



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
OCTOBER 21, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
OCTOBER 21, 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 September 16, 2025.

Attachment: [BZA Minutes September 16 2025.pdf](#)

III. Unfinished Business - None

IV. New Business

A. The application of the Belle Meade Country Club, #A25-63, 815 Belle Meade Boulevard, for a conditional Use for an addition to the main building and accessory structures. POSTPONED UNTIL 11-18-2025.

Attachment: [99 BMCC-Pool-and-Tennis-Phase-II---BZA-Application.pdf](#)

Attachment: [APPLICATION.pdf](#)

Attachment: [Belle Meade Country Club-Pool and Tennis Phase II BZA Submission.pdf](#)

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

B. The application of the Cain family, #A25-65, 221 Deer Park Drive, for three variances to exceed rear yard setback for maximum allowable height, 3' retaining walls, and elevation change.

Attachment: [101 Cain-BZA-application.pdf](#)

Attachment: [101 Cain--BZA-SetForBelleMeade 2025.09.16.pdf](#)

Attachment: [101 KC BZA-Elevations-Insert-for-Height-Request 2025-09-16.pdf](#)

Attachment: [Cain - BZA - WallHeightPlan 2025.10.15.pdf](#)

Attachment: [Cain - BZA-SetForBelleMeade 2025.10.16 Revised .pdf](#)

Attachment: [STAFF REPORT 221 Deer Park Drive.pdf](#)

C. The application of the Orr family, #A25-66, 212 Deer Park Circle, for a variance to exceed maximum allowable hardscape.

Attachment: [102 Orr-BZA-Application-09-18-2025.pdf](#)

Attachment: [102 Orr-BZA-Submittal-09-18-2025.pdf](#)

Attachment: [STAFF REPORT 212 Deer Park Cir.pdf](#)

D. The application of the Hooper family, #A25-72, 4424 Georgian Place, for a variance for the front yard setback.

Attachment: [BZA-Application-2024.pdf](#)

Attachment: [4424 Georgian Place BZA SET.pdf](#)
Attachment: [4424 Georgian Place Record Set BZA.pdf](#)
Attachment: [Site Photos.pdf](#)
Attachment: [STAFF REPORT 4424 Georgian Pl.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held November 18, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
SEPTEMBER 16, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Chris Tardio called the meeting to order at 5:05 p.m.

Chairman Tardio inquired if there were any conflicts of interest; there were none.

Approval of Minutes

The minutes of the Board of Zoning Appeals held August 19, 2025.

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

New Business

The application of the Belle Meade Country Club, #A25-63, 815 Belle Meade Boulevard, for a Conditional Use for an addition to the main building and accessory structures. POSTPONED until October

The application of the Phillips family, #A25-62, 617 Lynwood Boulevard, for a maximum footprint. Conditional Use for a swimming pool and variances to the rear yard setback and maximum footprint.

Van Pond, architect, representing the Carden family reviewed the request as submitted in the agenda packet.

Following the presentation, questions asked by the board were answered by Pond.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to separate the Conditional Use for the pool from the variance request for the rear yard setback/maximum footprint: Tardio Second: Russ Vote: All aye

Motion to approve the Conditional Use and associated variance for the pool: Russ Second: Atwood

A period of comments and discussion by board followed the motion.

Vote: All aye

Motion to approve request to exceed maximum footprint: Phipps Second: Atwood Vote: All aye

The application of the Wells family, #A25-61, 4426 E Brookfield Avenue, for a variance to the side yard setback.

David Wells, owner 4426 East Brookfield Avenue reviewed the request for the variance to the side yard setback.

Wells answered questions from the board following the presentation.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Atwood Second: Russ

A period of comments from the board followed.

Vote: All aye

The application of Russel D. Hiller, Trustee, #A25-60, 319 Walnut Drive, for a Conditional Use for a swimming pool.

Van Pond, Architect, reviewed the request as provided in the packet.

There were no questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

Other Public Comment - None

The meeting adjourned at 5:32 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Michael D. Seabrook

PHONE # 615-385-6200

APPLICANT EMAIL ADDRESS mseabrook@bellemeadecc.org

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

REQUEST: VARIANCE ☐

CONDITIONAL USE ☒

REASON FOR REQUEST: Expansion of country club dining facility; renovation of country club pool entry, including the addition of two accessory structures

PROJECT CALCULATIONS NA

(*proposed SF # includes clubhouse and accessory structures)

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA		38,882 SF	4,251 SF	43,133 SF	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		77,098 SF	4,251 SF	81,349 SF	
FRONT YARD AREA					
TOTAL DRIVEWAY AREA					
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA					
POOL AREA					
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =					

Complete Check List

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

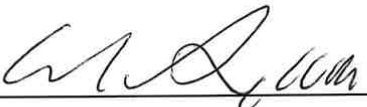
Variance Approval Criteria

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

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

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

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

SIGNATURE:  (Owner/Agent) DATE: 8/15/25

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

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Expansion of country club dining facility; renovation of country club pool entry, including the addition of two accessory structures

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		38,882	4,281	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		77,098	4,281	
FRONT YARD AREA				
TOTAL DRIVEWAY AREA				
DRIVEWAY IN FRONT YARD AREA				
HARDSCAPE AREA				
POOL AREA				
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .196 =				

Variance Approval Criteria

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

NA

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?

NA

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?

NA

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

NA

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

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

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

Anna Leigh Tate

2025-08-15

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

a zoning appeal set for the:
BELLE MEADE COUNTRY CLUB
SWIM AND TENNIS CENTER PHASE II
 815 BELLE MEADE BLVD.
 NASHVILLE, TN 37205

PROJECT TEAM

LANDSCAPE ARCHITECT

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

ARCHITECT

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

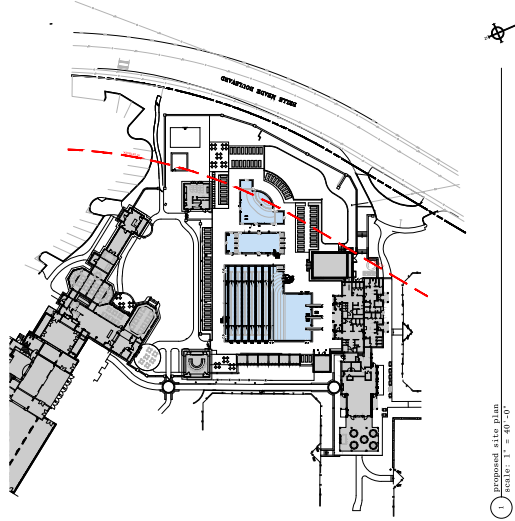
INDEX OF DRAWINGS

ARCHITECTURE PLANS

AI.01	RENDERINGS OF PROPOSED WORK
AI.02	RENDERINGS OF PROPOSED WORK

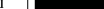
LANDSCAPE ARCHITECTURE PLANS

Z0.0	EXISTING CONDITIONS
Z1.0	PROPOSED SITE PLAN
Z1.1	ILLUSTRATIVE SITE PLAN
Z1.2	GRADING AND DRAINAGE
Z1.3	EXISTING CONDITIONS OVERLAY
Z1.4	POOL ENCLOSURE DIAGRAM



DAIGH RICK

BELLE MEADE COUNTRY CLUB - SWIM AND TENNIS FACILITY PHASE II
August 15, 2025

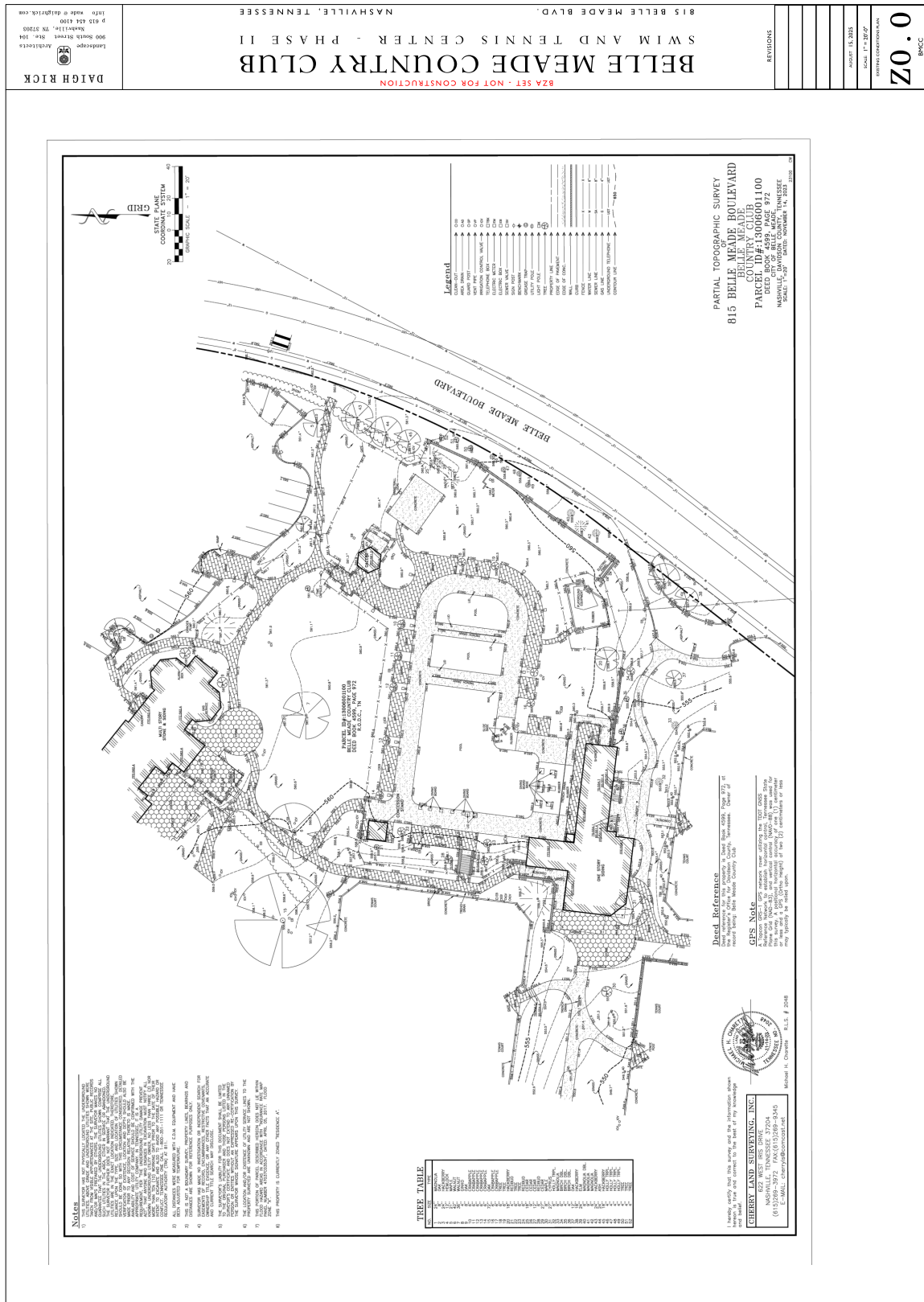
 DAIGH RICK Landscaping Architecture 900 South Street, Ste. 104 Nashville, TN 37203 P: 615.452.4100 info@drk.com drk@drk.com	 CHOATE+HERTEL ARCHITECTS 1000 17th Avenue South Nashville, TN 37203 P: 615.259.1100 info@choateherchel.com	BELLE MEADE COUNTRY CLUB B2A SET - NOT FOR CONSTRUCTION SWM AND TENNIS CENTER - PHASE II 815 BELLE MEADE BLVD. NASHVILLE, TENNESSEE	REVISIONS DATE: 10/20/20 BY: 1/18/2007	A1.01 BMCC

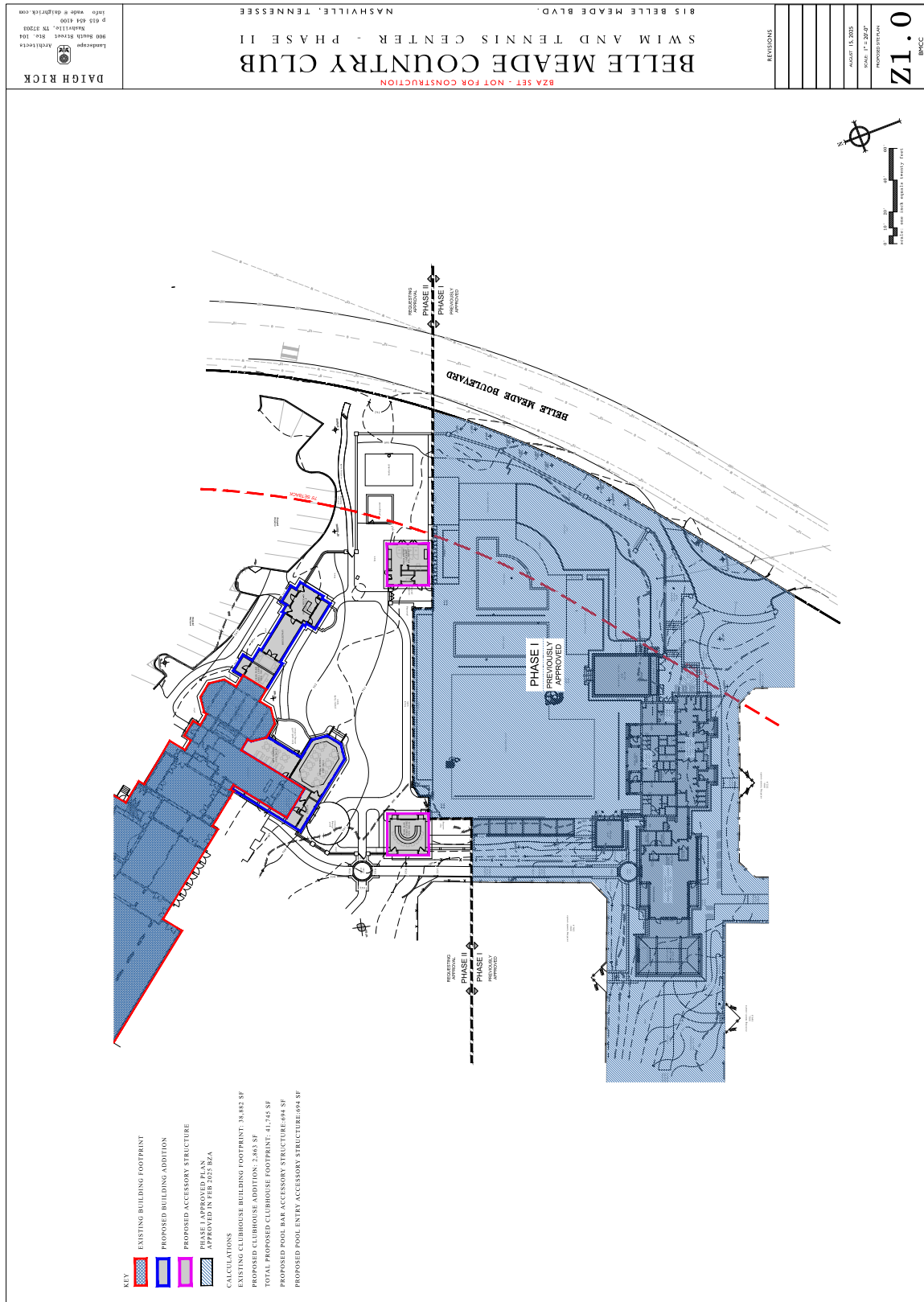


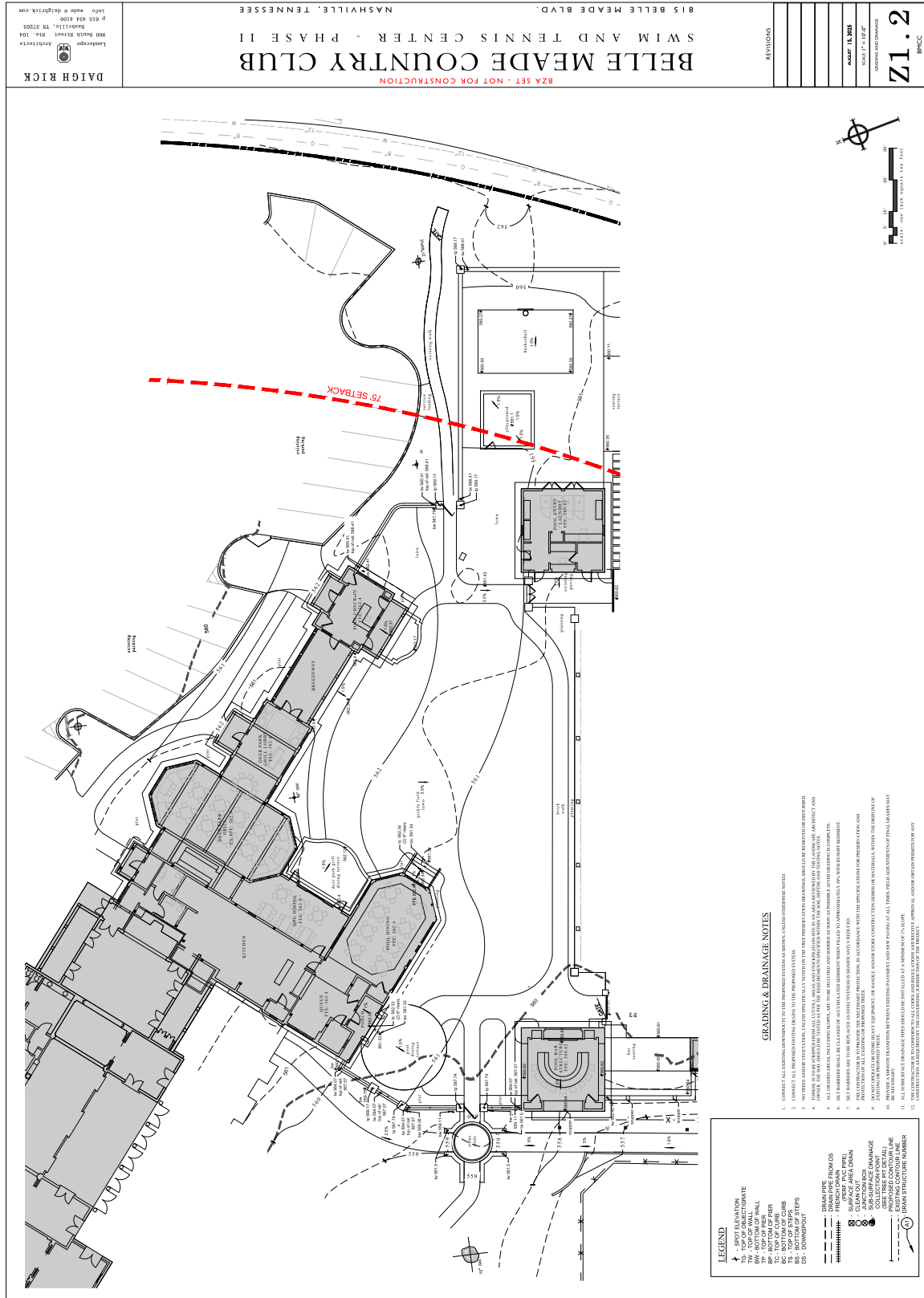
01 BIRDS-EYE VIEW LOOKING NORTH ACROSS POOL
A1.01

