



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



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 18, 2025, 05:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS AND INTERESTED PARTIES:

This is to notify you of the regularly scheduled meeting of the Board of Zoning Appeals (BZA), with public hearing and public comment on the agenda items. Public comment will also be heard on any matters related to the BZA. Items for consideration are listed below and are available on the city website, www.citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

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

Attachment: [BZA Minutes October 21 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.

Attachment: [APPLICATION.pdf](#)
Attachment: [119_BMCC-Phase-II--BZA-Application-2025-11-04.pdf](#)
Attachment: [119_Belle-Meade-Country-Club-BZA---Phase-II.pdf](#)
Attachment: [BMCC Phase I - Revised Site Plan.pdf](#)
Attachment: [BMCC Phase I Documented Changes-2025-11-13.pdf](#)
Attachment: [Belle Meade Country Club Tree Removal Locations.pdf](#)
Attachment: [STAFF REPORT 815 BMB.pdf](#)

B. The application of the Campbell family, #A25-76, 424 Lynwood Boulevard, for a Conditional Use for a pool house.

Attachment: [112_A-1-campbell.pdf](#)
Attachment: [112_Campbell-BZA-Application-10-17-2025.pdf](#)
Attachment: [112_Campbell-BZA-Submittal-Package-10-17-2025.pdf](#)
Attachment: [STAFF REPORT 424 Lynwood Blvd.pdf](#)
Attachment: [Brown Letter.pdf](#)
Attachment: [Bryant Letter.pdf](#)

C. The application of the White Bridge Trust, #A25-78, 1204 Belle Meade Boulevard, for a Conditional Use for a swimming pool and variances to the rear yard setback, maximum footprint, and maximum driveway area.

Attachment: [Application.pdf](#)
Attachment: [114_Vidalakis-BZA-Submittal-10-16-2025.pdf](#)
Attachment: [114_Vidalakis-Lowen--Associates-BZA-Submittal-10-17-2025.pdf](#)
Attachment: [STAFF REPORT 1204 BELLE MEADE BLVD.pdf](#)
Attachment: [Kirby Letter.pdf](#)

Attachment: [Price Letter.pdf](#)
Attachment: [Eskind Letter.pdf](#)
Attachment: [Palmer Letter.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held December 16, 2025 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
OCTOBER 21, 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.

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Erick Clifford
Charlie Atwood
Ron Farris
Carter Dawson

Board Members Not Present

Johnny Phipps

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

Staff Members Present

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

Approval of Minutes

The minutes of the Board of Zoning Appeals held September 16, 2025.

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

Unfinished Business - None

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 11-18-2025.

New Business

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.

Clay Trabue, Kaiser Trabue Landscape Architecture, reviewed the plans as submitted for the retaining wall and elevation change variance requests; Van Pond, Architect Van Pond Architecture, reviewed the plans as submitted for

the rear yard setback variance request. Kate Cain, owner, spoke about the proposed project.

Questions from the board were addressed by Trabue and Pond.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Dawson Second: Farris

A period of discussion, and questions of Planning Director Mary Samaniego ensued.

Vote: Dawson, Russ, Tardio, Clifford, Farris yes; Atwood abstain

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

Gavin Duke, Landscape Architect Duke Design Group, reviewed the plans as submitted for the request to exceed the allowable hardscape.

Questions from the board were addressed by Duke, with assistance from Planning Director Samaniego.

Public Comment Opened

Haley Dale, 601 Enquirer Avenue inquired if gates were allowed.

Planning Director Samaniego reviewed the city zoning code on gates for the public and the board.

Public Comment Closed

A period of questions from the board, answered by Duke, and Planning Director Samaniego, ensued.

Motion to approve as submitted: Tardio Second: Farris

A period of discussion and comments by the board ensued; including additional questions of Duke and hardscape explanation by Planning Director Samaniego.

Commissioner Haley Dale requested permission to speak to the intention of the zoning code, as pertains to the calculation for driveway and hardscape areas.

Vote: All no

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

Charlie Rankin, Architect Rankin Design Works reviewed the plans as submitted

for the front yard setbacks at 4424 Georgian Place.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Farris Second: Russ

A brief discussion of the board ensued.

Vote: All aye

Other Public Comment - None

The meeting adjourned at 5:55 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:

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



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Michael D. Seabrook PHONE # 615-385-6200APPLICANT EMAIL ADDRESS mseabrook@bellemeadecc.orgPROPERTY ADDRESS: 815 Belle Meade Blvd. Nashville, TN 37205REQUEST: 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

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA		38,882 SF	clubhouse addition: 2,337 sf clubhouse + accessory addition: 3,725 SF	clubhouse: 41,219 SF clubhouse+accessory: 42,607 sf	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)					
FRONT YARD AREA					
TOTAL DRIVEWAY AREA					
DRIVEWAY IN FRONT YARD AREA					
HARDSCAPE AREA					
POOL AREA					
	F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 =				

