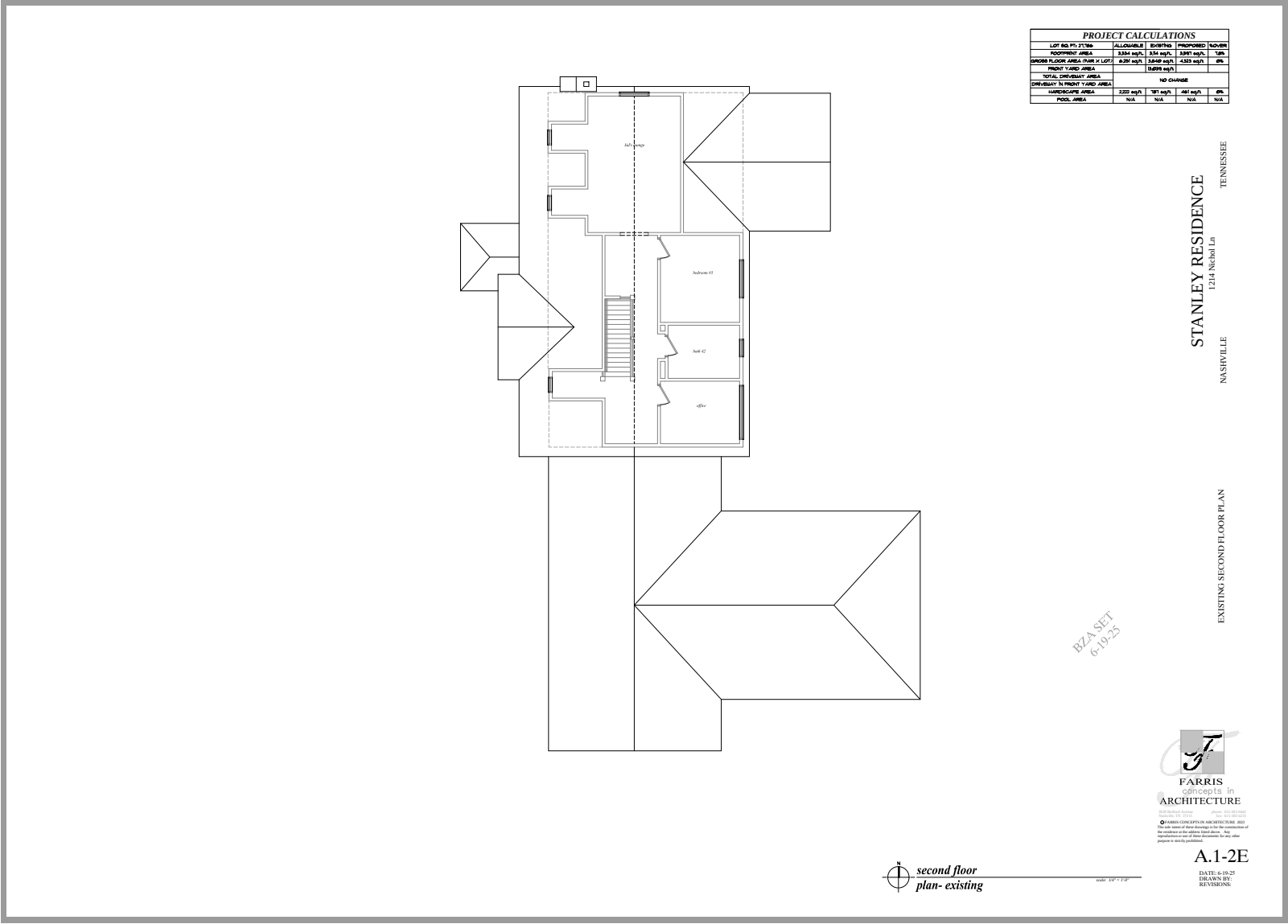
Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org