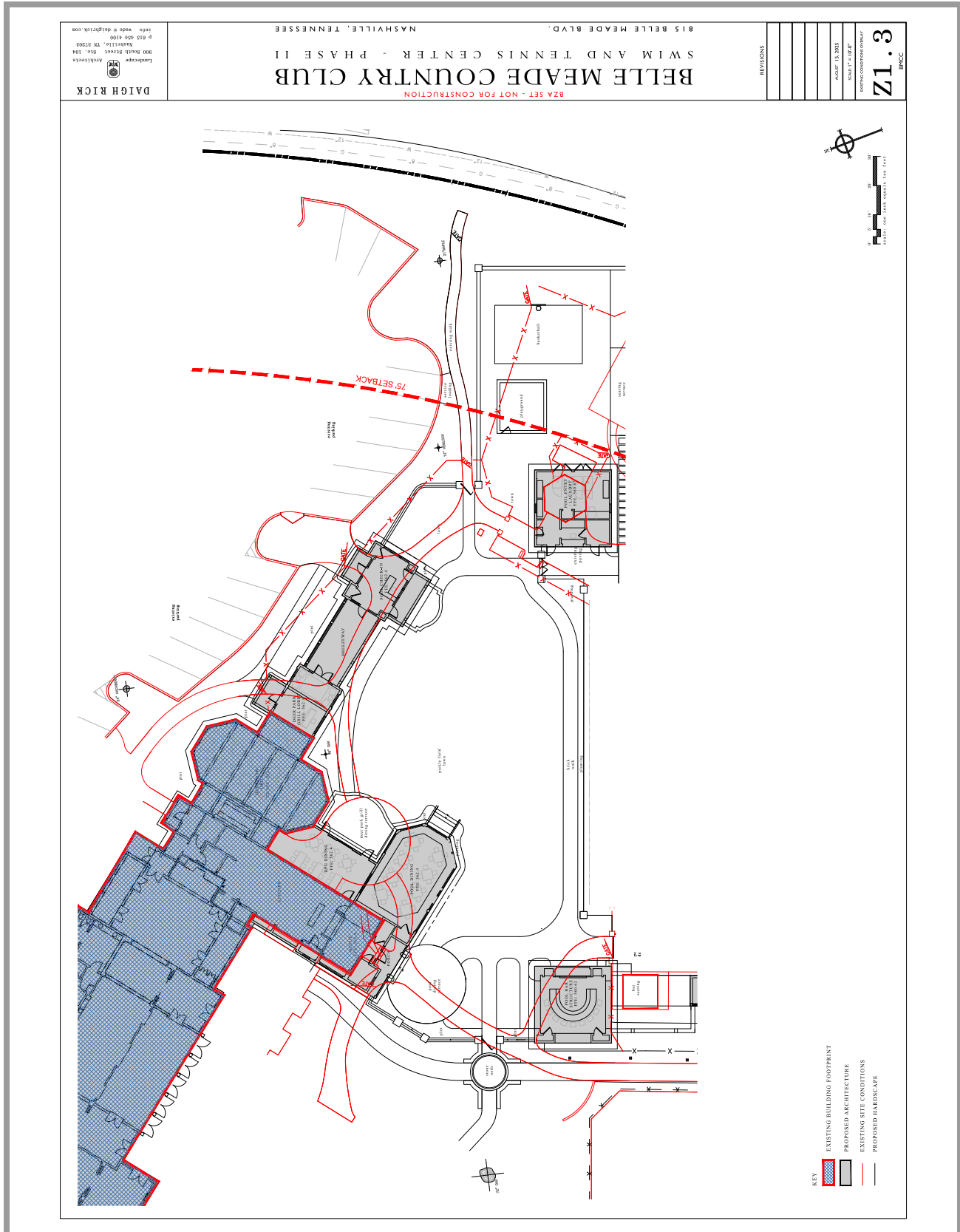


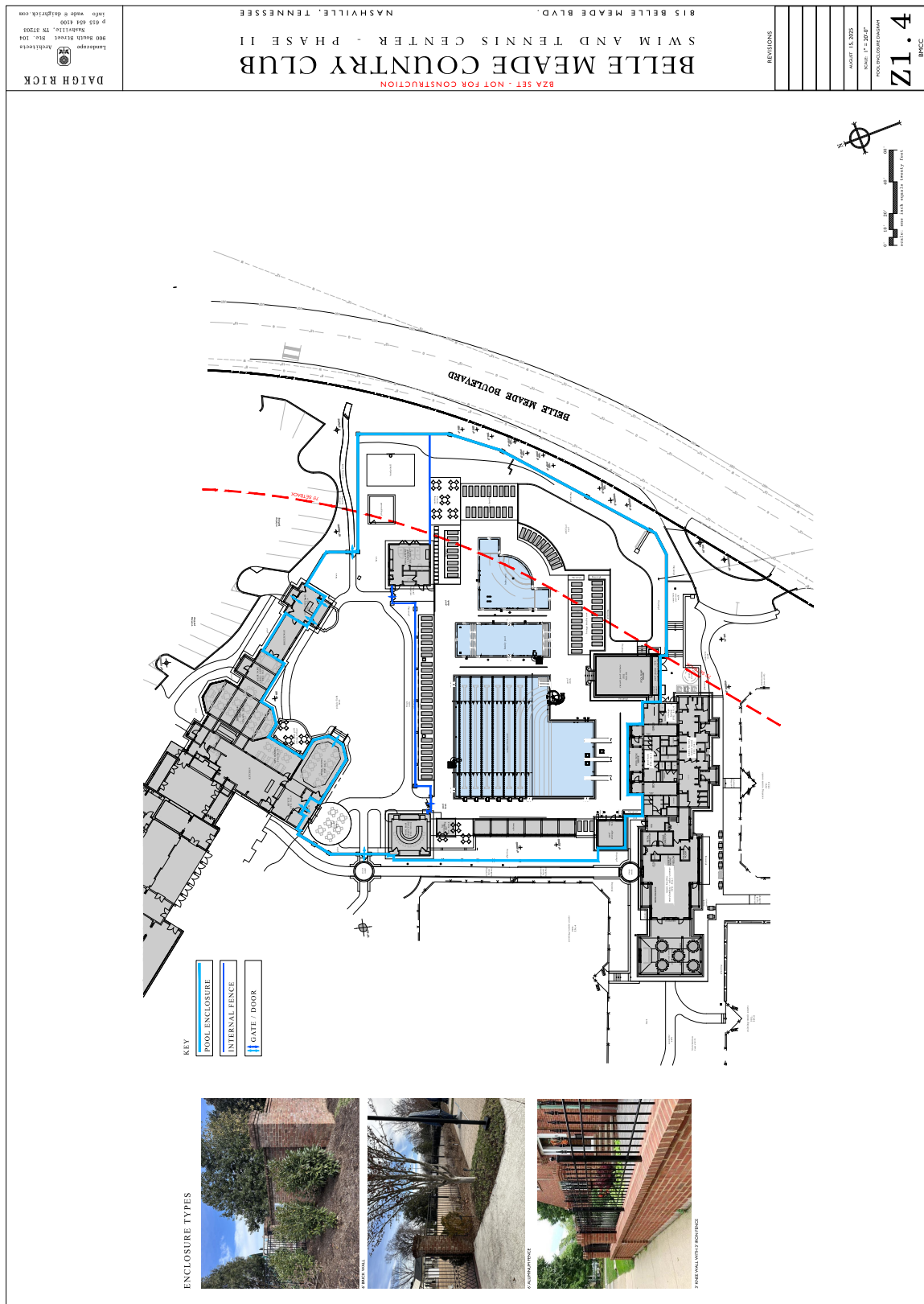
02 GROUND LEVEL VIEW LOOKING NORTH ACROSS POOL











Staff Report

Agenda No.: IV.A.
Case No.: A2563
Staff: Mary Samaniego, Planning Director
Applicant: Belle Meade Country Club
Request: Approval for a Conditional Use permitting an addition to the main building and accessory structures.
Location: 815 Belle Meade Boulevard

Summary:

The applicant on behalf of the property owners are requesting an approval for a conditional use at the Belle Meade Country Club per Zoning Ordinance Appendix D. The specific request is to expansion of country club dining facility, renovation of country club pool entry, and the addition of two accessory structures. There are no other alterations to the existing site or structures proposed with this application.

Planning Considerations:

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

1. The subject property is 165 acres and is located at the corner of Belle Meade Boulevard and Harding Place.
2. The Belle Meade Country Club has been approved by the Board of Zoning Appeals (BZA) many times over the years for various projects with the last approval in March 2025 to renovate and reconstruct the existing swimming pool and tennis facilities
3. There are several component to this Conditional Use request:
 - a. Expansion of country club dining facility. Specifically, the dining room will be expanded by approximately 1,700 square feet inside a one-story addition and a 500 square feet outdoor dining terrace;
 - b. renovation of country club pool entry. The pool entry addition is approximately 1,350 square feet and included a check-in structure, breezeway, and Deer park Grill lobby;
 - c. a 700 square feet outdoor pool bar accessory structure; and
 - d. a 700 square feet pool laundry accessory structure.
4. The expansion of the historic country club building requires architectural approval by the City of Belle Meade Historic Zoning Commission.
5. Several trees in the immediate area are proposed for removal to accommodate this construction project. However, no tree over 30" in caliper (a monarch tree per Section 12-508) is proposed or will be permitted to be removed in association with this approval.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Historic Home or Site in the following findings of fact for the particular use and/or structure per Appendix D:

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

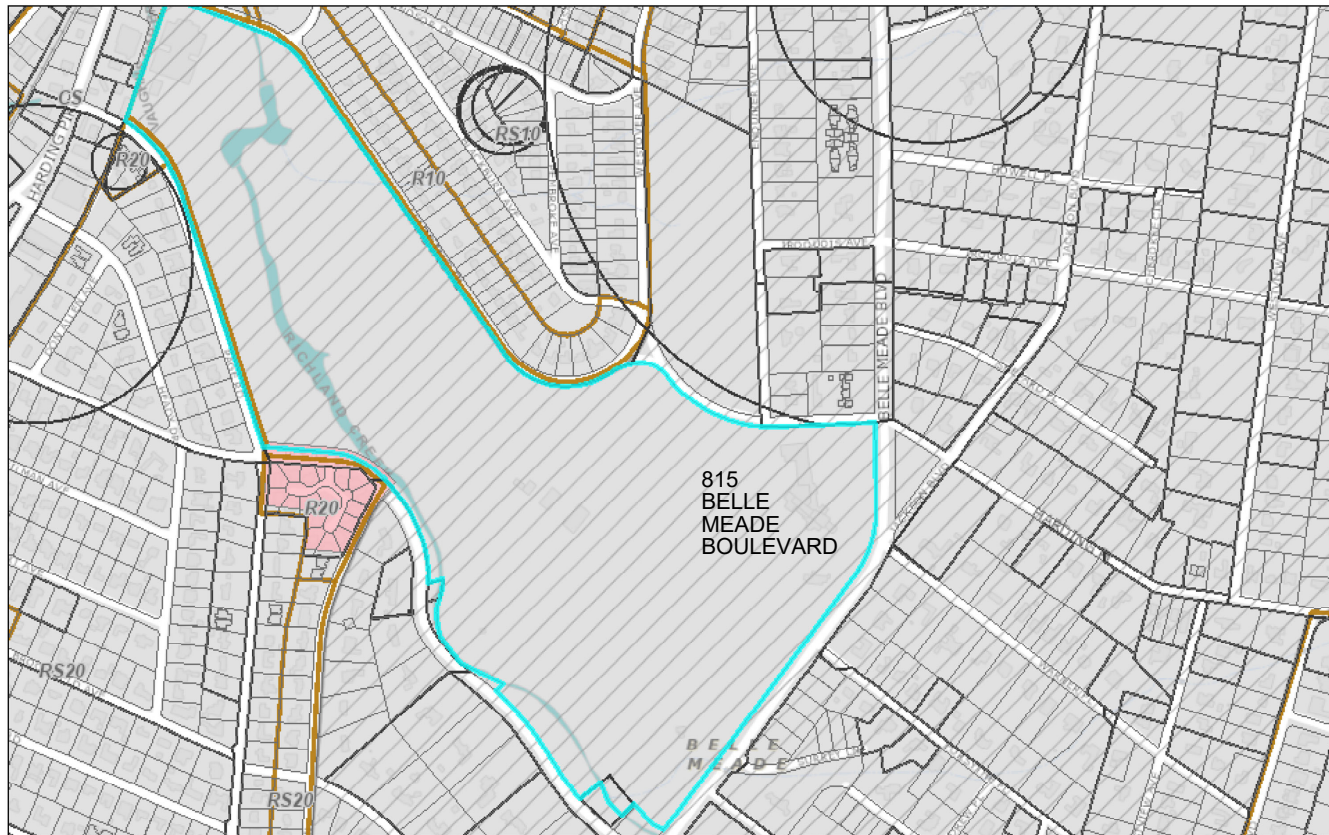
The property owner/applicant is proposing renovations and addition to existing dining and recreational facilities. There is a significant amount of existing and proposed landscaping that will adequately buffer this activity area from adjoining residential areas.

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

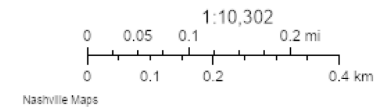
Attachment:

1. Location Map

Nashville Parcel Viewer Map 815 BELLE MEADE BOULEVARD



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





CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Kate Cain

PHONE # _____

APPLICANT EMAIL ADDRESS Kate Cain <katebcain@icloud.com>

PROPERTY ADDRESS: 221 Deer Park Drive

REQUEST: **VARIANCE** ☒

CONDITIONAL USE ☐

REASON FOR REQUEST: variance- maximum building height; variance- retaining walls taller than 3';

variance- existing grading change

PROJECT CALCULATIONS

LOT SQ. FT: 52,103 SF	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA				
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)				
FRONT YARD AREA 22,605 SF				
TOTAL DRIVEWAY AREA	6,252 SF	6,764 SF	6,250 SF	0%
DRIVEWAY IN FRONT YARD AREA	4,973 SF	4,883 SF	4,462SF	0%
HARDSCAPE AREA	4,168SF	1,836 SF	3,662 SF	0%
POOL AREA				
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

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

Variance Approval Criteria

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

Exceptional topographic conditions

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?

31' of fall (10% average) from Signal Hill to Deer Park Drive over 286'

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?

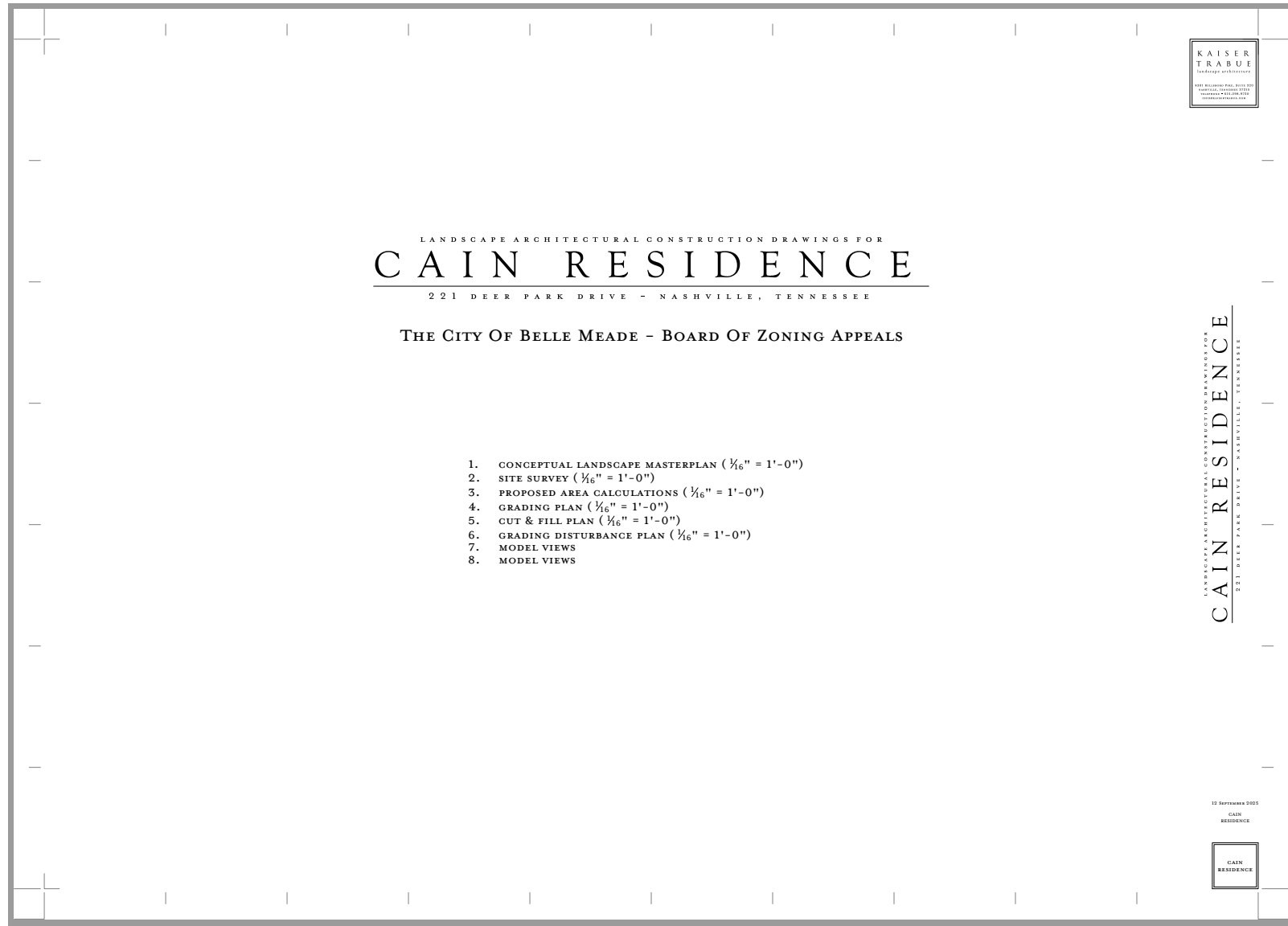
Granting these variances will allow for responsible control of significant stormwater issues while keeping in harmony with neighborhood.