Complete Check List

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

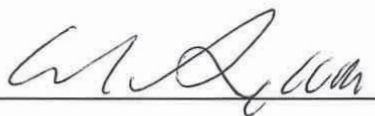
Variance Approval Criteria

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

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

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

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

SIGNATURE:  (Owner/Agent) DATE: 11/04/2025

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

BZA SET - NOT FOR CONSTRUCTION

a zoning appeals 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

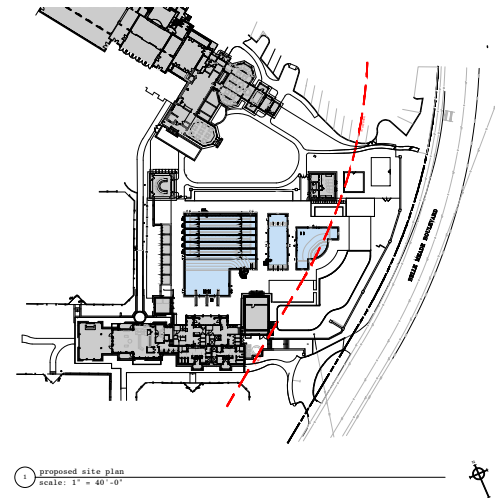
INDEX OF DRAWINGS

ARCHITECTURE PLANS

- A1.0 RENDERINGS OF PROPOSED WORK
- A1.0 RENDERINGS OF PROPOSED WORK

LANDSCAPE ARCHITECTURE PLANS

- Z0.0 EXISTING CONDITIONS
- Z0.1 EXISTING CONDITIONS - SITE PHOTOS
- 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
November 4, 2023



1
A1.0
BIRDS EYE VIEW LOOKING NORTH ACROSS THE POOL



2
A1.0
BIRDS EYE VIEW LOOKING NORTH ACROSS THE POOL

DAIGH RICK
Architects
800 South River St. 104
Nashville, TN 37203
info@daighrick.com

CHOATE
HERTEIN

BZA SET - NOT FOR CONSTRUCTION
BELLE MEADE COUNTRY CLUB
SWIM AND TENNIS CENTER - PHASE II
815 BELLE MEADE BLVD., NASHVILLE, TENNESSEE

REVISIONS

NOVEMBER 4, 2023

A1.0

BPCC



4
A1.1
BIRDS EYE VIEW LOOKING SOUTH



2
A1.1
PROPOSED ADDITION FROM PARKING LOT

DAIGH RICK
ARCHITECTS
800 South River St. 104
Nashville, TN 37203
p 615.259.1100
info@daighrick.com

CHOATE
HERTEIN
ARCHITECTS

BZA SET - NOT FOR CONSTRUCTION

BELLE MEADE COUNTRY CLUB
SWIM AND TENNIS CENTER - PHASE II
815 BELLE MEADE BLVD.
NASHVILLE, TENNESSEE

REVISIONS
NOVEMBER 4, 2025

RENDERINGS OF PROPOSED WORK

A1.1

BPCC



BELLE MEADE COUNTRY CLUB
BZA SET - NOT FOR CONSTRUCTION
SWIM AND TENNIS CENTER - PHASE II
815 BELLE MEADE BLVD.
NASHVILLE, TENNESSEE

REVISIONS

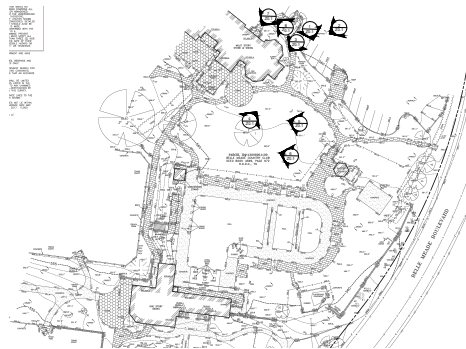
NOVEMBER 4, 2002

SCALE: 1" = 20'-0"

TESTING CONDITIONS

700

20.