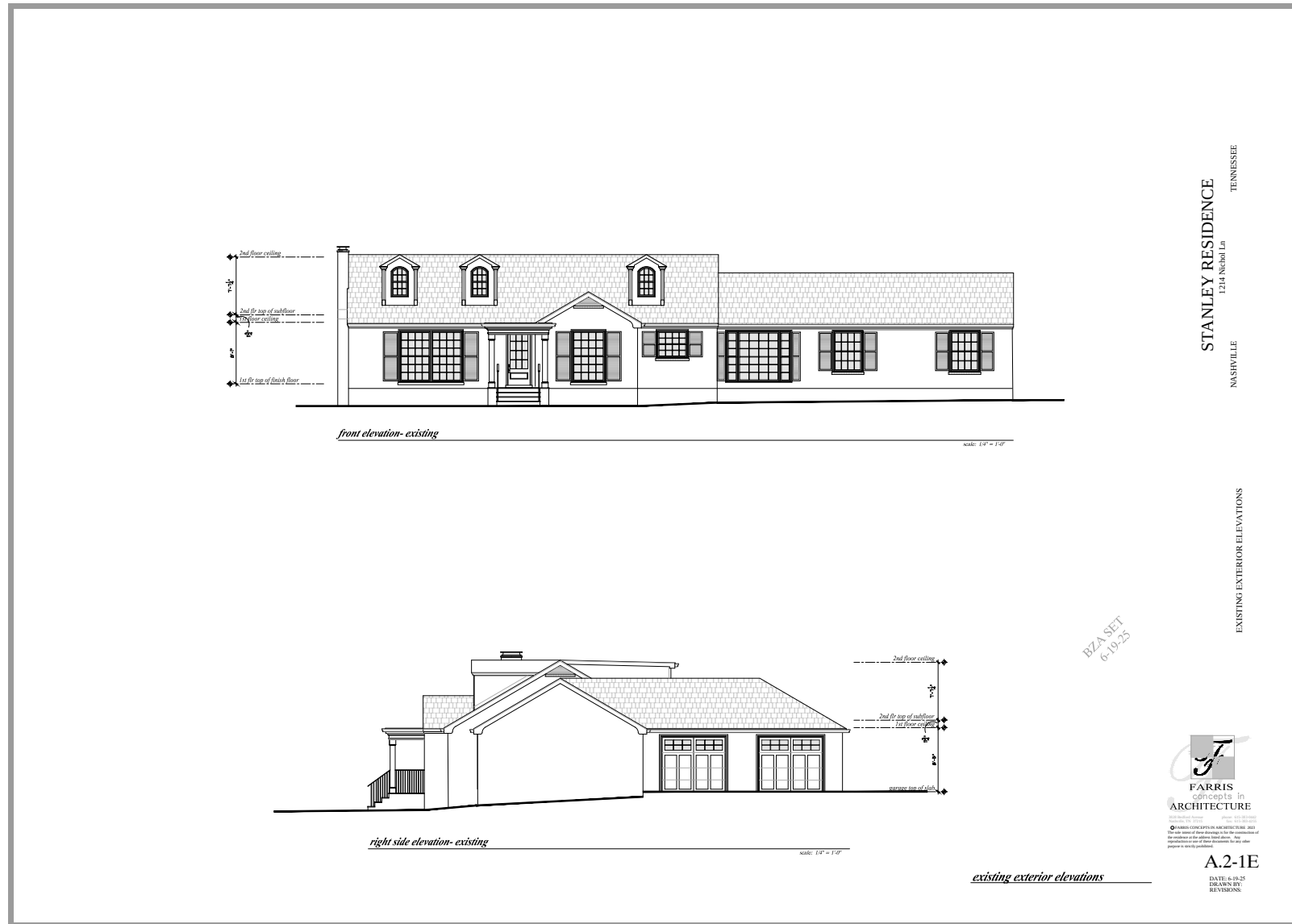


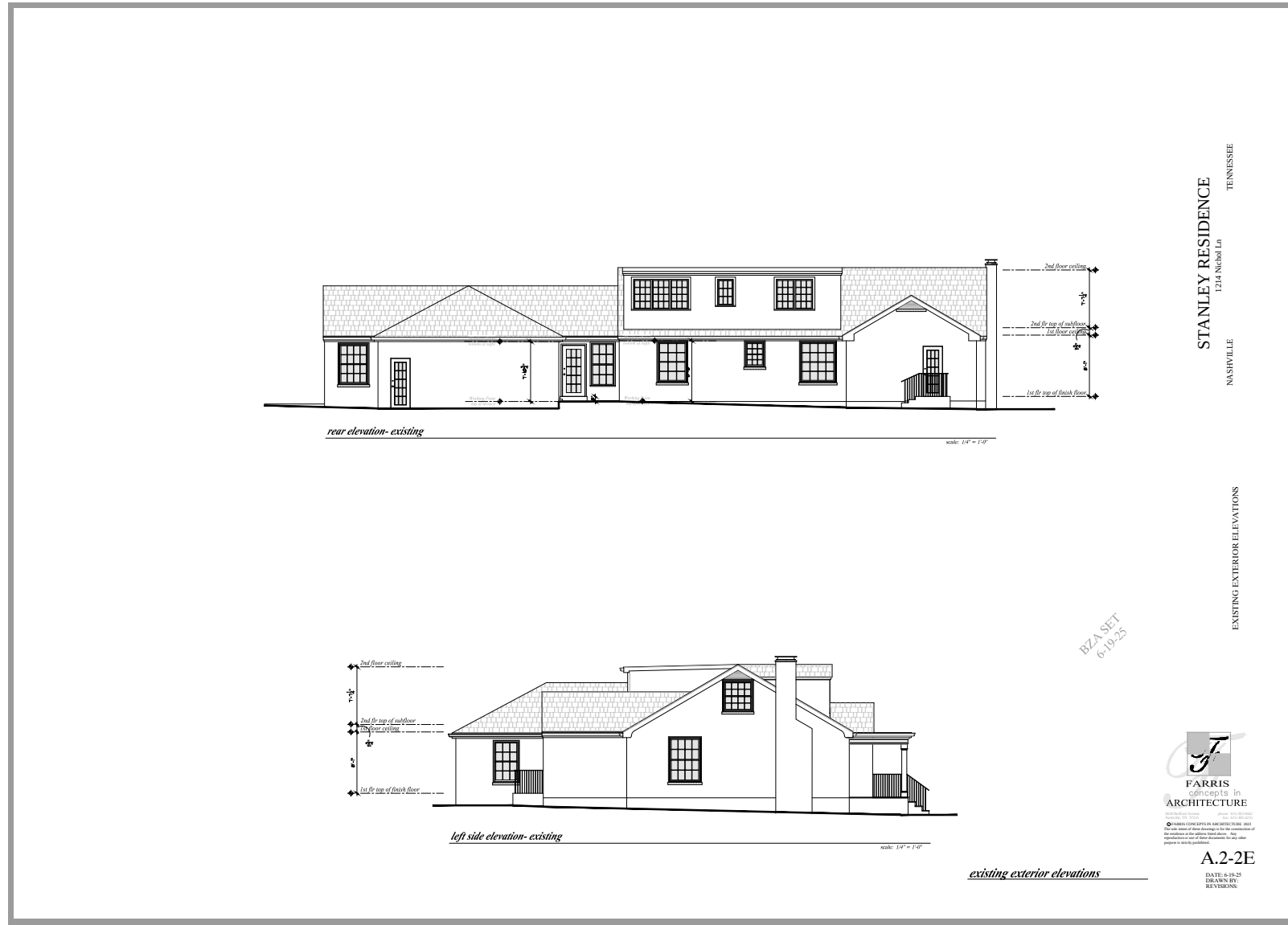


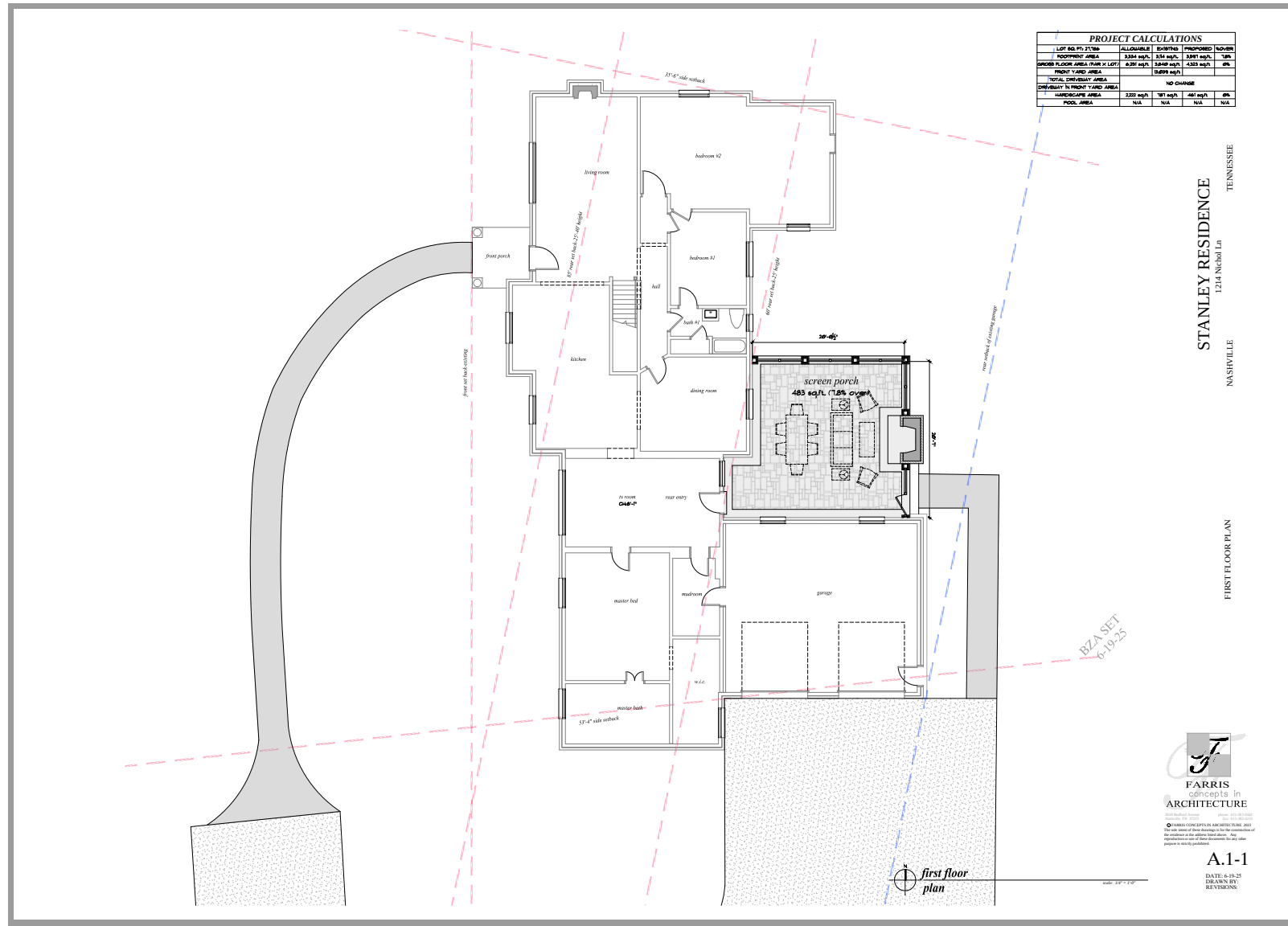


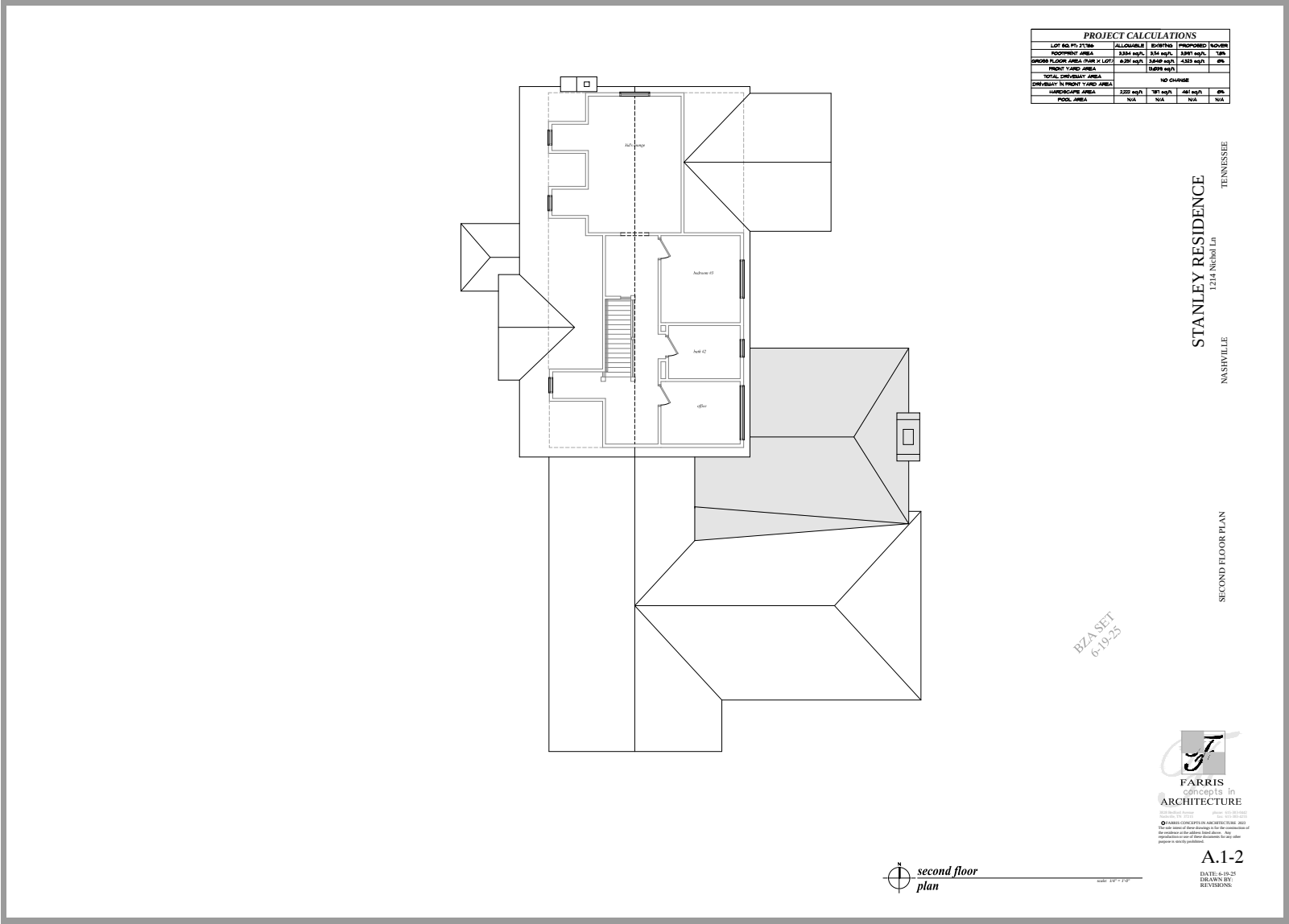


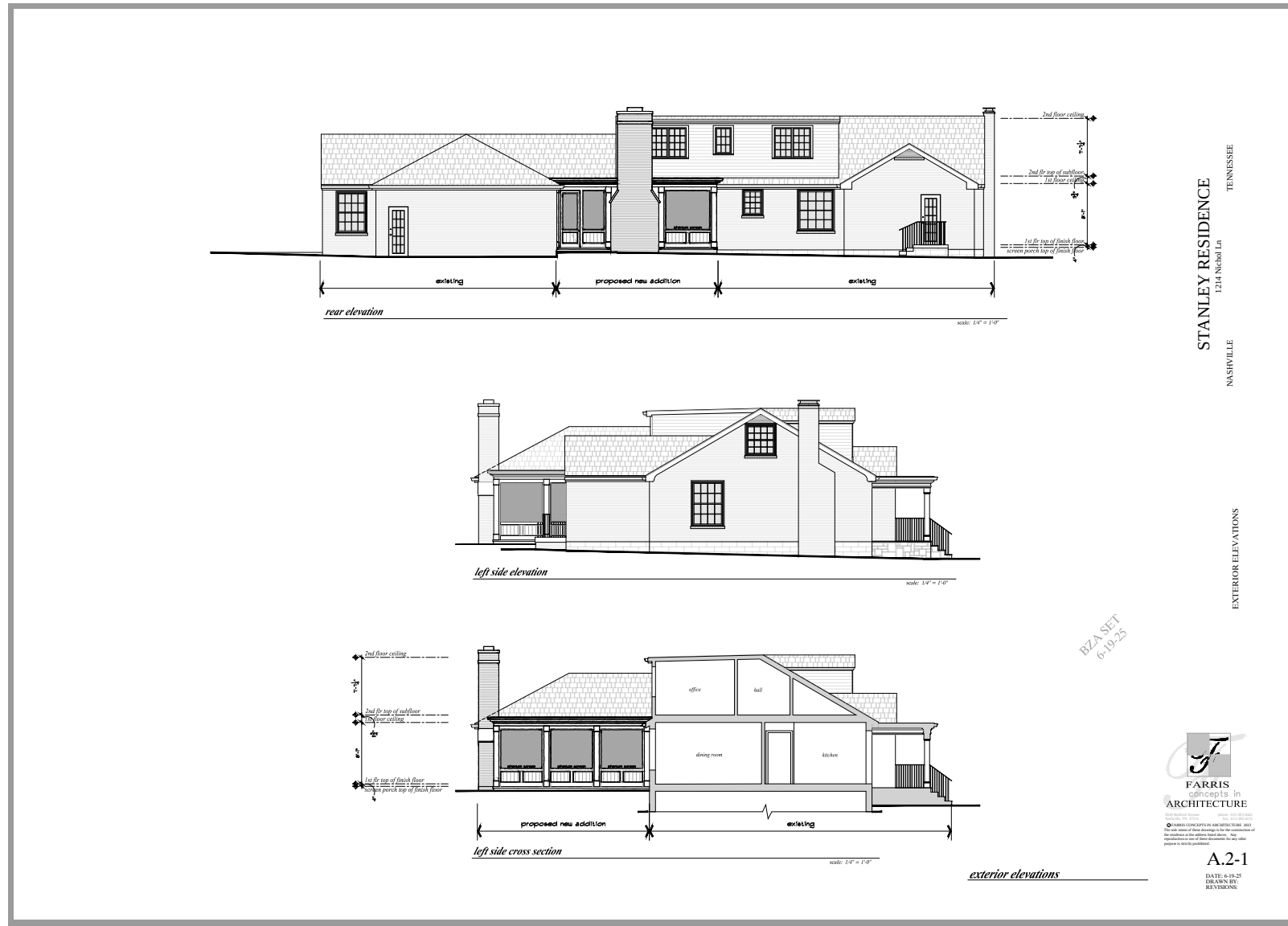














front elevation



right elevation



rear elevation



left elevation

STANLEY RESIDENCE
1214 N. 68th Ln
NASHVILLE
TENNESSEE

BZA SET
6-19-25

EXISTING IMAGERY



FARRIS CONCEPTS IN ARCHITECTURE
1214 N. 68th Ln
Nashville, TN 37205
615-259-1234
www.farrisarchitecture.com

A.2-2
DATE: 6-19-25
DRAWN BY:
REVISIONS:

existing imagery



screen porch inspiration- paint to match existing trim

BZA SET
6-19-25