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

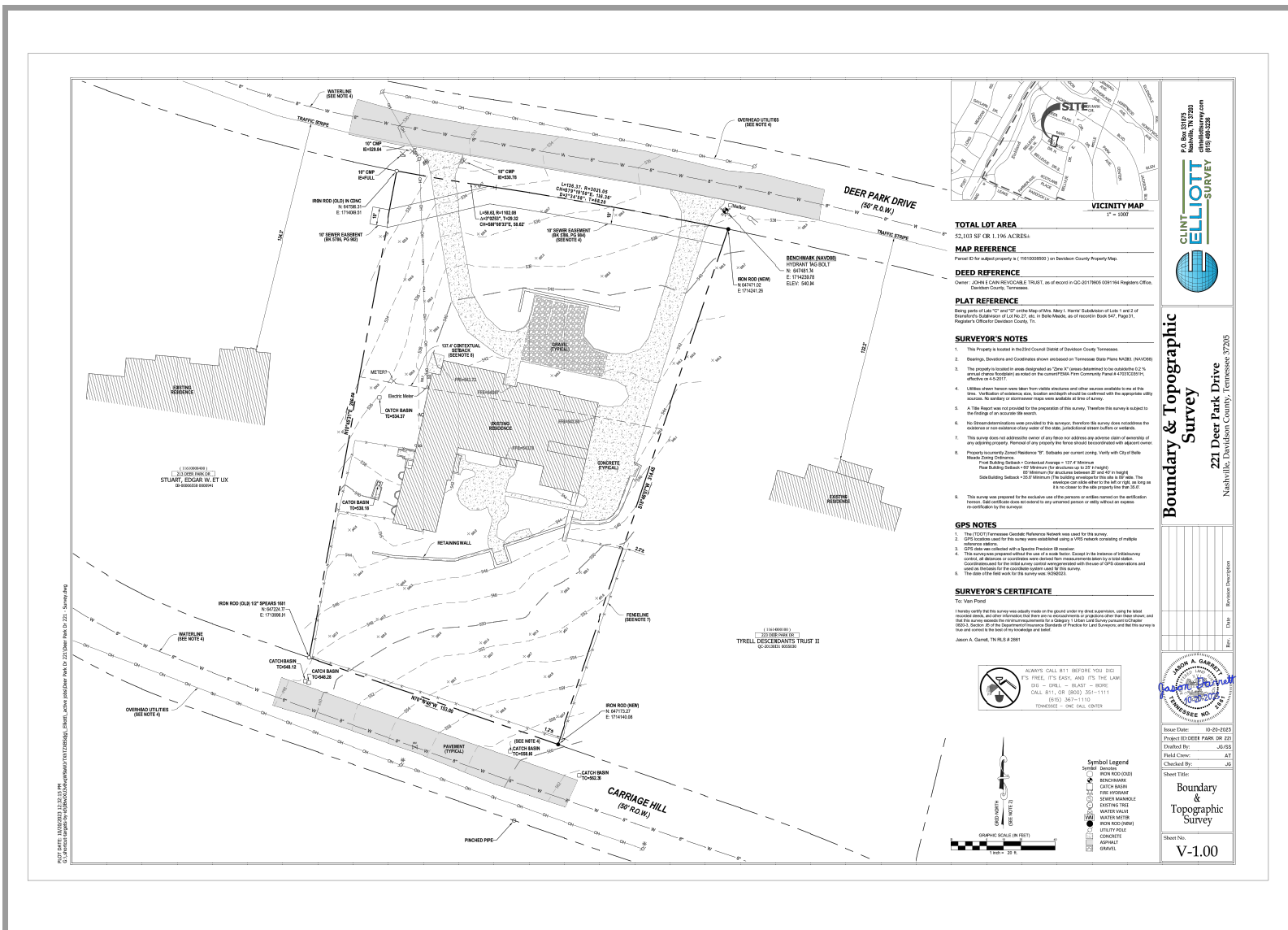
There are numerous existing retaining walls in the very immediate neighborhood that have been permitted and deal with the same topographic hardships.

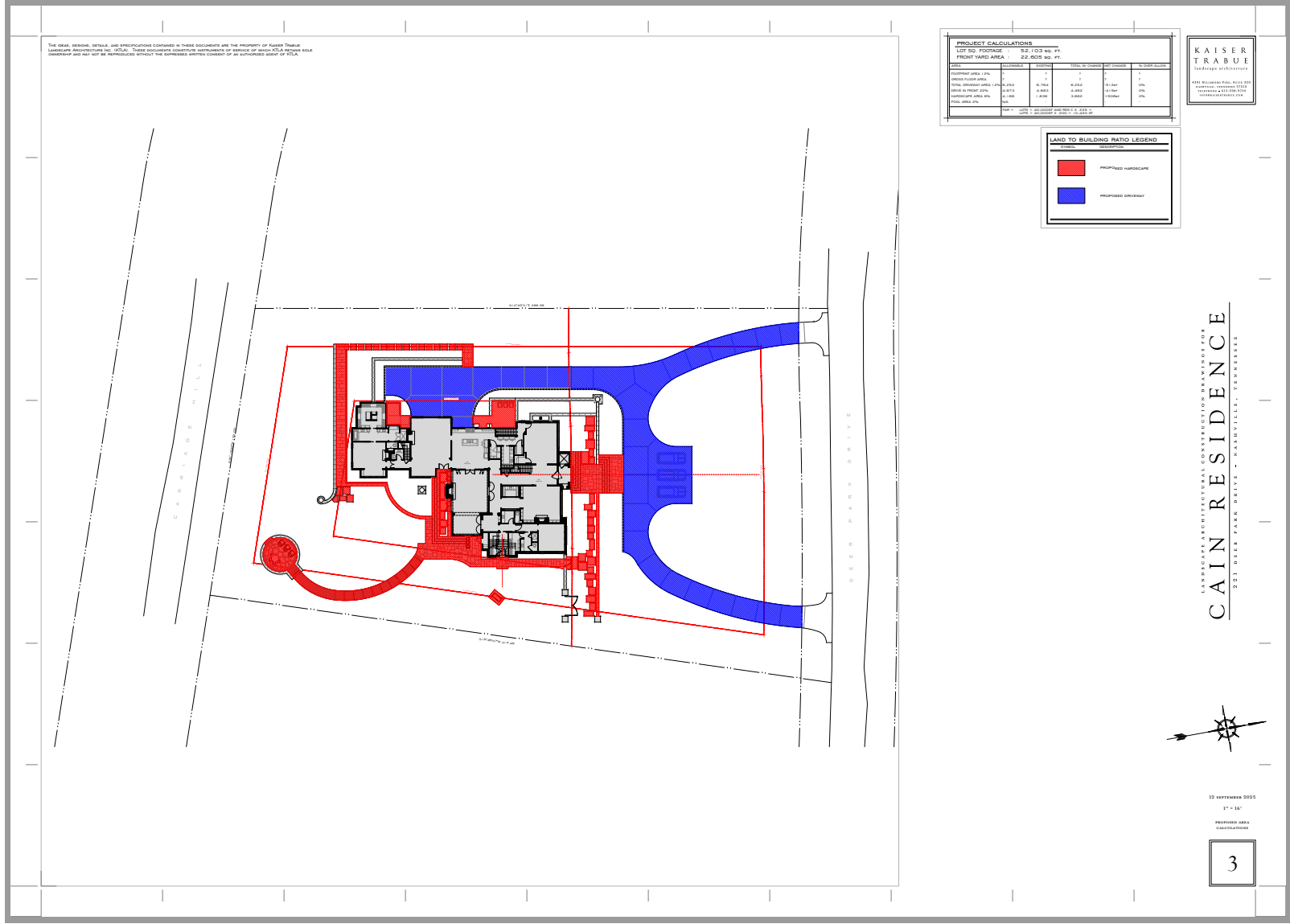
SIGNATURE:  (Owner/Agent) **DATE:** 16 September 2025

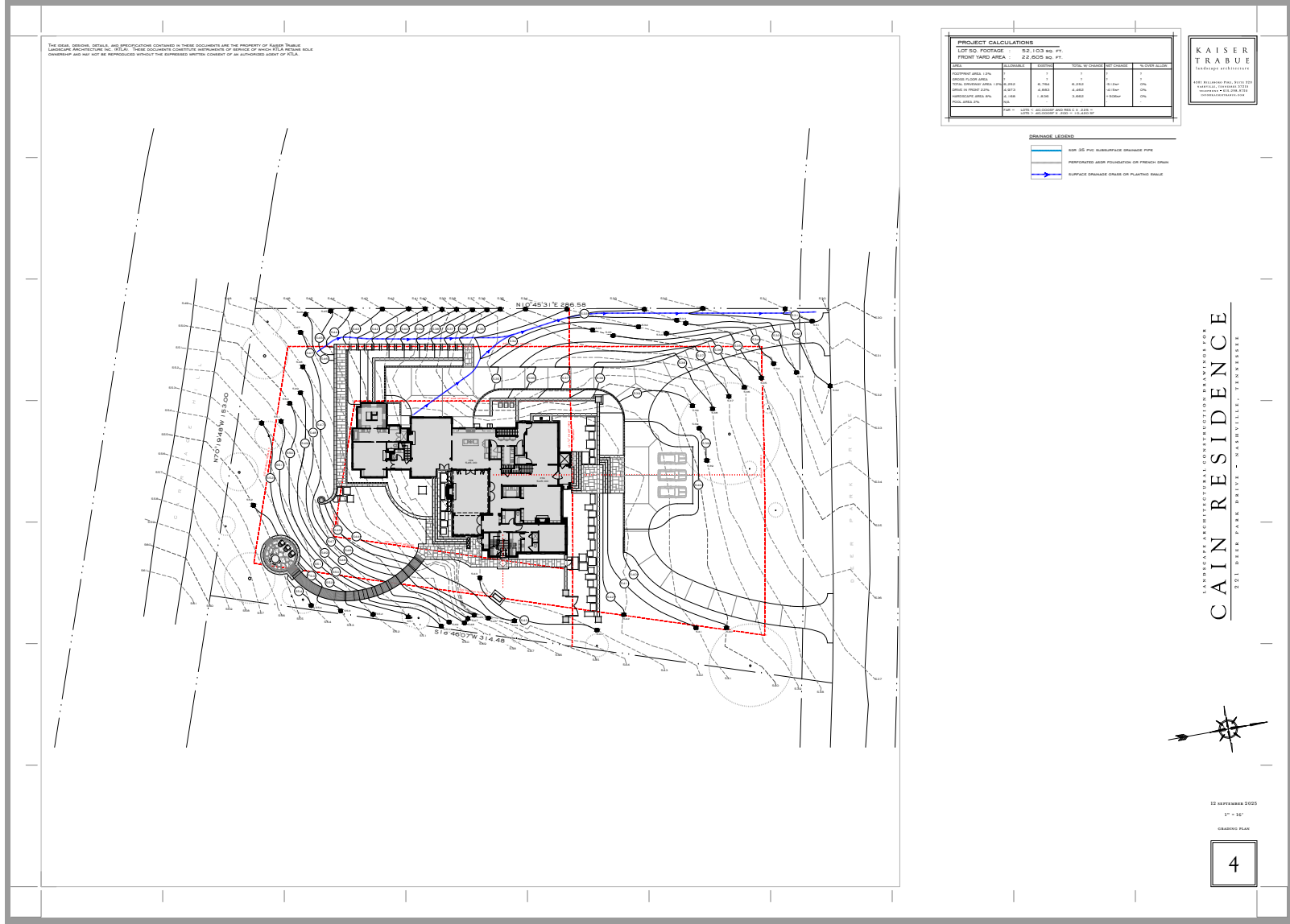
Submit all information, plans & application via email PDF to: msamaniego@citybellemade.org

