BZA SET - NOT FOR CONSTRUCTION

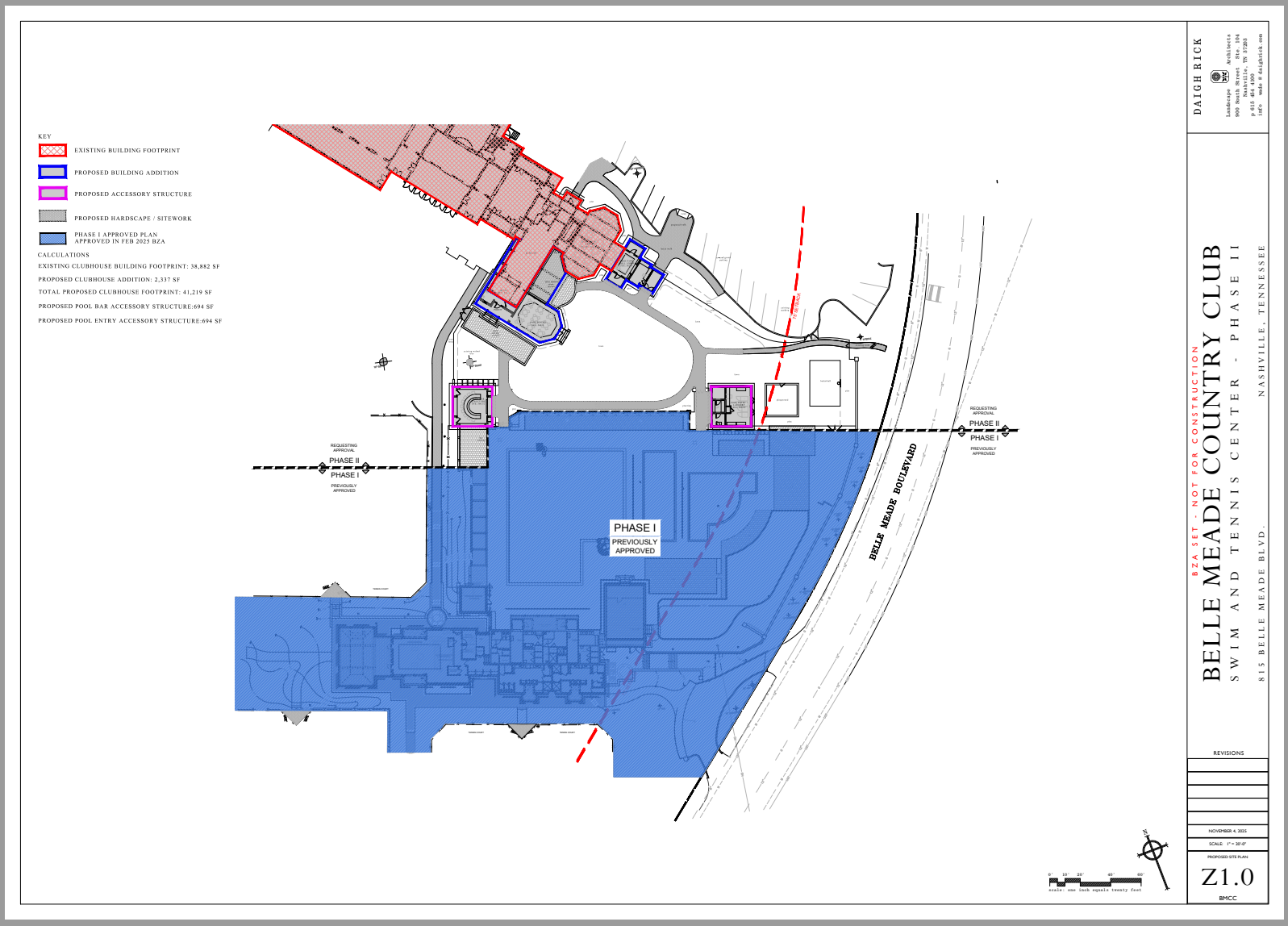
BELLE MEADE COUNTRY CLUB

SWIM AND TENNIS CENTER - PHASE II