STANLEY RESIDENCE
1214 Nichol Ln
NASHVILLE
TENNESSEE

INSPIRATION IMAGERY



A.2-3

DATE: 6-19-25
 DRAWN BY:
 REVISIONS:

inspiration imagery

Staff Report

Agenda No.: III.D.
Case No.: A25-45
Staff: Mary Samaniego, Planning Director
Applicant: The Stanley family
Request: Variances for the rear yard setback and maximum allowable footprint.
Location: 1214 Nichol Lane

Summary:

The applicant/property owner is requesting two variances to allow the construction of a screen porch that exceeds the maximum allowable building footprint and rear yard setback. The specific request is to construct 483 square feet screen porch in the rear of the residence approximately 35' from the rear property line.

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 (27,786 square feet).
2. The existing dwelling was constructed in 1947 with a two-car garage and an existing rear patio. The proposed screen porch would be placed in the existing patio area.
3. The lot is irregularly shaped as it is wider (average 175') than it is deep (average 160').
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 lot is 3,334 square feet. The existing residence has a building footprint of 3,114 square feet and the proposed addition of 483 square feet will then provide as overall building footprint of 3,597 square feet (263 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 6,251 square feet. The existing residence has a building area of 3,840 square feet and the proposed addition of 483 square feet will then provide as overall building gross floor area of 4,323 square feet.
6. Per Section 14-203 Table 1, the Residence B zoning district requires a rear yard setback of 60' from the rear property line. The proposed setback for the 576 square foot two-car garage is 35' from the rear property line (a 25' encroachment).

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 and rear setbacks that were adopted in the Zoning Ordinance to benefit the public good. 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 263 square feet over allowable. The location of the screen porch will follow the existing building line. Therefore, it should not add visible bulk to the property witnessed from surrounding properties. The purpose and intent of these design and bulk provisions, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. However, this lot has an irregular shape which creates a significant development impact given the required rear yard setback.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map 1214 NICHOL LANE