MODEL VIEW



MODEL VIEW



MODEL VIEW



MODEL VIEW

KAISER
TRAUBE
LANDSCAPE ARCHITECTS

CAIN RESIDENCE
321 DEER PARK DRIVE • NASHVILLE, TENNESSEE

12 SEPTEMBER 2025
37" x 34"
MODEL TOWN

7



MODEL VIEW



MODEL VIEW



MODEL VIEW



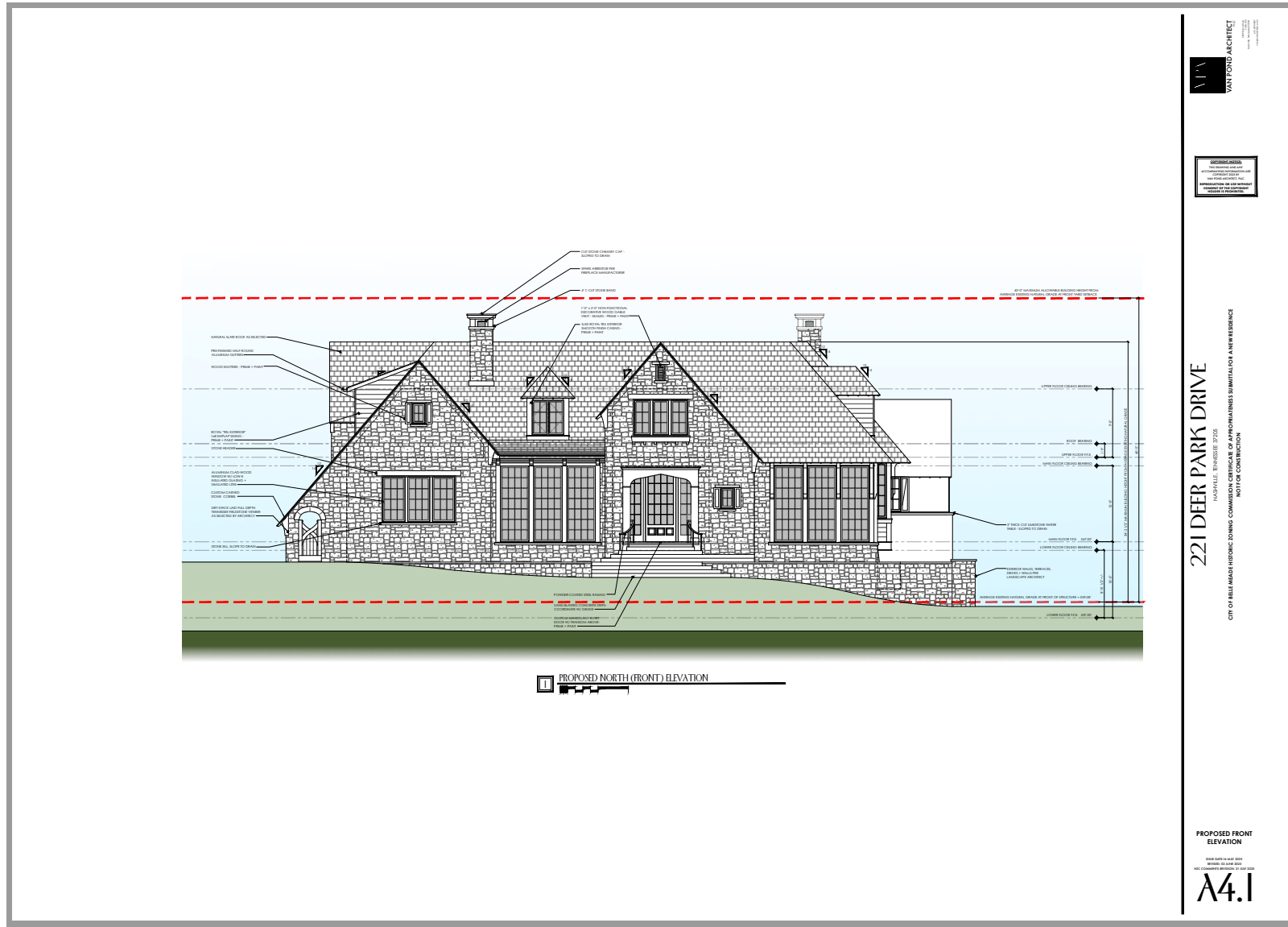
MODEL VIEW

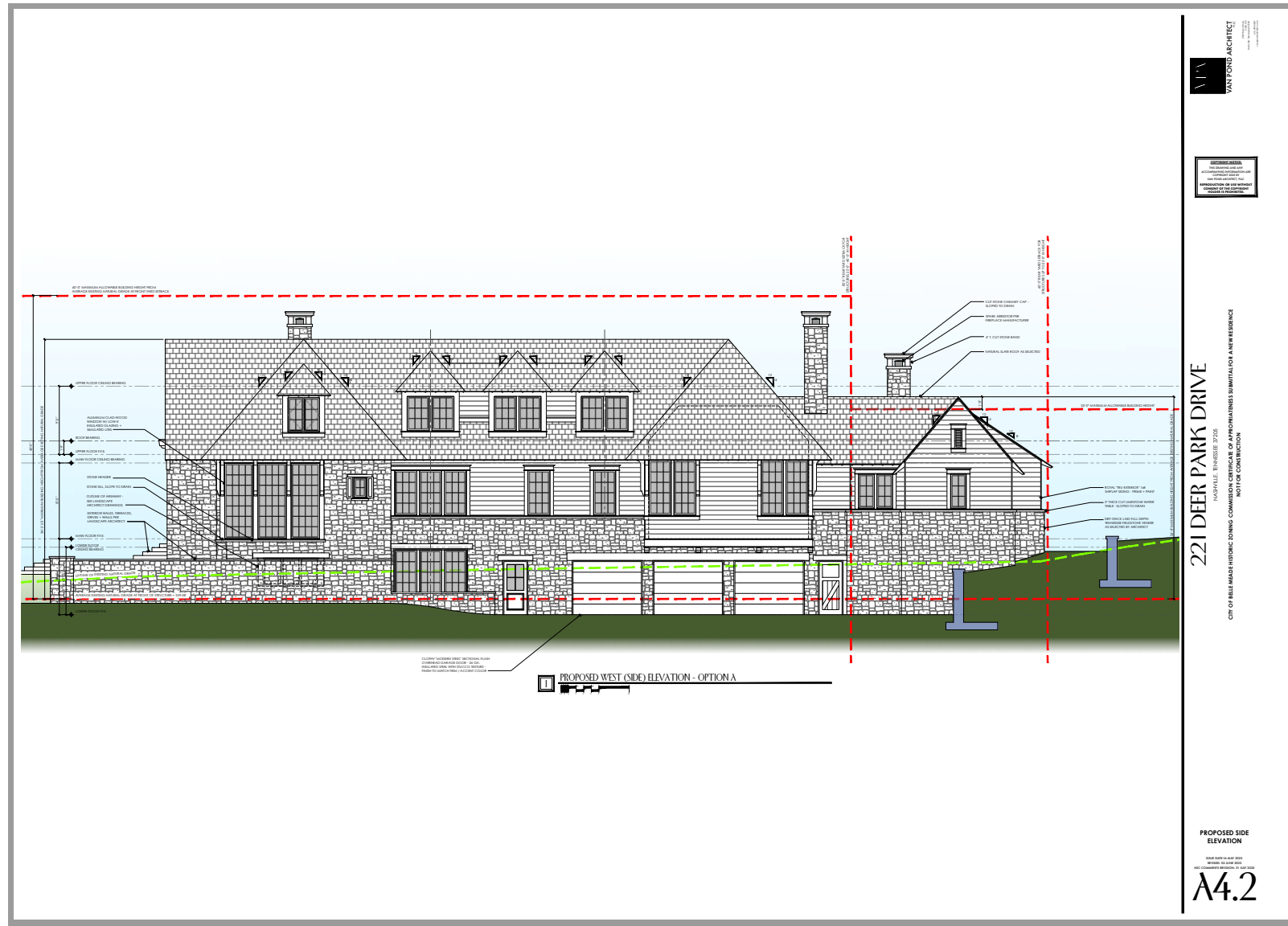
KAISER
TRAUBE
ARCHITECTS

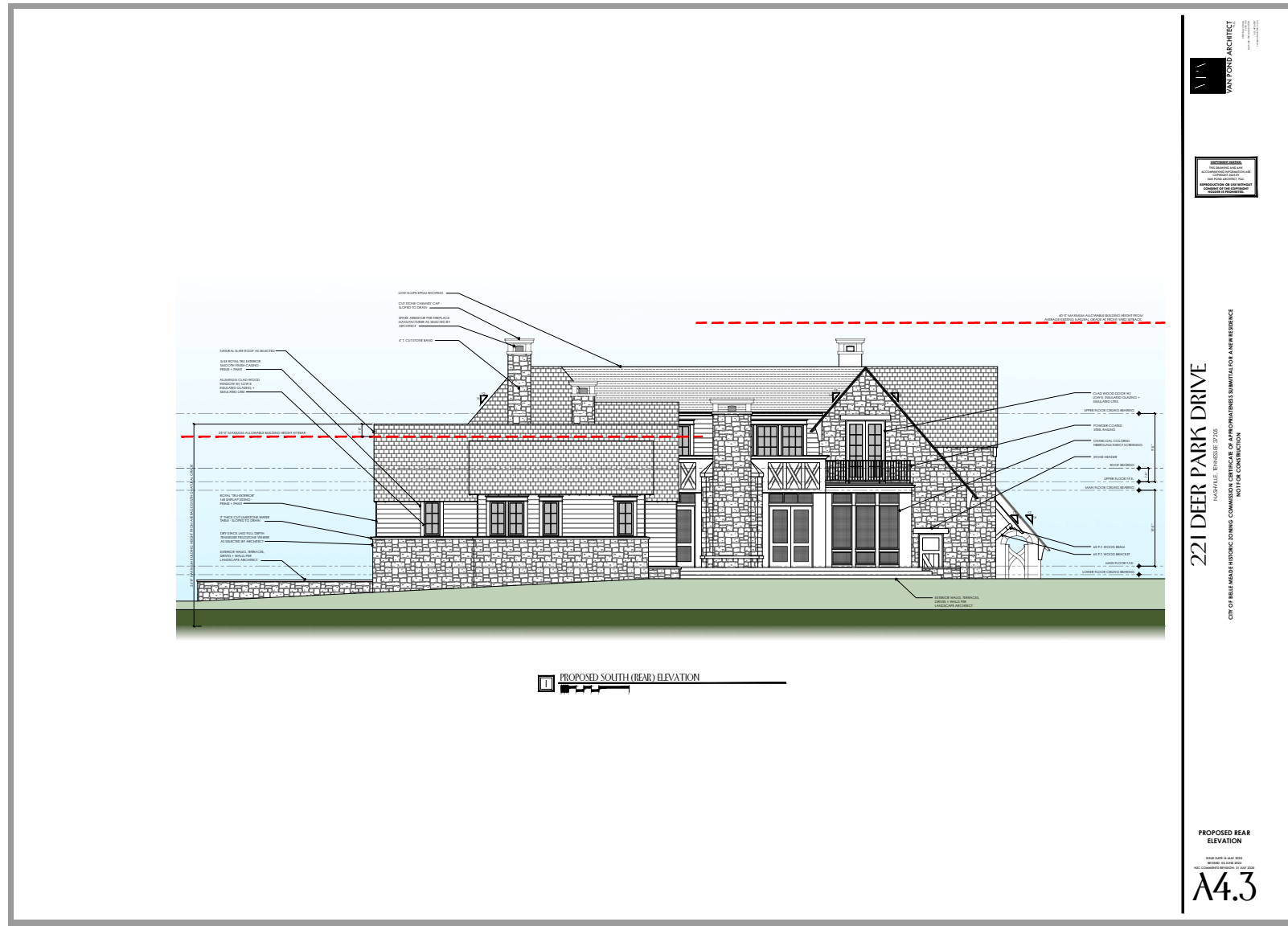
CAIN RESIDENCE
321 DEER PARK DRIVE • NASHVILLE, TENNESSEE

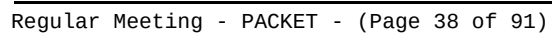
12 SEPTEMBER 2025
37" x 34"
MODEL TOWN

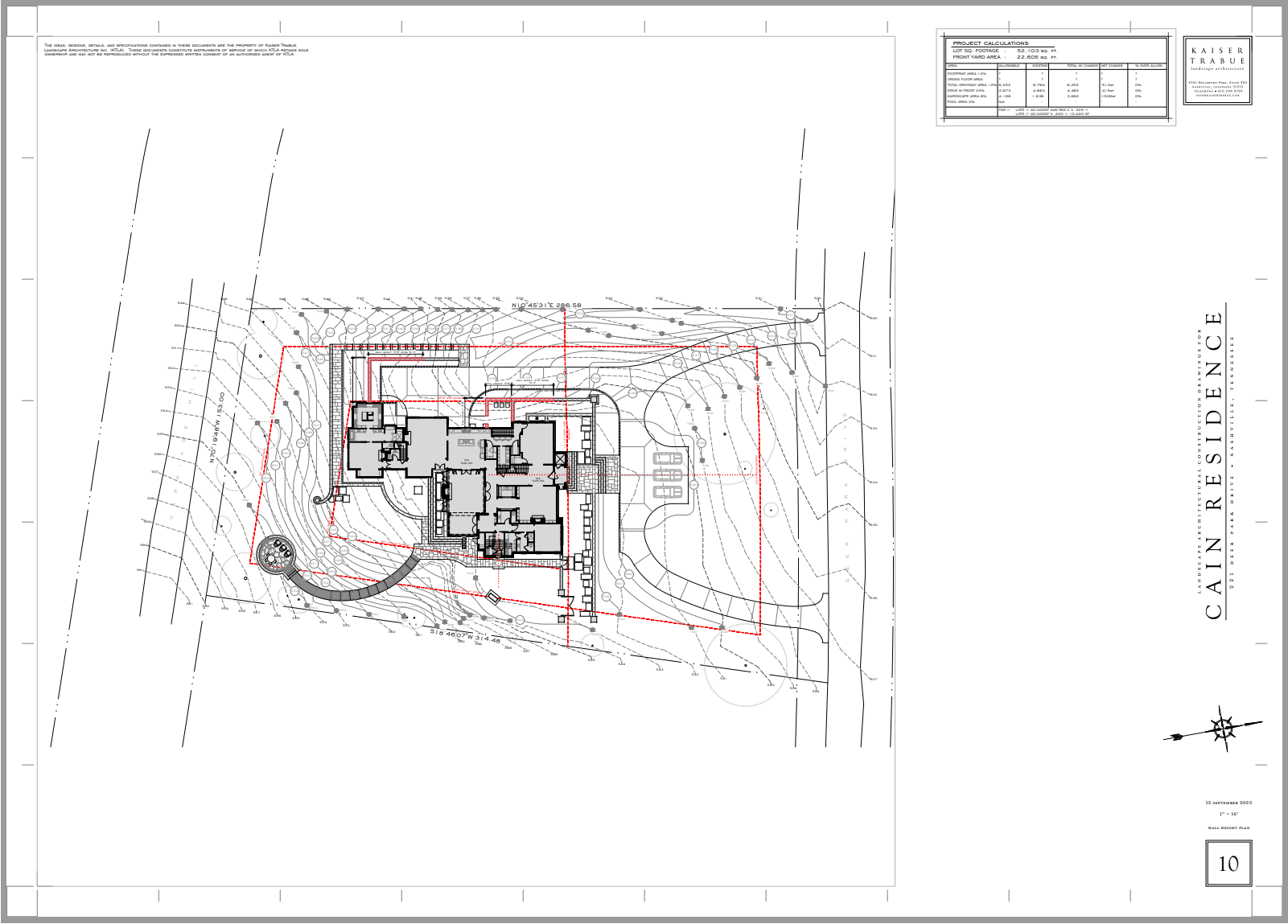
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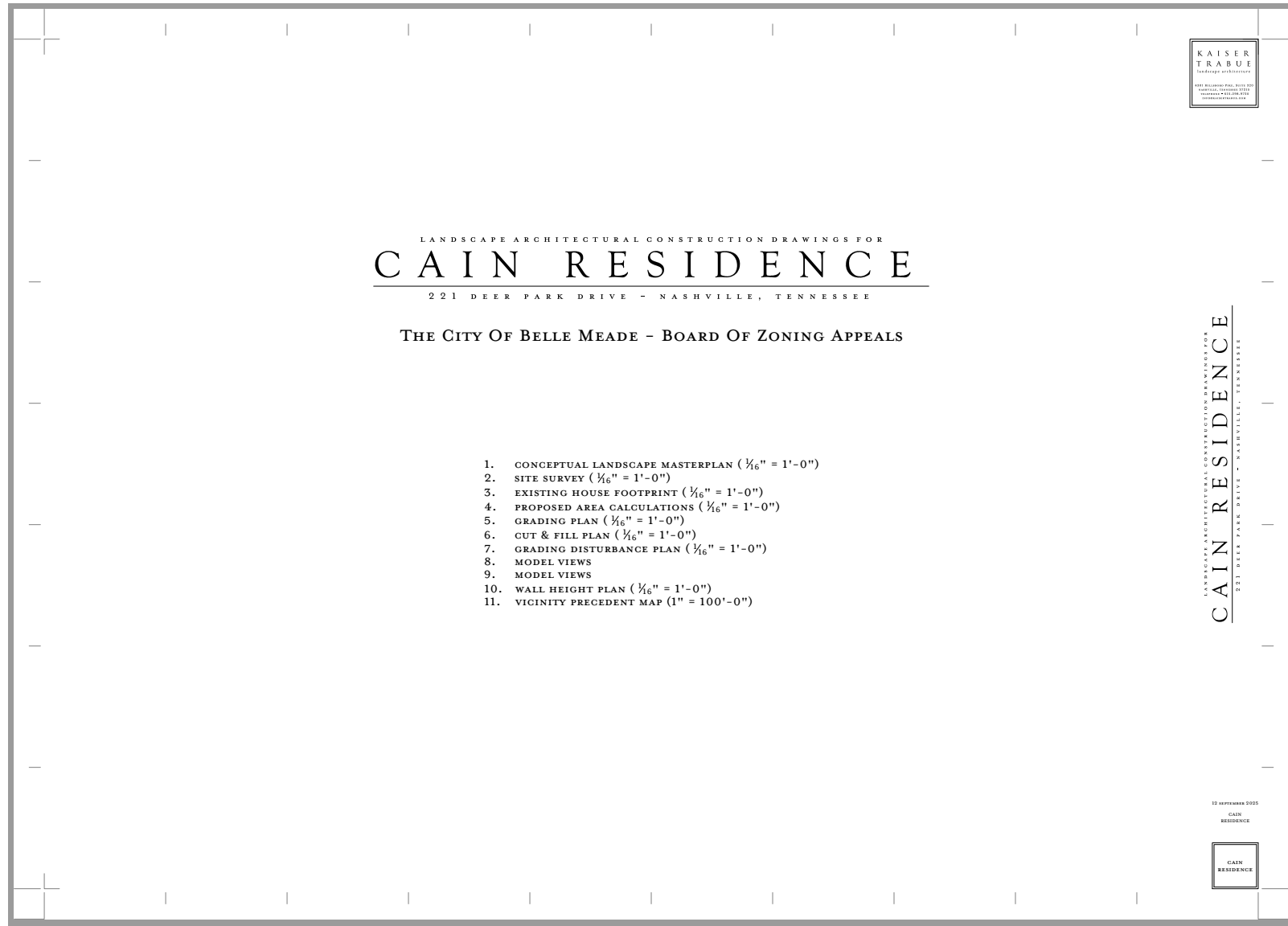




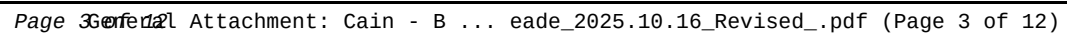




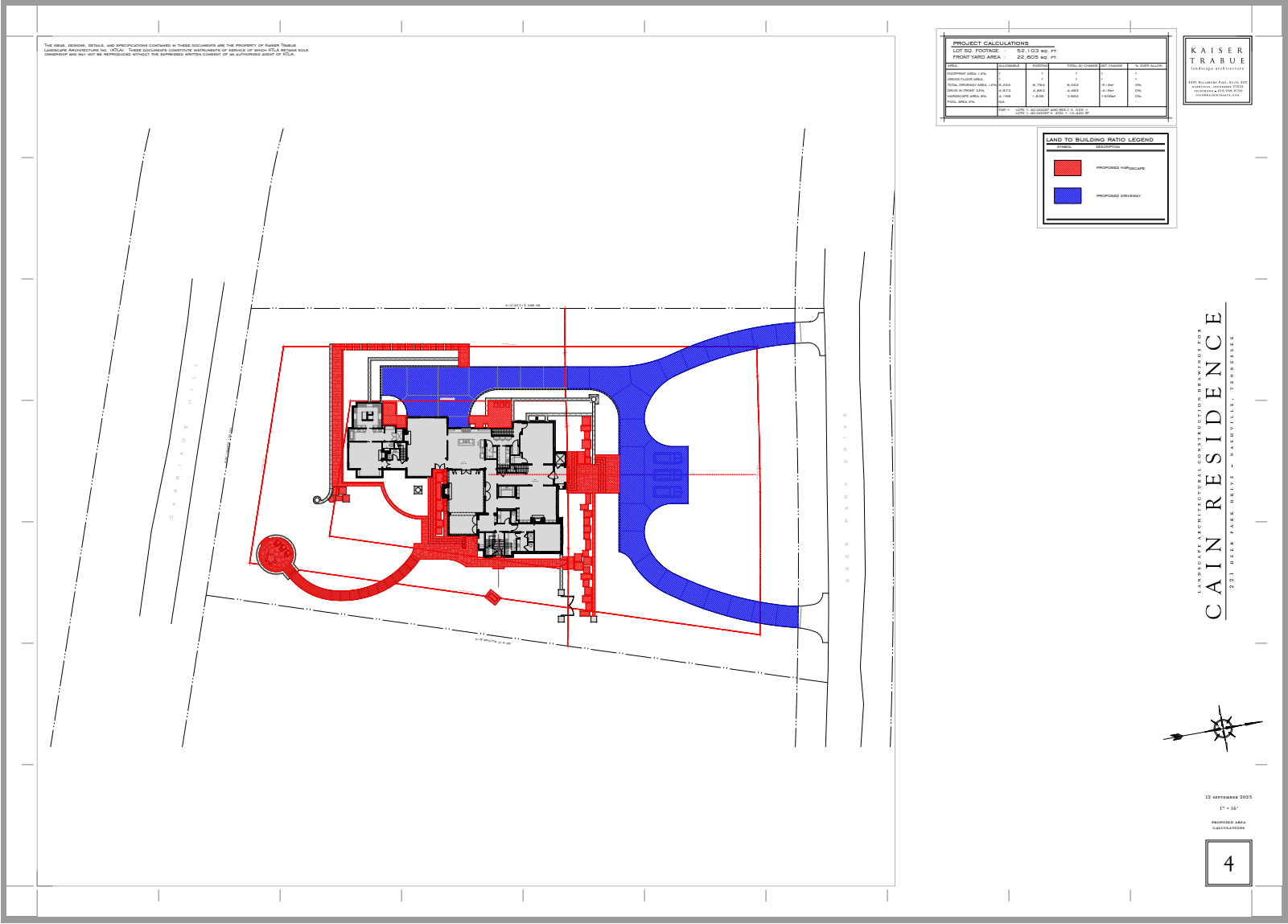


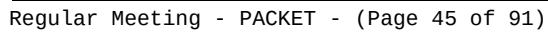


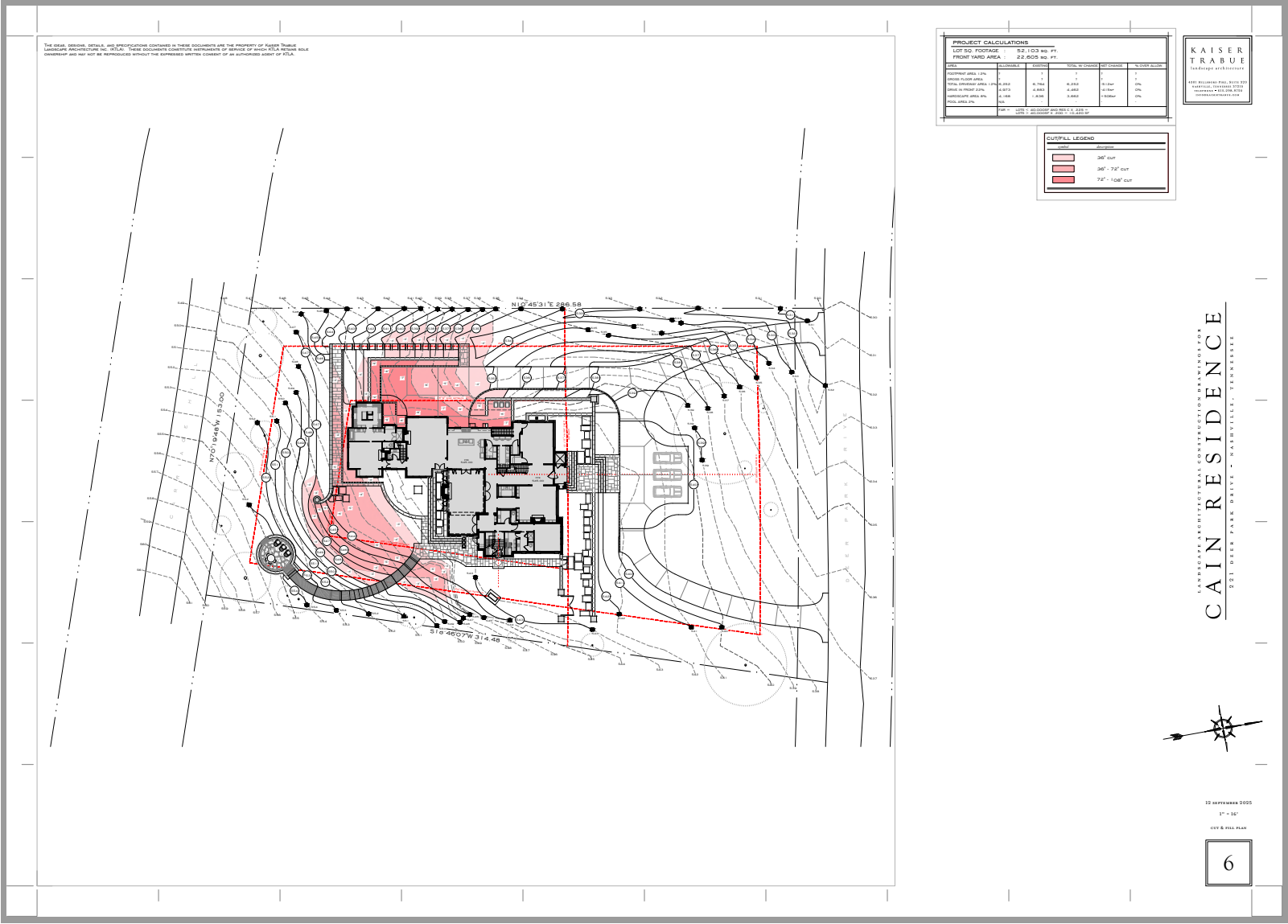




















**K A I S E R
T R A B U E**
landscape architecture

4381 WILLARD DR. SUITE 320
NASHVILLE, TENNESSEE 37215
TELEPHONE • 615.209.9724
WWW.KAISERTRABUE.COM



12 SEPTEMBER 2025

1" = 100'

VICINITY PRECEDENT
MAP

11

Staff Report

Agenda No.: IV.B.
Case No.: A25-65
Staff: Mary Samaniego, Planning Director
Applicant: The Cain family
Request: Variance approvals to exceed the maximum retaining wall height of 3', to exceed the maximum percentage of grading allowed, and rear yard setback for height.
Location: 221 Deer Park Drive

Summary:

The applicants/property owners are requesting variances for new retaining wall over 3' in height, an increase the maximum percentage of grading allowed, and to exceed the maximum height within the rear yard. The existing residence has been approved for demolition by the Historic Zoning Commission at their July 2025 meeting. The proposed residence will be Tudor Revival in architectural style.