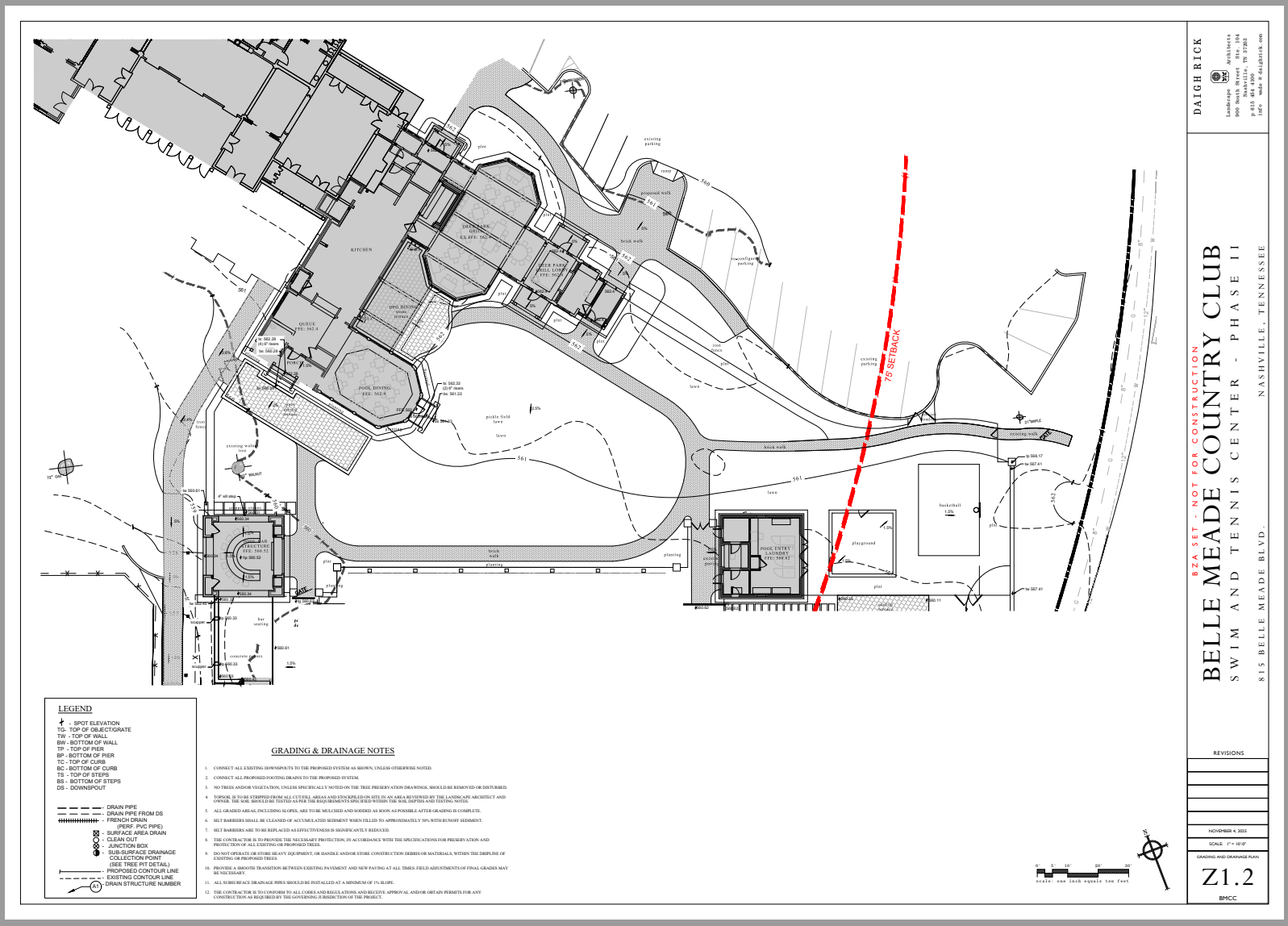
NASHVILLE, TENNESSEE

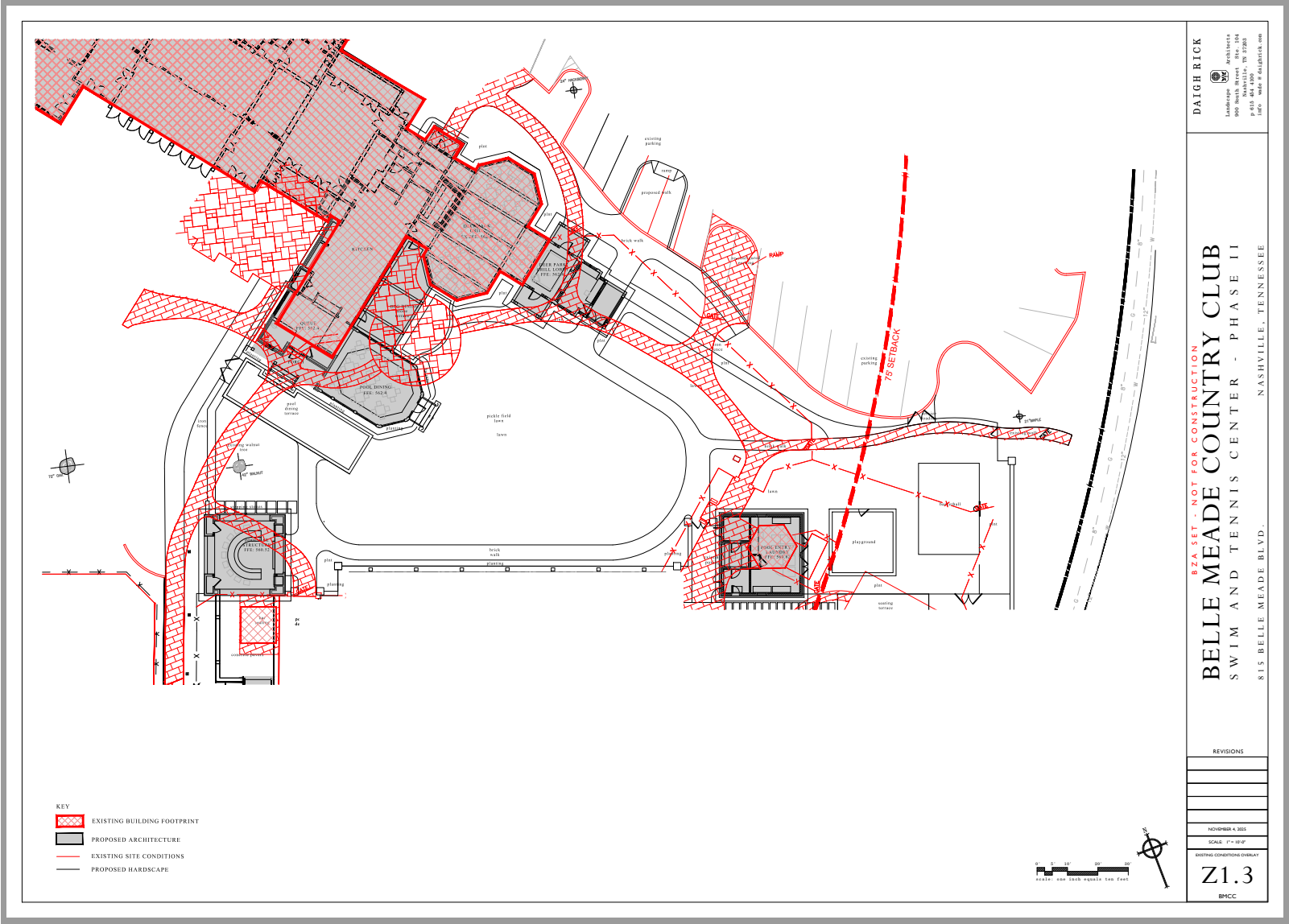
815 BELLE MEADE BLVD.