Planning Considerations:

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

1. The subject property is 1.19 acres (52,103 square feet - SF) and is rectangular with frontage on Deer Park Drive.
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 6,252 square feet and the proposed footprint is 5,580 square feet.
3. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable floor area ratio calculation for the proposed lot is 10,420 square feet. The proposed floor area ratio calculation is 9,060 square feet.
4. The proposed residence has an attached three-car garage.
5. The lot has 31 feet elevation change that rises from the front property line to the rear property line.
6. Per Section 14-205(1)(k)(i) of the Zoning Ordinance, a change in elevation of up to two feet (24") shall be permitted for the entire lot. The overall elevation change for the entire lot is zero as existing contour lines are being reshaped.
7. Per Section 14-205(1)(k)(ii) of the Zoning Ordinance, within the building envelope up to a total area of six percent (6%) of the entire square footage of the lot, an additional two feet (24") elevation change shall be permitted. Given the lot size of 52,103 square feet, the allowable area within the building envelop that may change elevation is 3,126 square feet. The applicant is proposing 4,037 square feet of grade change within the building envelope with 1,360 square feet being over the allowable 48".

8. Per Section 14-205(1)(k)(iii) of the Zoning Ordinance, an additional one foot (12") of elevation change shall be permitted on an area up to four percent (4%) of the entire square footage of the lot in the area outside the building envelope but not extending into a buffer zone extending twenty feet (20') from all property line. Given the lot size of 52,103 square feet, the allowable area outside the building envelope that may change elevation is 2,084 square feet. The applicant is proposing 21,913 square feet of grade change outside the building envelope with 1,526 square feet being over the allowable 36".
9. Per Section 14-205(1)(i) of the Zoning Ordinance, a fence or wall three feet (3') or less in height may be constructed at any location on a lot, except that multiple retaining walls must be separated by terraces of at least six feet (6') in width. Walls and fences with changes of grade shall be measured from the finished grade on the lower side. The proposed retaining wall maximum height is 6' at the southwest corner of the retaining wall for the parking area.
10. 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 27' in the rear is 62' from the rear property line (a 23' 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 follow the existing topographic contours for the proposed construction while at the same time creating usable landscaped areas (see application site plan). Within the property there is a 31 feet elevation change. 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 City of Belle Meade enjoys varying topography that contributes to the City identity. While the applicant is proposing an increase in retaining wall heights, the main retaining wall height variance is associated with the creation of parking area/garage that will be below the natural existing grade. Therefore, the addition of the three-car garage behind the retaining wall will be virtually hidden from sight of adjoining properties. Similarly, while

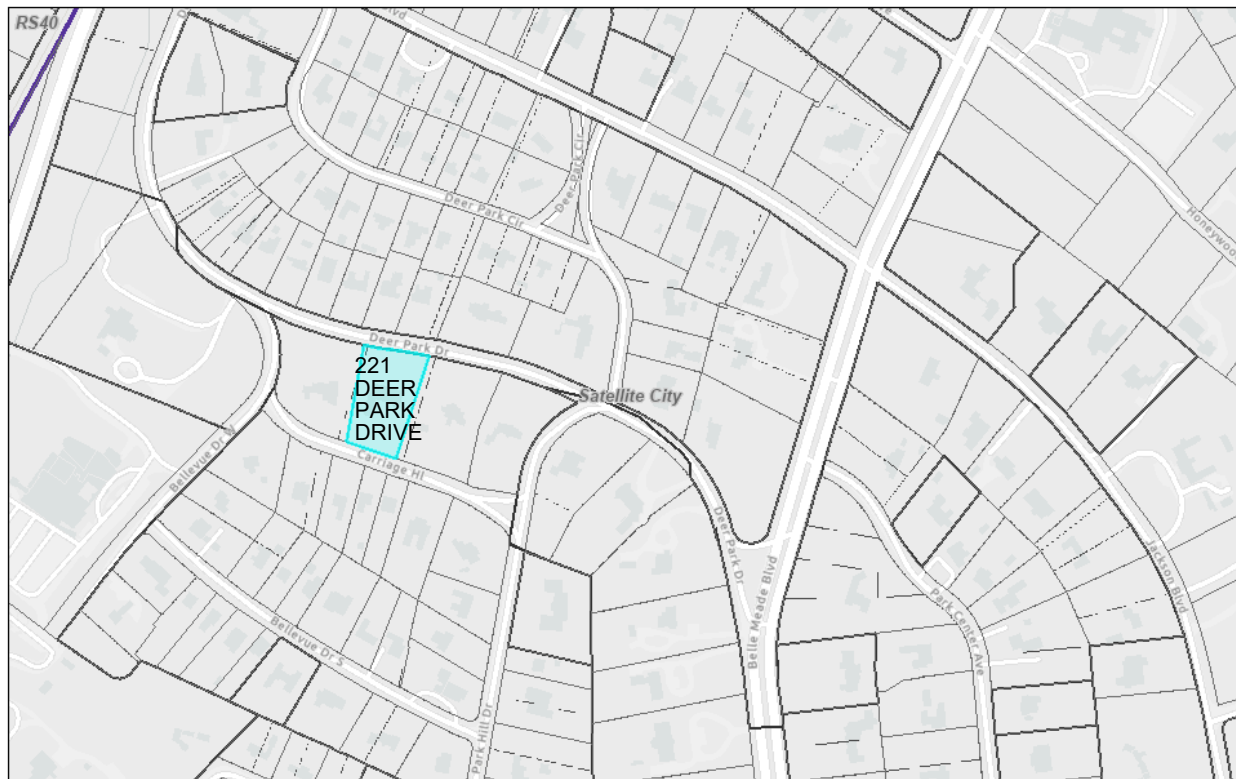
the maximum height of the residence in the rear between 85' and 60' requires a 2' variance, the grade change from south to north will reduce the visual impact to surrounding properties.

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

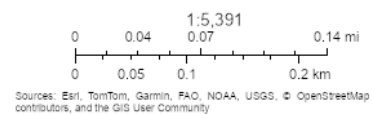
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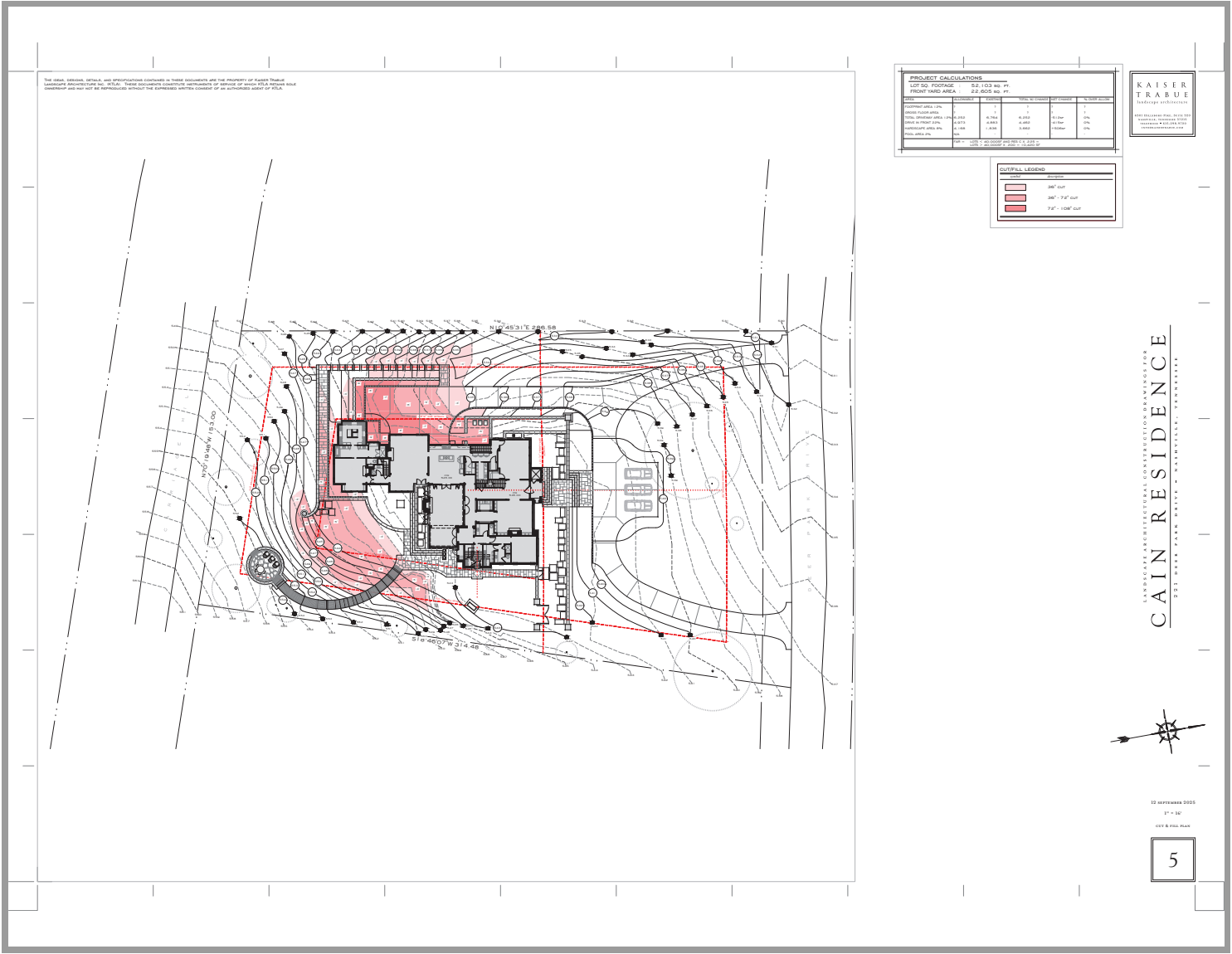
1. Location Map
2. Staff Analysis

Nashville Parcel Viewer Map 221 DEER PARK DRIVE



5/20/2025, 8:32:19 AM







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Jeff and Caroline Orr

PHONE # (615)-270-5020

APPLICANT EMAIL ADDRESS jefforr832@gmail.com

PROPERTY ADDRESS: 212 Deer Park Circle

REQUEST: VARIANCE ☒

CONDITIONAL USE ☐

REASON FOR REQUEST: Variance to exceed driveway square footage allowance; Variance to exceed hardscape square footage allowance.

PROJECT CALCULATIONS

LOT SQ. FT: <u>18,370.01 sf</u>	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	<u>2,204.40 sf</u>	<u>3,103.50 sf</u>	<u>N/A</u>	<u>3,103.50 sf</u>	<u>4.9%</u>
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	<u>4,133.25 sf</u>	<u>4,976.00 sf</u>	<u>N/A</u>	<u>4,976.00 sf</u>	<u>4.6%</u>
FRONT YARD AREA	<u>6,032.29 sf</u>				
TOTAL DRIVEWAY AREA	<u>2,204.40 sf</u>	<u>3,384.27 sf</u>	<u>- 102.97 sf</u>	<u>3,281.30 sf</u>	<u>5.9%</u>
DRIVEWAY IN FRONT YARD AREA	<u>1,327.11 sf</u>	<u>1,805.34 sf</u>	<u>- 116.19 sf</u>	<u>1,689.16 sf</u>	<u>6.0%</u>
HARDSCAPE AREA	<u>1,469.60 sf</u>	<u>856.59 sf</u>	<u>+ 813.58 sf</u>	<u>1,670.17 sf</u>	<u>1.1%</u>
POOL AREA	<u>367.40 sf</u>	<u>0 sf</u>	<u>N/A</u>	<u>N/A</u>	<u>0%</u>
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = <u>4,133.25 sf</u> 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 is an irregular shaped corner lot. Due to the curvature of Deer Park Circle, the front corner of the lot is cut down significantly due to the curvature of the road, creating an irregular lot shape. Aside from being an irregular shaped lot, the lot is also one of the smallest in the city at 18,370.01 sf.

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?

Our first variance request is for the driveway square footage overages. The existing driveways are currently non-conforming. Our goal with the proposed design is to create a more functional and aesthetic front arrival court drive and rear service court drive for our clients. The proposed design reduces the current driveway overages by 102 sf, reducing the non-conformities. Additionally, we are requesting a variance for hardscape square footage overages. The additional 200 sf of hardscape we are requesting will aid in creating a safer and more functional site for our clients and their 3 small children allowing for safe connectivity between the rear service court and the front arrival court.

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 stated, the re-worked driveways will reduce the lots current non-conformities. The additional hardscape square footage we are requesting only creates a 1.1% overage of the allowable, due to the lots irregular shape and size, this request would not impair the intent and purpose of the zoning ordinance.

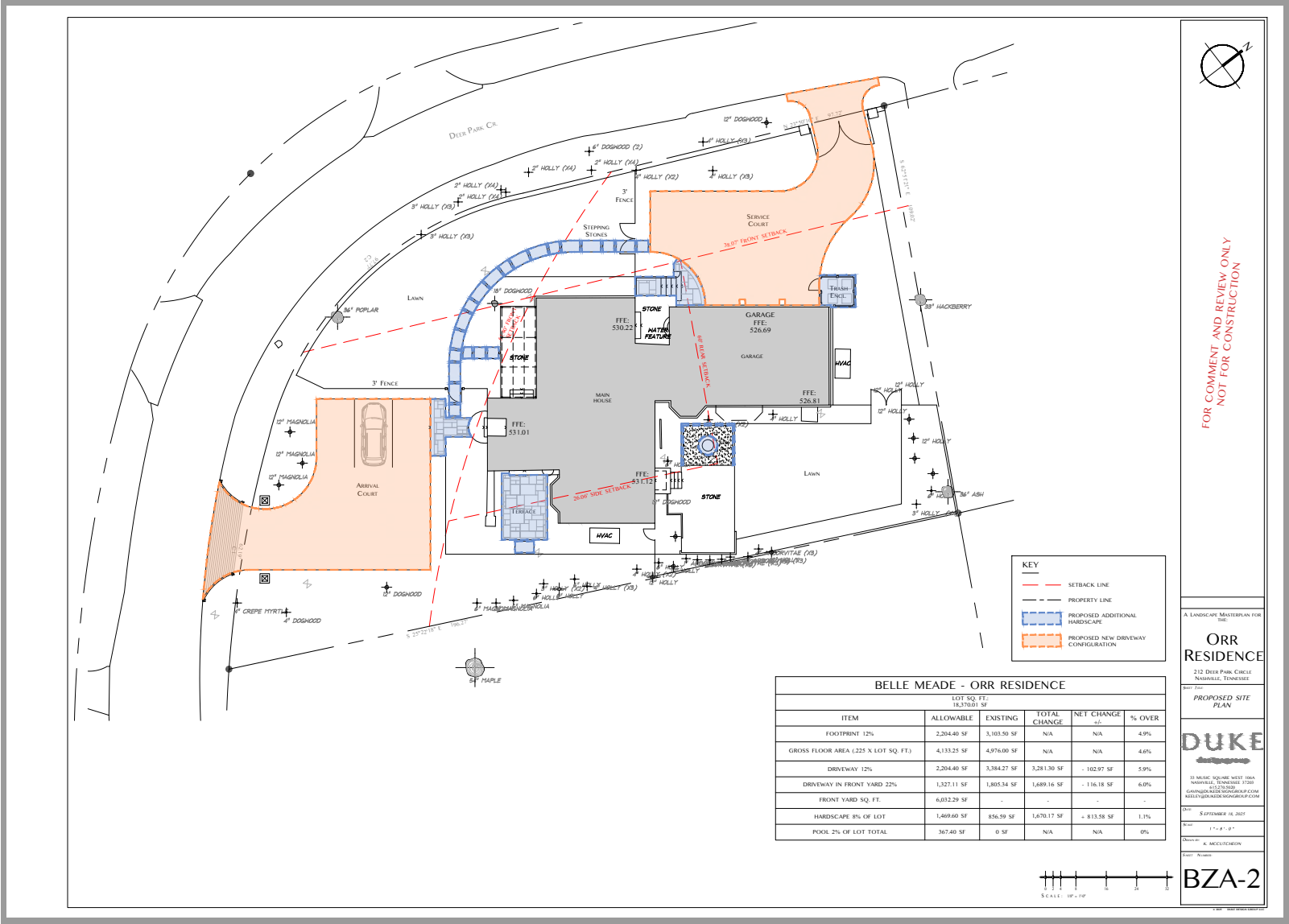
How would the resulting construction not be out of harmony with other homes in the neighborhood?

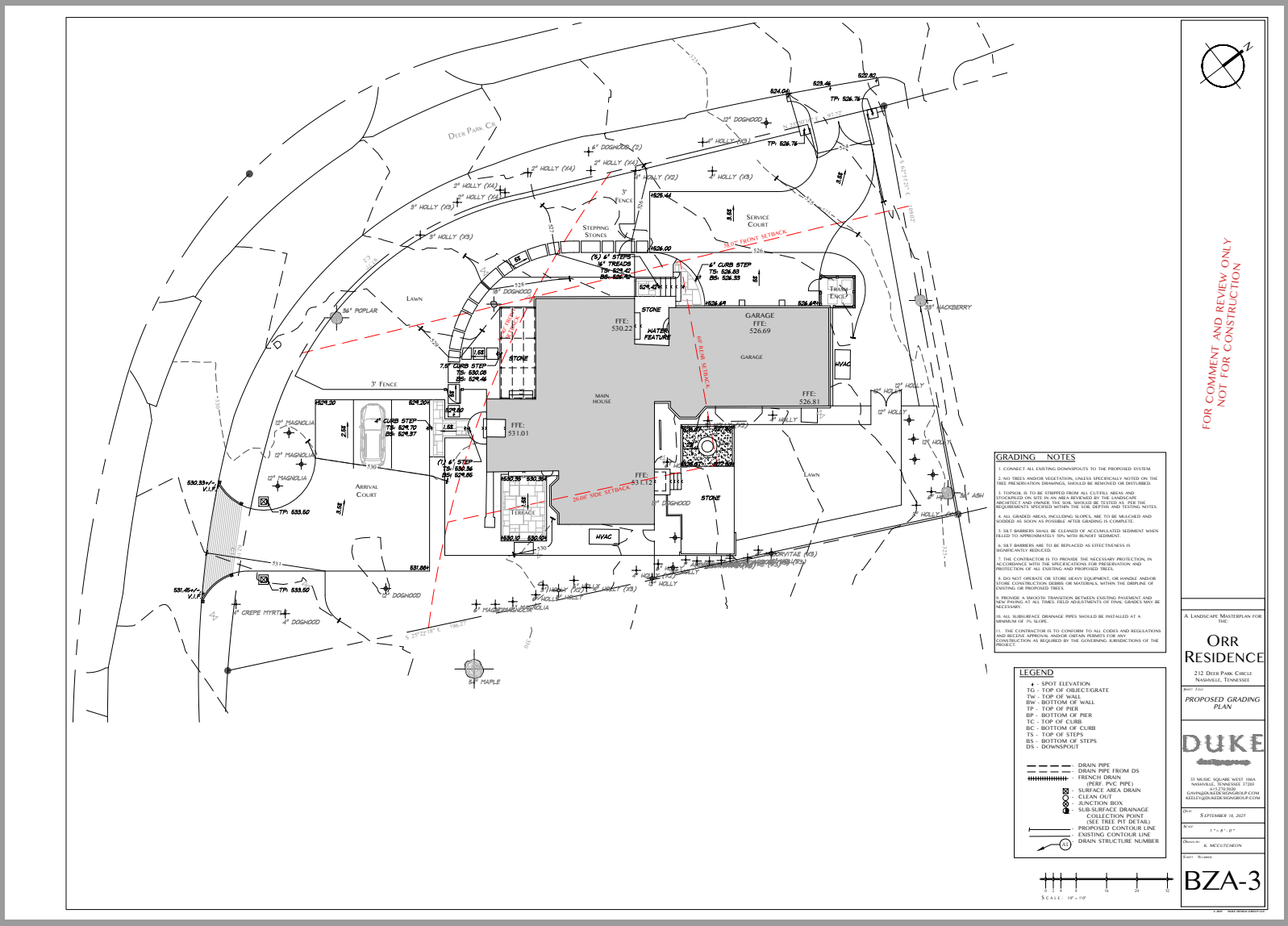
The new proposed driveways will be more functional and aesthetic for both the homeowners and their neighbors and will be in harmony with the other surrounding homes. The proposed hardscape will be screened along Deer Park Circle and on the rear and side property lines and will not impact the views from neighboring properties.

SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 9/18/2025

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









Staff Report

Agenda No.: IV.C.
Case No.: A25-66
Staff: Mary Samaniego, Planning Director
Applicant: The Orr family
Request: Variance to exceed maximum allowable hardscape.
Location: 212 Deer Park Circle

Summary:

The applicant/property owner is requesting a variance to allow the construction of various hardscape elements that exceed the maximum allowable square feet. The specific request is to construct approximately 814 square feet of walkways, a front terrace, rear fire pit, and trash enclosure.

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 0.42 acres (18,370 square feet).
2. The property is irregularly shaped as it is located on a sharp curve.
3. The existing dwelling was constructed in 1927 and has a Tudor architectural style.
4. The proposed project includes 814 square feet of walkways, a front terrace, rear fire pit, and trash enclosure.
5. 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 2,204 square feet. The existing residence has a building footprint of 3,104 square feet. Therefore, the existing residence is 4.9% over the maximum allowable footprint.
6. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots less than forty thousand (40,000) square feet is .225. For the subject property, the allowable area per the FAR equation is 4,133 square feet. The existing residence has a building area of 4,976 square feet. Therefore, the existing residence is 4.6% over the maximum allowable area.
7. Per Section 14-205(1)(j)(iii) of the Zoning Ordinance, the total of all driveway/parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of driveway/parking area for the proposed lot is 2,204 square feet. The existing driveway is 3,384 square feet and the proposed is 3,281 square feet. Therefore, the proposed driveway is still nonconforming and is 5.9% over the maximum allowable driveway area. Reductions in a nonconformity does not require a variance approval.
8. Per Section 14-205(1)(j)(iii) of the Zoning Ordinance, the total of all driveway/parking areas on any lot in the front yard shall not exceed twenty-two (22) percent of the total lot area. The

allowable area of driveway/parking area for the proposed lot is 1,327 square feet. The existing driveway is 1,805 square feet and the proposed is 1,689 square feet. Therefore, the proposed driveway is still nonconforming and is 6.0% over the maximum allowable driveway area in the front yard. Reductions in a nonconformity does not require a variance approval.

9. 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 for the lot is 1,470 square feet. The existing hardscape is 867 square feet and the proposed is 1,670 square feet. Therefore, the proposed hardscape is 1.1% over the maximum allowable maximum requiring a variance approval.

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.

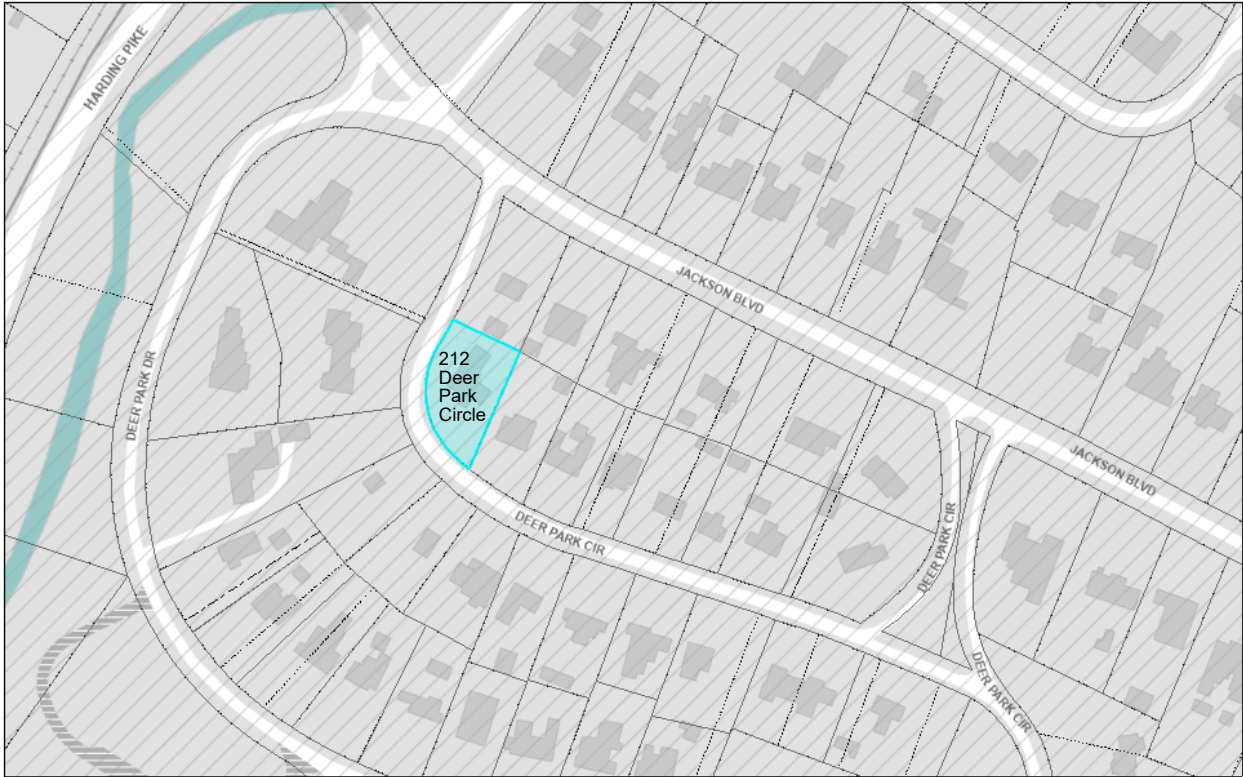
The applicant is proposing to exceed the maximum hardscape allowances that were adopted in the Zoning Ordinance to benefit the public good. The purpose and intent of these design and bulk provisions, in staff's professional opinion, is to ensure that the placement and scales of dwellings protects the development pattern of large, open yards. The combination of development standards regulating the amount of built structures on a given lot is part of the unique character of Belle Meade and a cornerstone of the zoning ordinance. The property is small in size and on a sharp curve. However, the hardscape standards are a percentage of the area of the subject lot as opposed to a flat amount such as setbacks. The proposed project is relatively small at 200 square feet over the allowable. However, the combination of this variance along with the existing overages for footprint, gross floor area, and both driveway standards would create a crowded property out of character with the existing and intended Belle Meade development pattern.

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

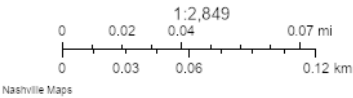
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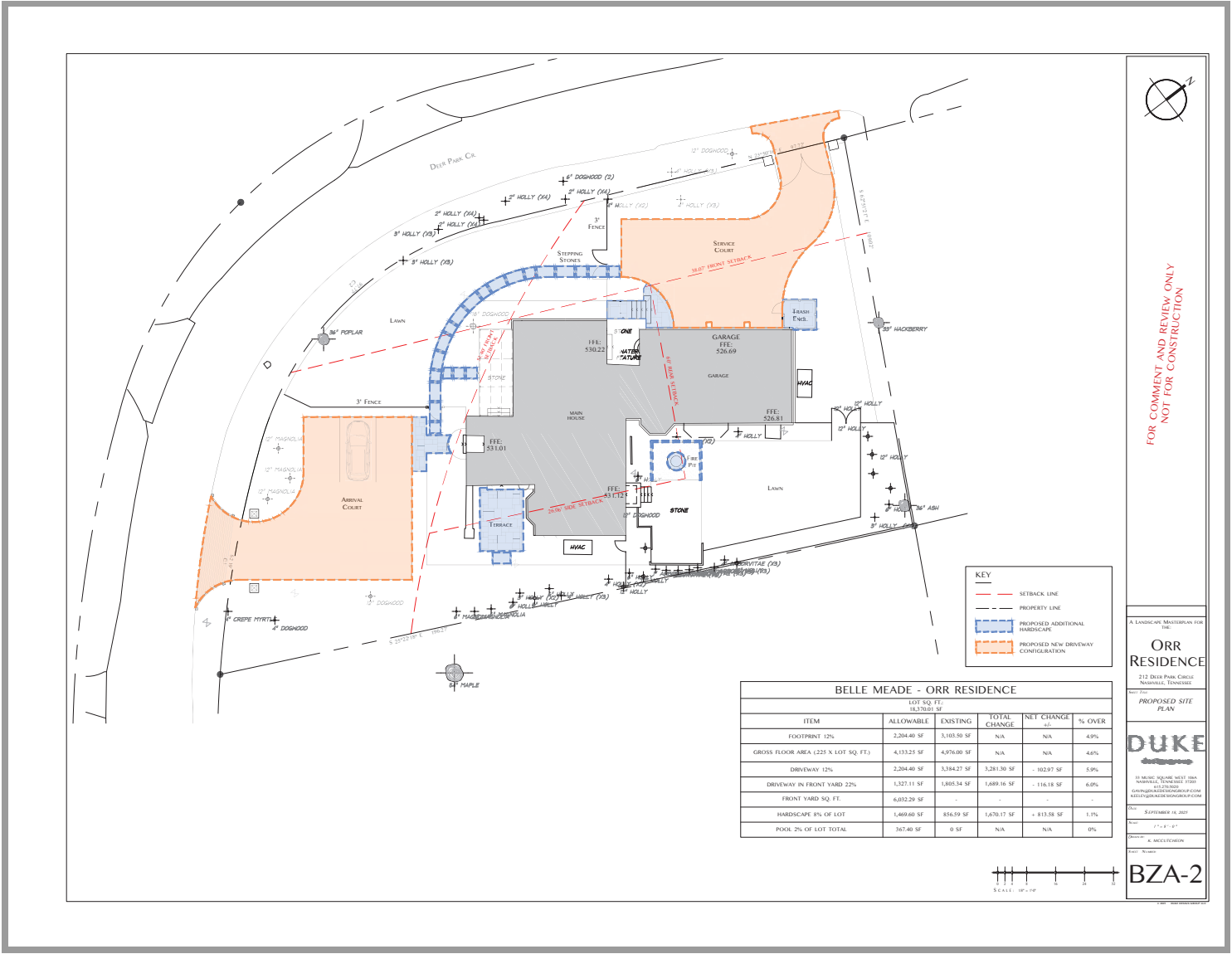
1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map 212 Deer Park Circle



10/8/2025, 12:38:11 PM







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: VARIANCE ☐CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA					
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)					
FRONT YARD AREA					
TOTAL DRIVEWAY AREA					
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA					
POOL AREA					
	F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =				

Complete Check List

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

Variance Approval Criteria

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

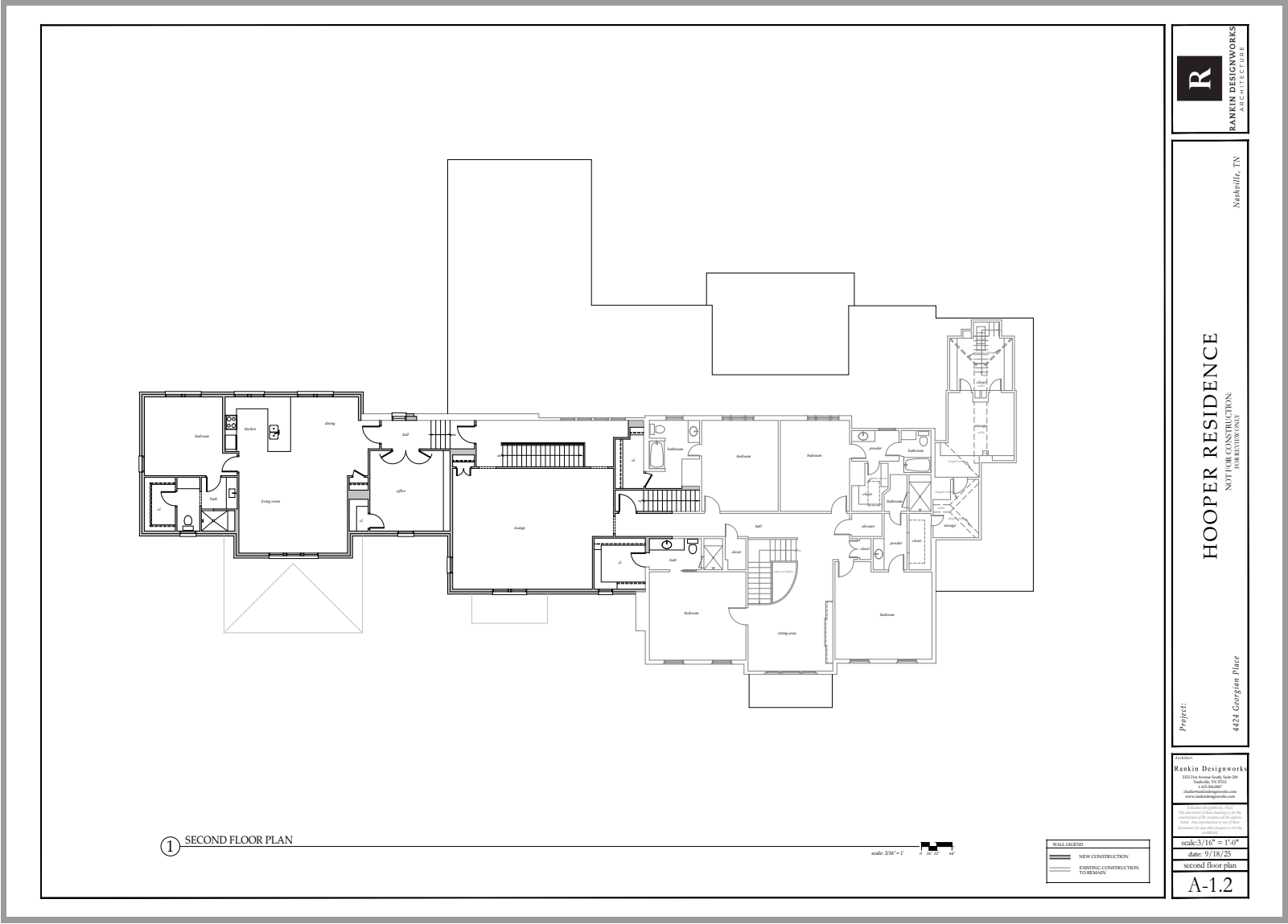
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