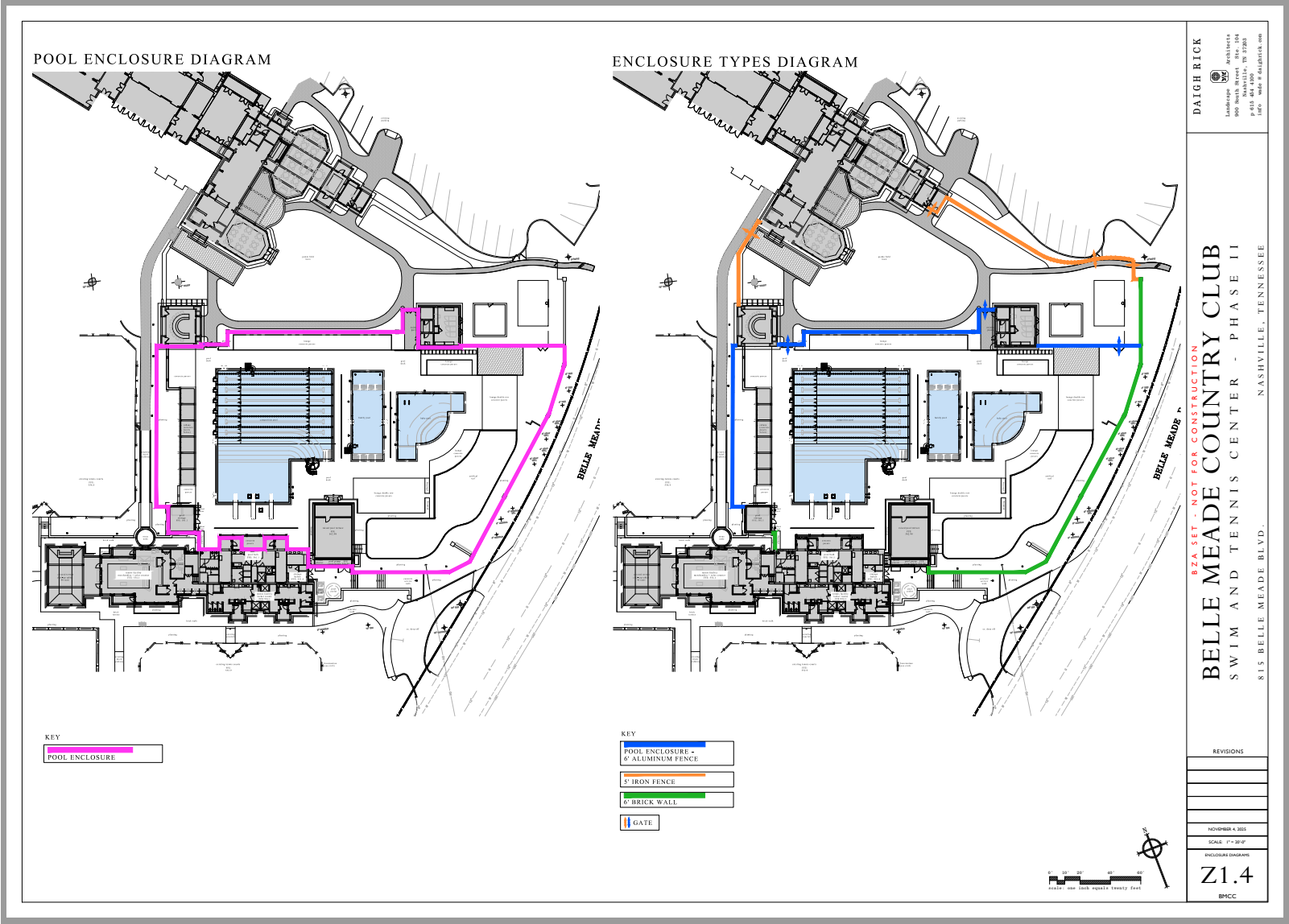
REVISIONS
NOVEMBER 4, 2025
SCALE: N/A
EXISTING CONDITIONS SITE PHOTOS
Z0.1
BMCC

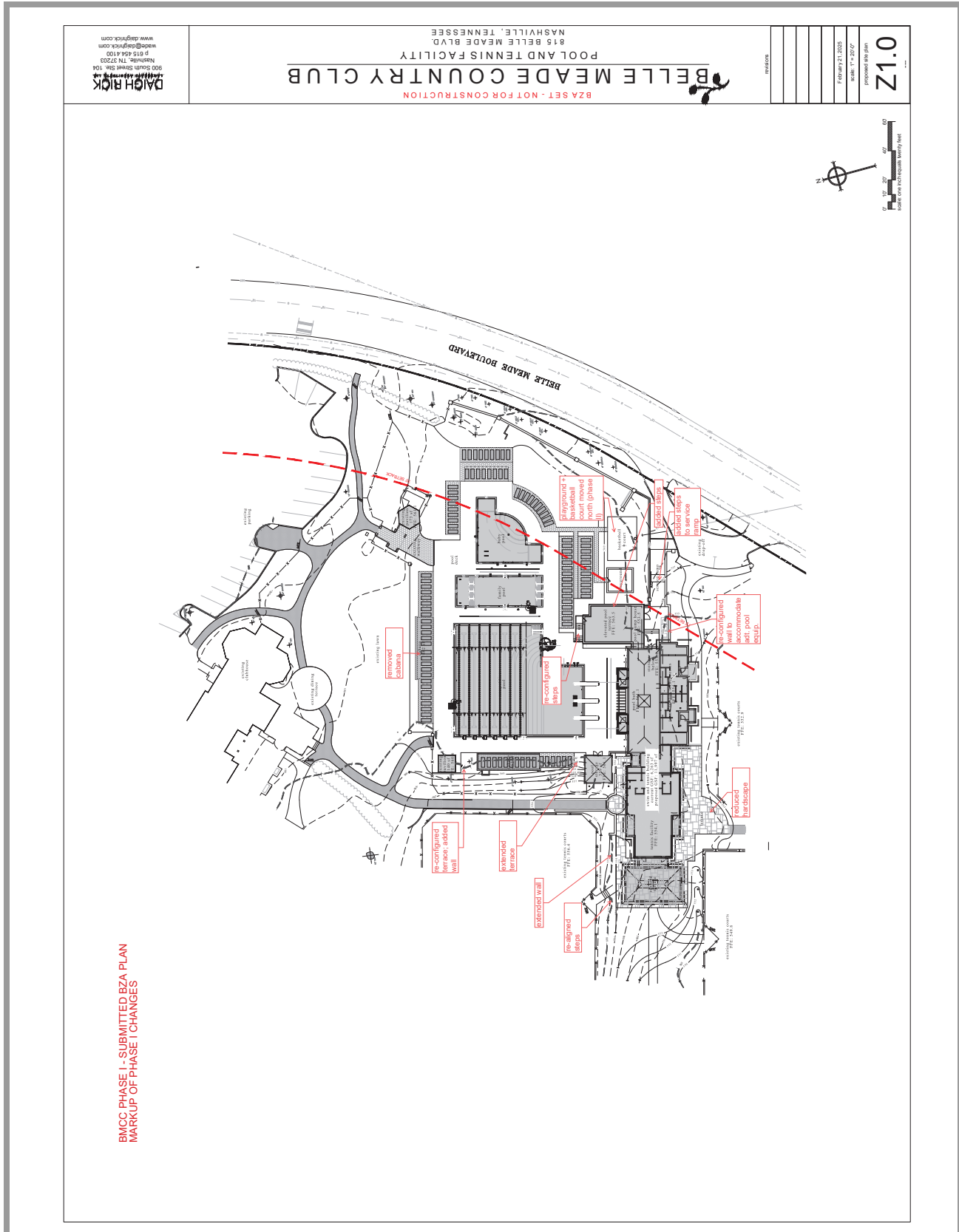


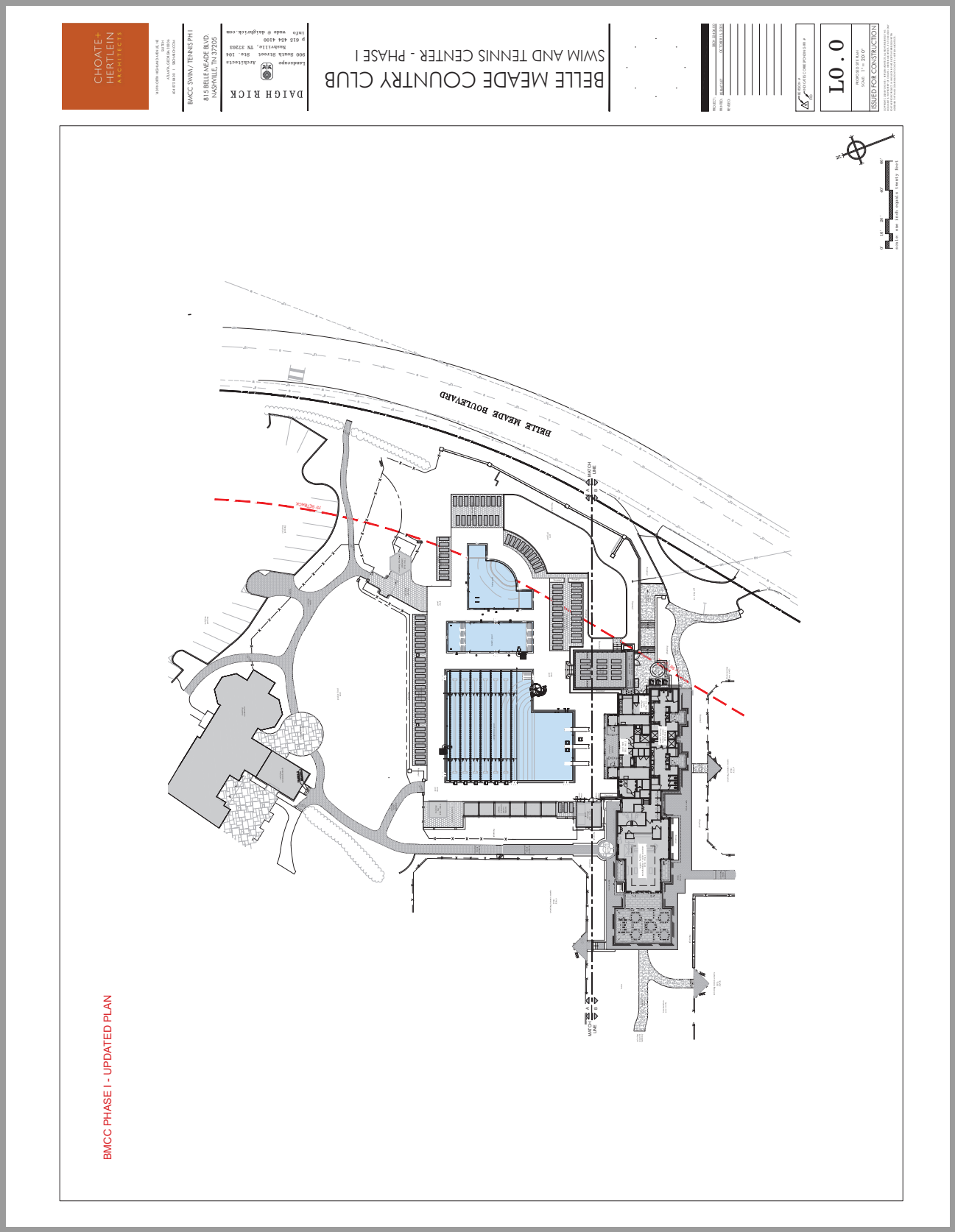












5th Creek Highway & Avenue, NE
 28724
 Atlanta, Georgia 30329
 404-527-5400 • 5201@ol.com

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

DAIGH RICK

BELLE MEADE COUNTRY CLUB
SWIM AND TENNIS CENTER - PHASE I

L3.0

SCALE 1" = 20'-0"

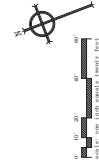
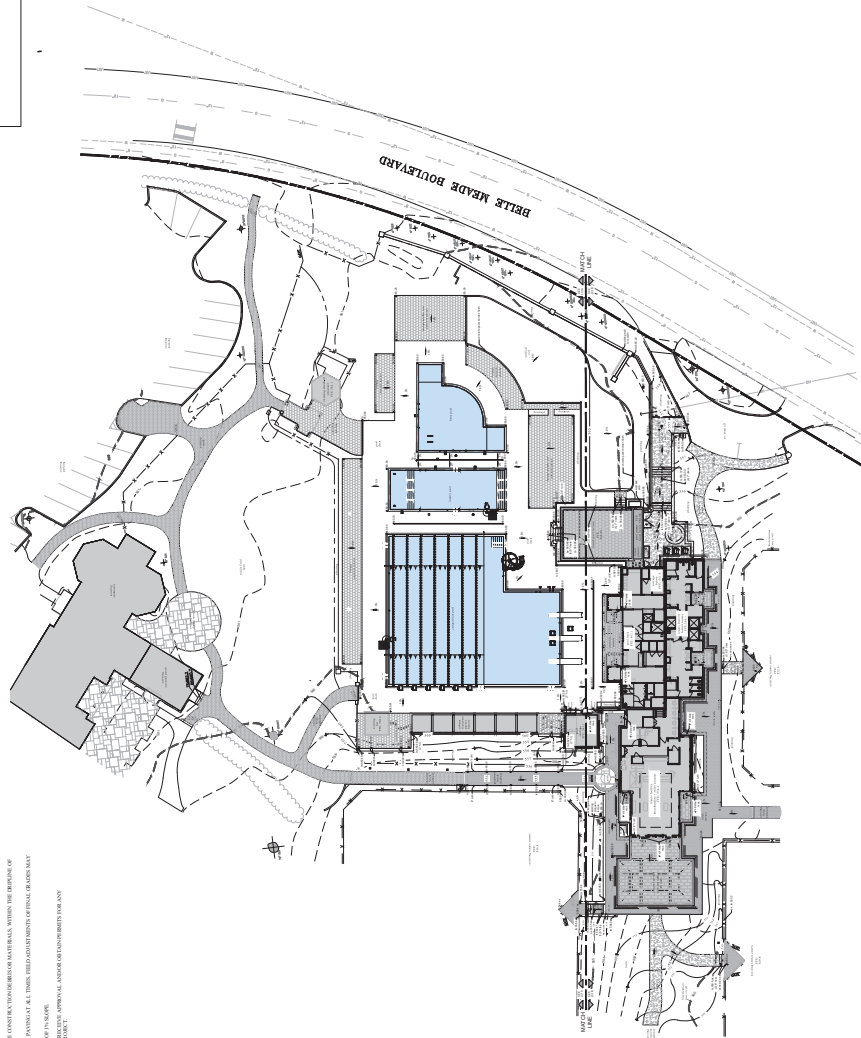
© 2000 Blackwell Science Ltd, *Journal of Internal Medicine* 247: 101–107