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

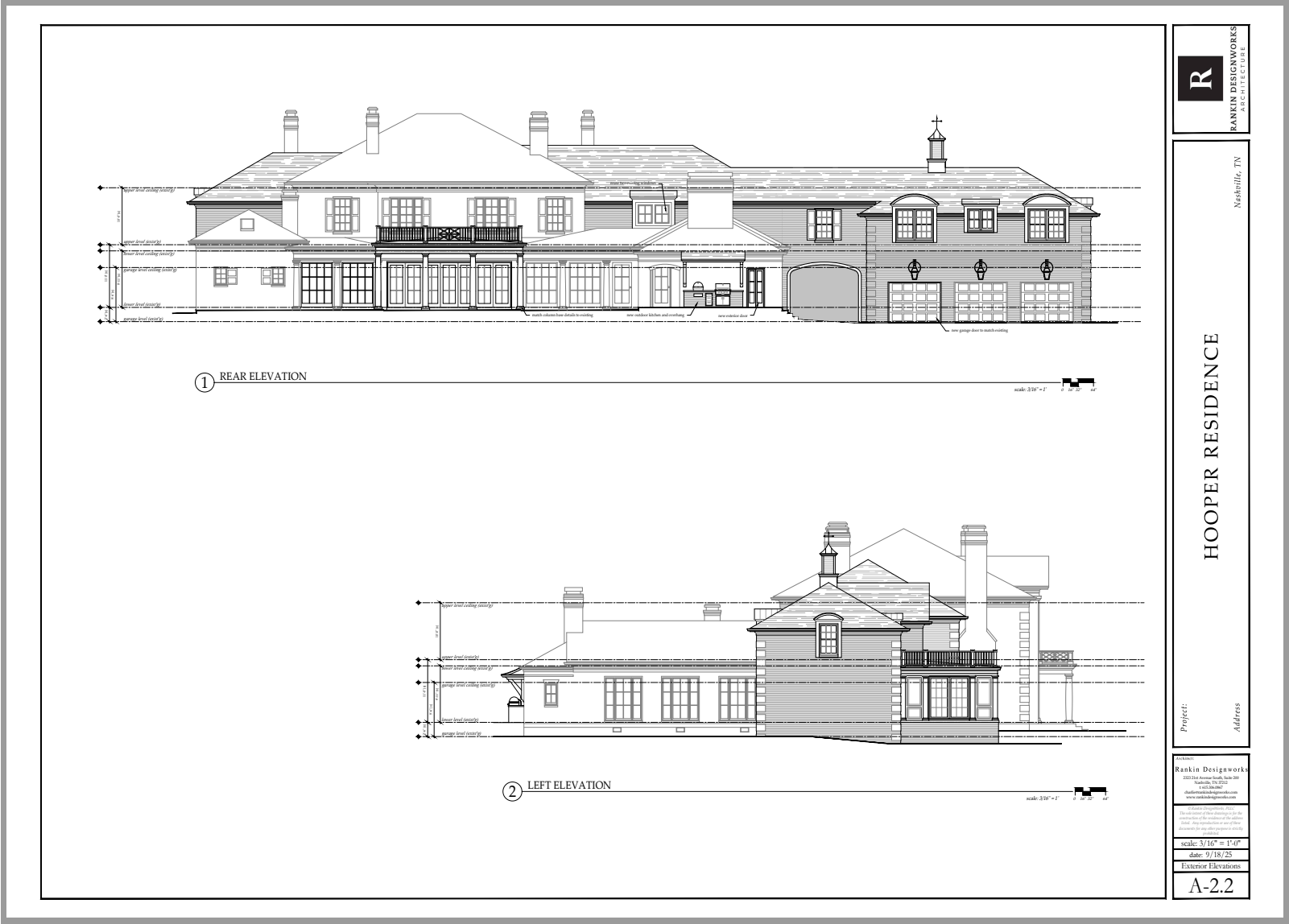
How would the resulting construction not be out of harmony with other homes in the neighborhood?

SIGNATURE: Chris P. Rios (Owner/Agent) **DATE:** _____

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







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TRADUIT
LANDSCAPE ARCHITECTURE INC.

LANDSCAPE ARCHITECTURAL CONSTRUCTION DRAWINGS FOR
THE HOOPER RESIDENCE
4424 GEORGIAN PLACE - NASHVILLE, TENNESSEE

THE
HOOPER
RESIDENCE

THE HOOPER RESIDENCE

4424 GEORGIAN PLACE - NASHVILLE, TENNESSEE

THE CITY OF BELLE MEADE - BOARD OF ZONING APPEALS

1. OVERALL SITE PLAN (1/16" = 1'-0")

2. PROPOSED AREA CALCULATIONS (1/16" = 1'-0")

3. EXISTING AREA CALCULATIONS (1/16" = 1'-0")

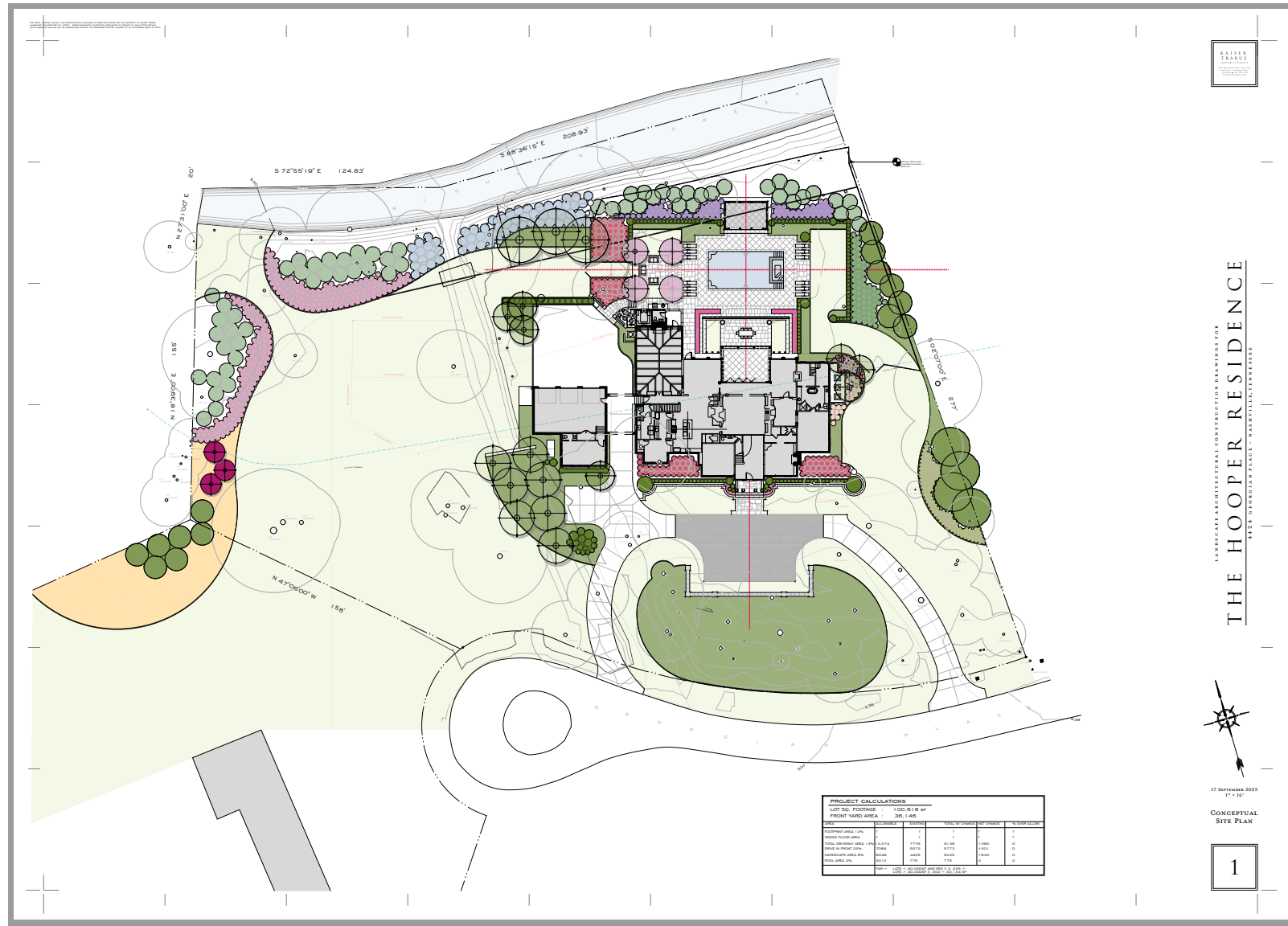
4. ORIGINAL SURVEY

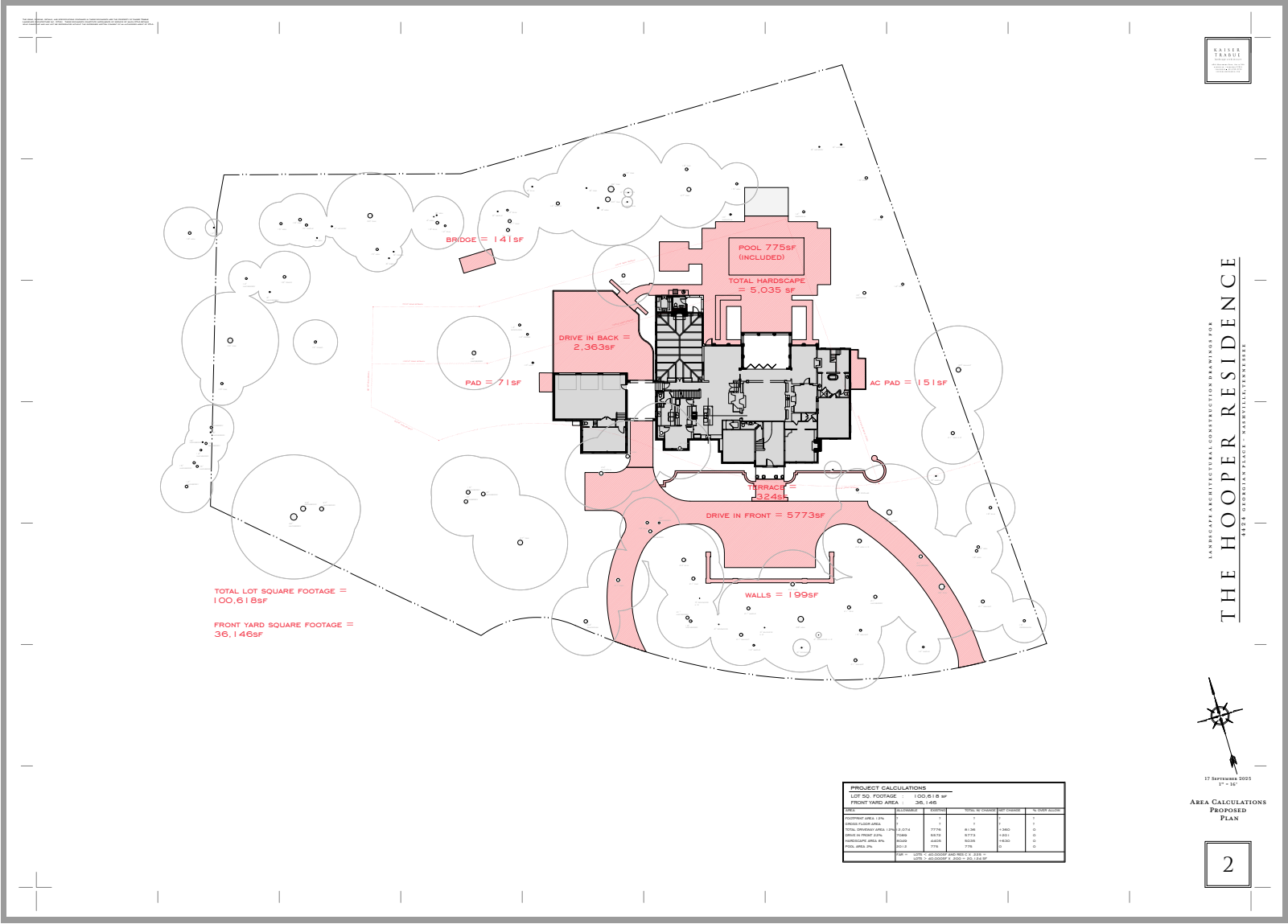
17 SEPTEMBER 2025

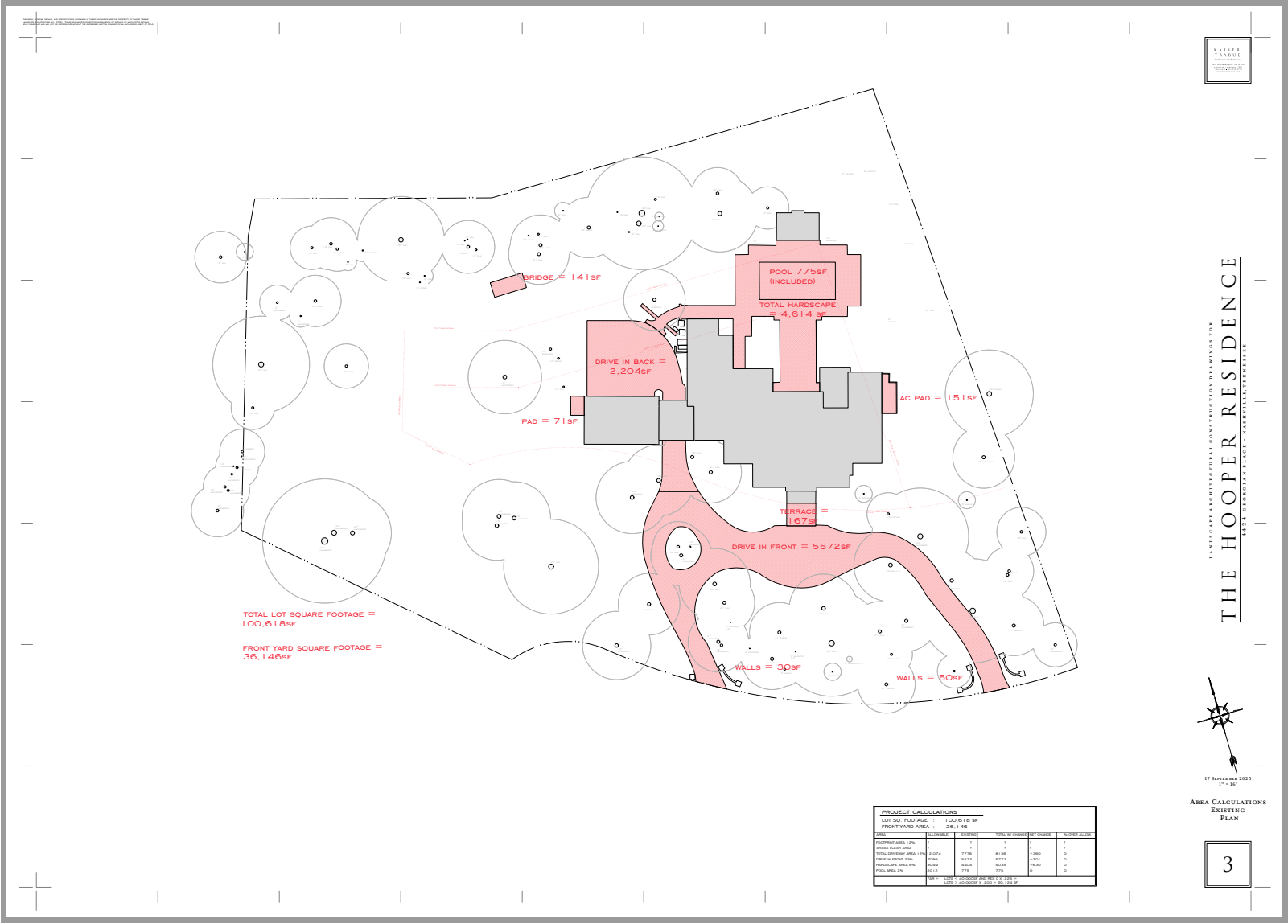
Regular Meeting - PACKET - (Page 77 of 91)

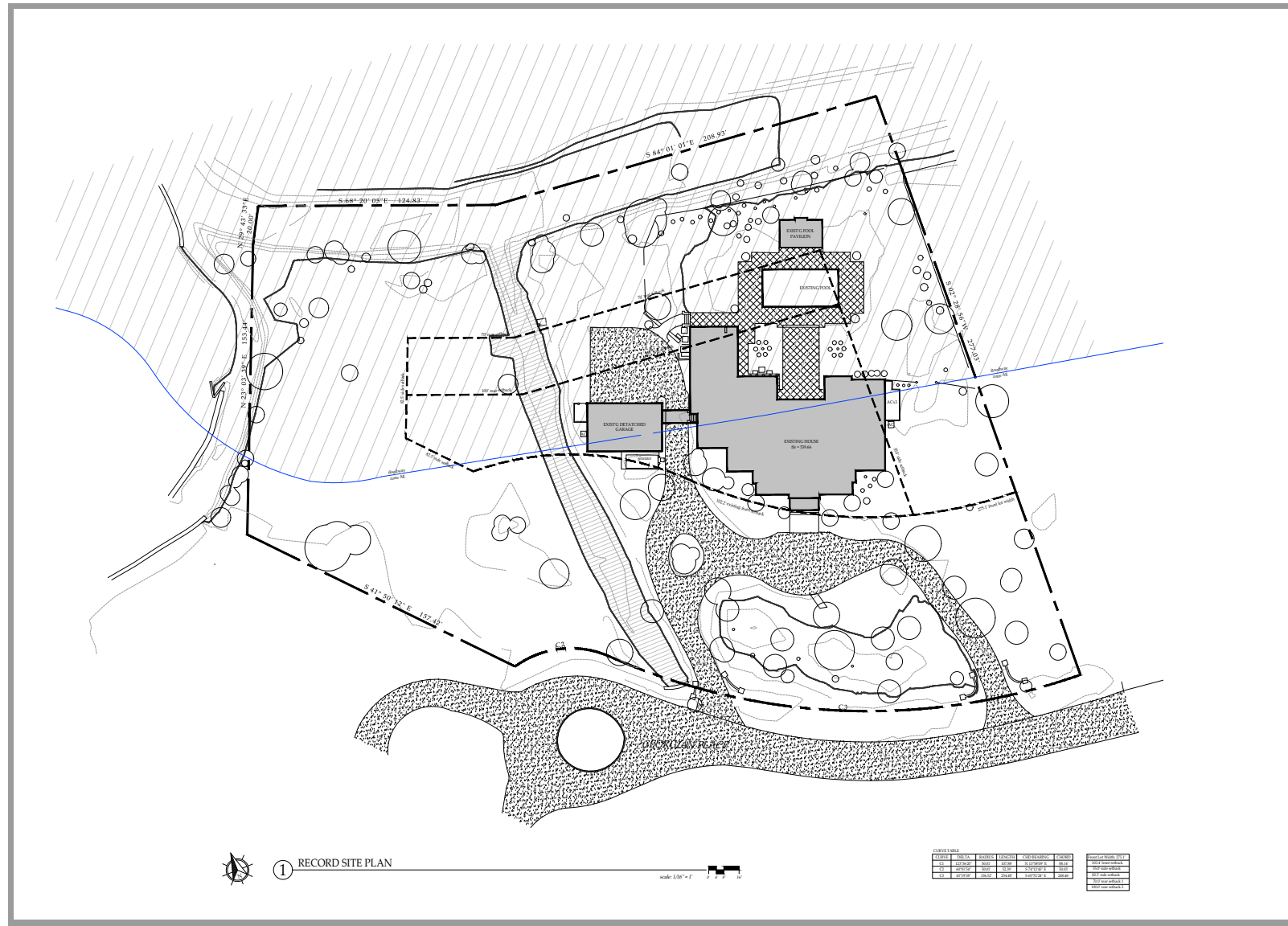
Page 6 of 10

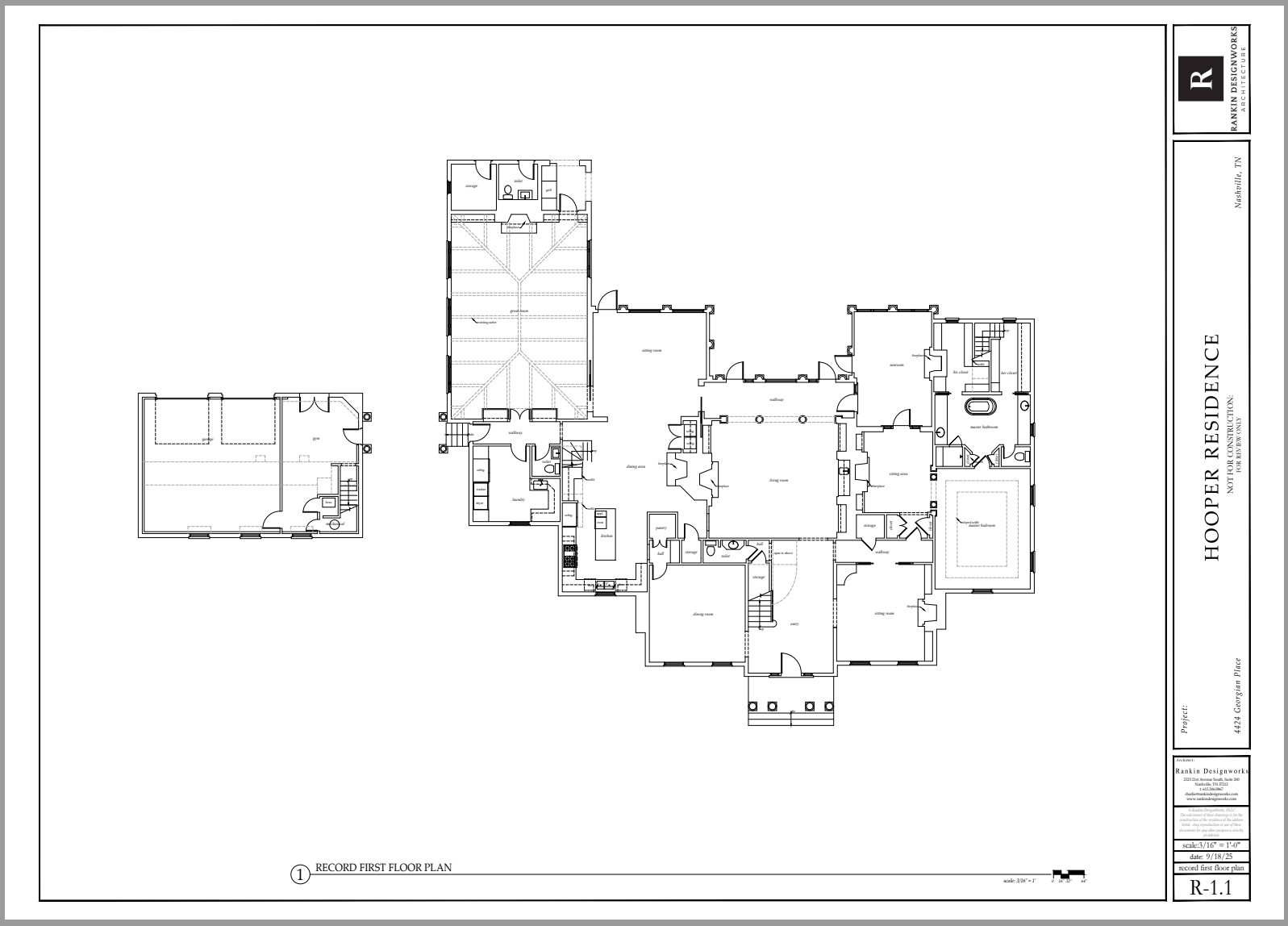
General Attachment: 4424 Georgian Place_BZA SET.pdf (Page 6 of 10)

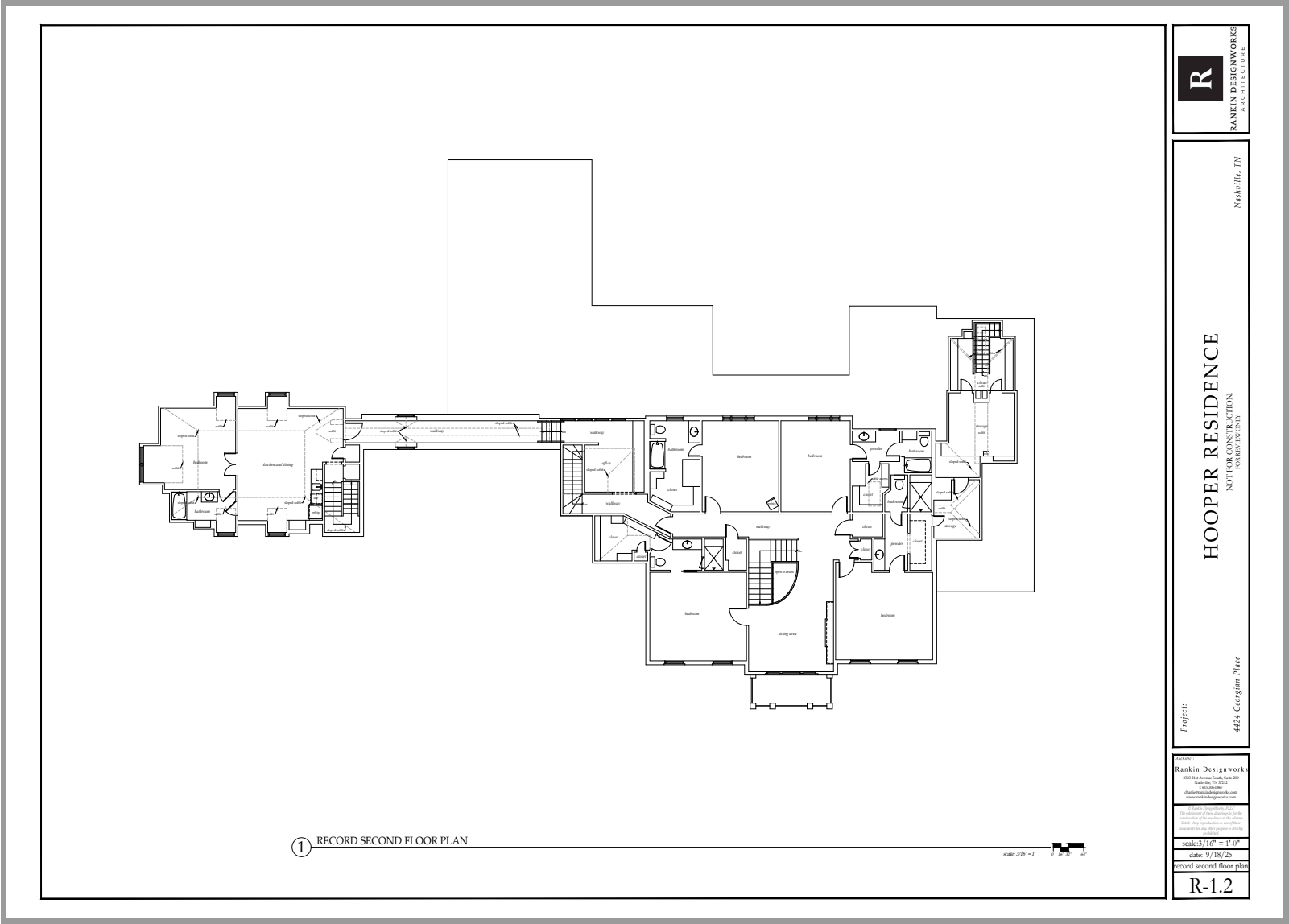


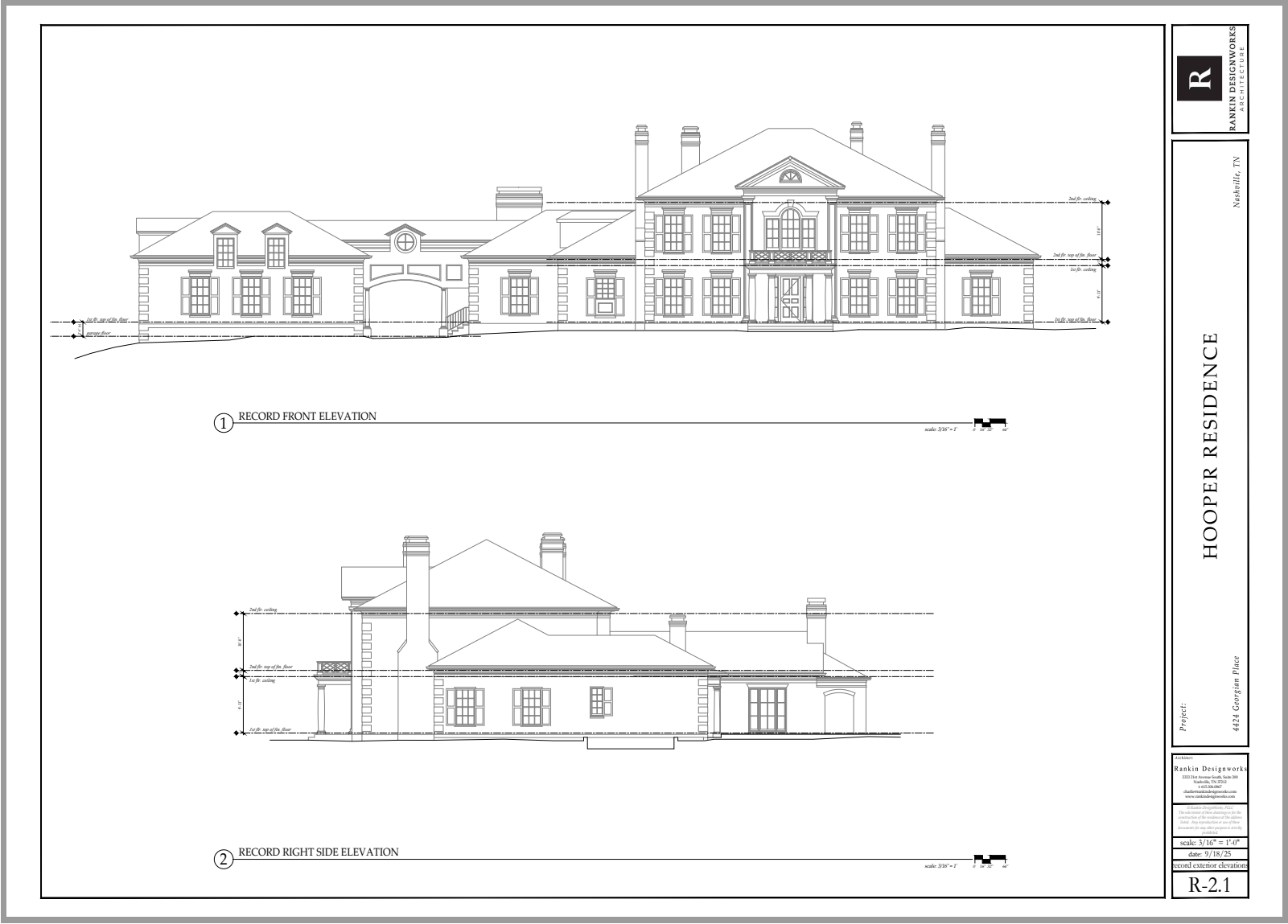


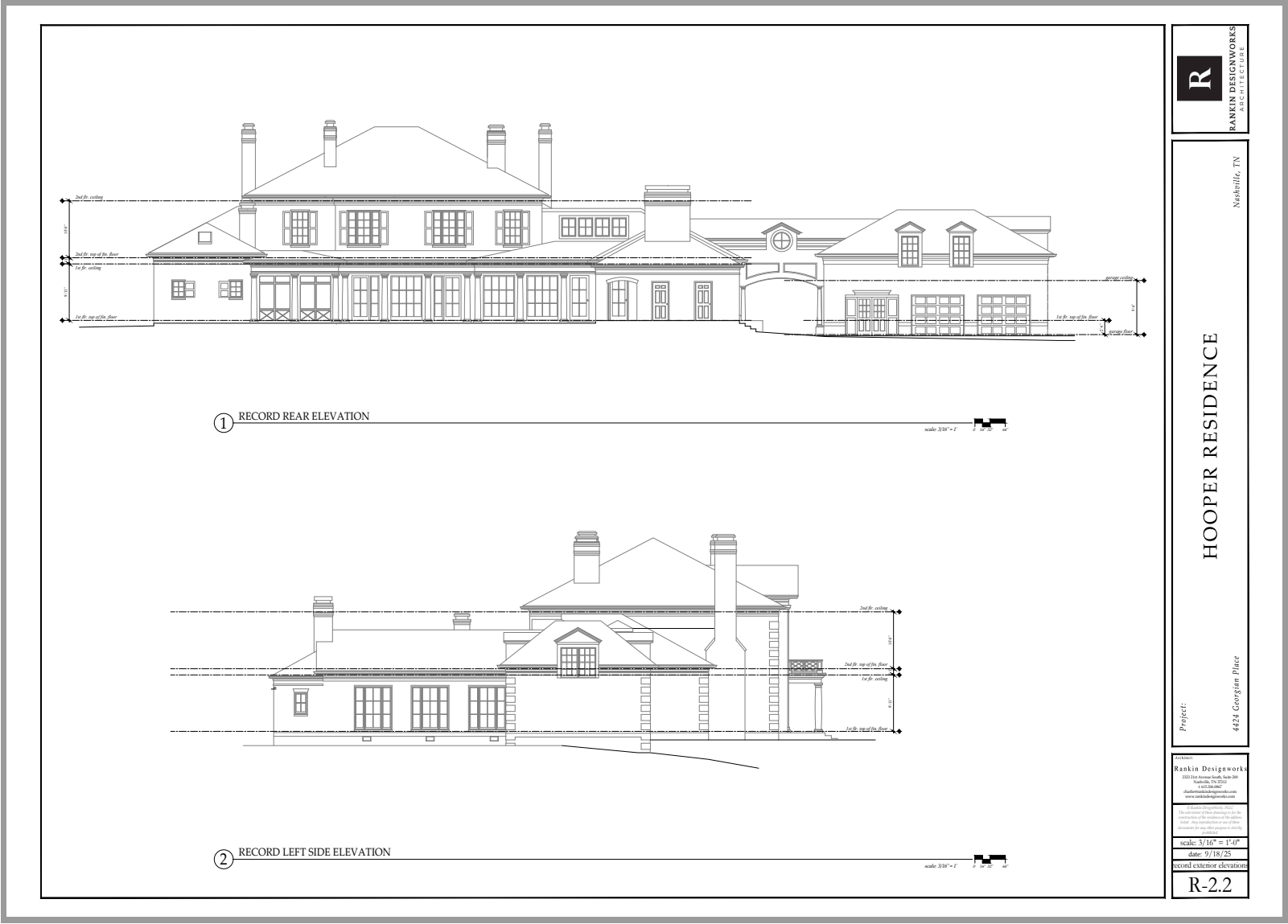






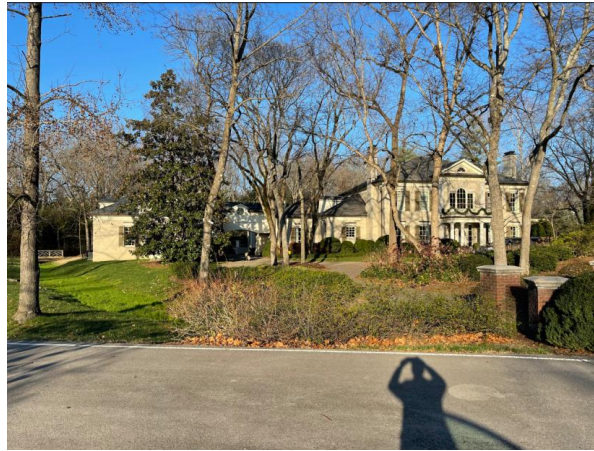






Site Photos

4424 Georgian Place



Staff Report

Agenda No.: IV.D.
Case No.: A25-72
Staff: Mary Samaniego, Planning Director
Applicant: The Hooper family
Request: Variances for the front yard setback.
Location: 4424 Georgian Place

Summary:

The applicant/property owner is requesting a variance to allow the construction of an addition within the front yard setback. The specific request is to construct approximately 428 square feet exercise room to the front of the residence approximately 90' from the front 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 2.31 acres (100,618 square feet).
2. The property is irregularly shaped as it is located at the end of a cul-de-loop.
3. The entire property is in the regulatory floodplain with the rear half being in the floodway. All development of this property will be completed in compliance with the City of Belle Meade floodplain regulations (Section 12-4).
4. The existing dwelling was constructed in 1989 and has a Georgian architectural style.
5. The proposed project includes an addition of an exercise room connected to the existing detached three-car garage.
6. 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 12,074 square feet. The existing residence has a building footprint of 7,090 square feet. The proposed addition subject to the variance as well as other compliant additions of a total of 1,413 square feet will then provide as overall building footprint of 8,503 square feet.
7. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots more than forty thousand (40,000) square feet is .20. For the subject property, the allowable area per the FAR equation is 20,124 square feet. The existing residence has a building area of 11,503 square feet. The proposed additions of 2,842 square feet will then provide as overall building area of 14,345 square feet.
8. Per Section 14-203 Table 1, the Residence A zoning district requires the front yard setback is the existing building line at 103' from the front property line. The applicant is proposing the addition at 90' from the south property line or a 13' encroachment.
9. The

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:

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The applicant is proposing to exceed the front setbacks that were adopted in the Zoning Ordinance to benefit the public good. 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 property has a curved front yard setback line due to the curved front property line/cul-de-loop right-of-way line. This results in the need for a front yard setback variance. However, the proposed project will be behind the existing front building line when viewed from the roadway. Therefore, it should not add visible bulk to the property witnessed from surrounding properties. Further, due the presence of the regulatory floodplain on the property, placement options for this addition are significantly limited.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan