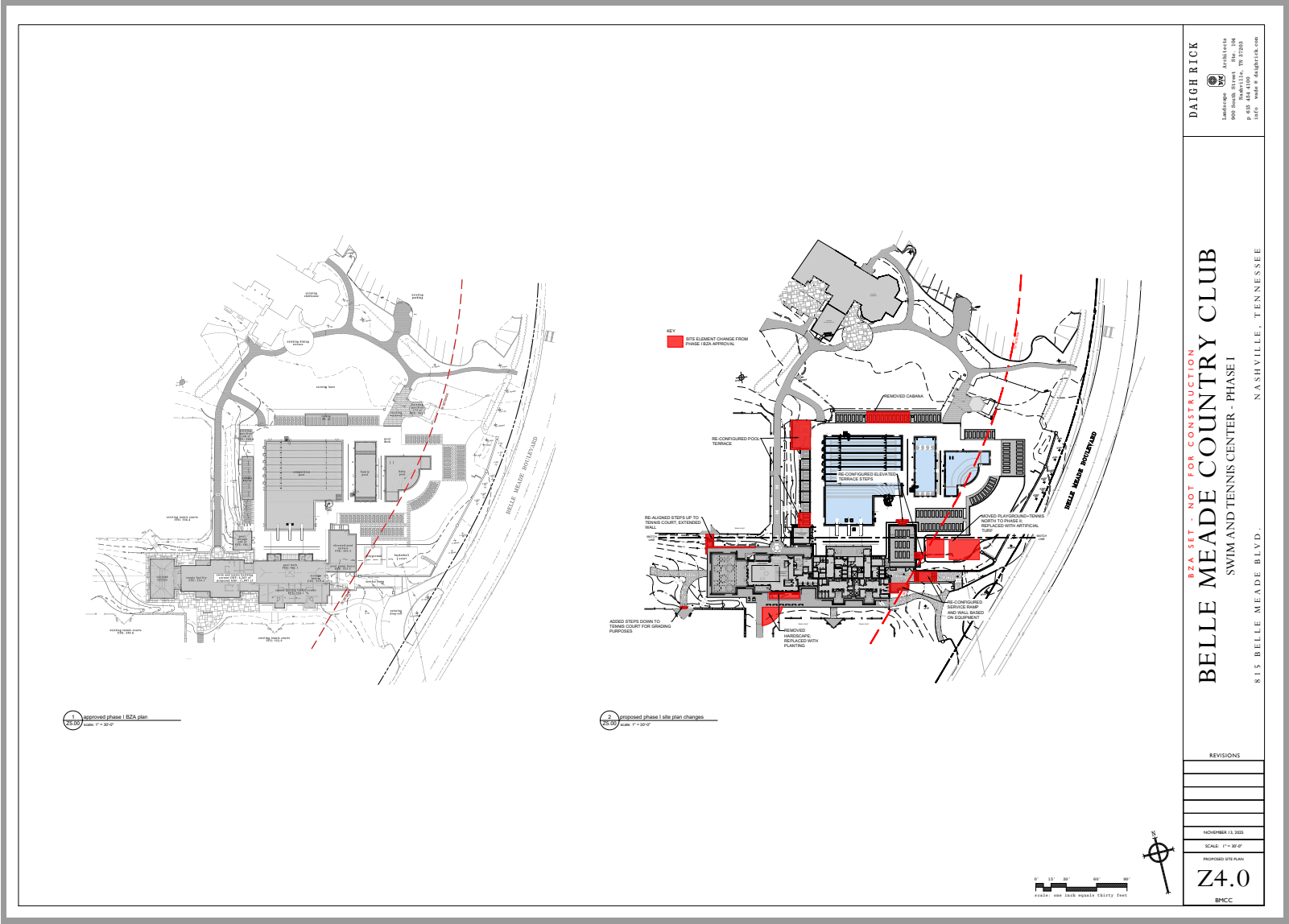
GRADING & DRAINAGE NOTES

- [illegible]

LEGEND

- ↑ SPOT ELEVATION
 --- DRAINAGE
 --- DRAIN PIPE FROM DS
 --- SURFACE DRAIN
 --- SURFACE AREA DRAIN
 --- CLEAN OUT
 --- JUNCTION BOX
 --- DRAINAGE
 --- COLLECTION POINT
 (SEE TREE DETAIL)
 --- PROPOSED COURTLINE
 --- DS - BOTTOM OF STEPS
 --- DS - DOWNSPOUT







Staff Report

Agenda No.: IV.A.
Case No.: A25-63
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 (Phase I).
3. Within this current Conditional Use application for Phase II, there are several small amendments proposed for Phase I including:
 - a. removal of a pool cabana;
 - b. reconfiguration and reduction of some of the terraces and steps;
 - c. extensions of retaining walls; and
 - d. relocation of the playground and basketball further north into the Phase II area.
4. There are several components to this Conditional Use request (Phase II):
 - 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 includes 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.

5. The expansion of the historic country club building requires architectural approval by the City of Belle Meade Historic Zoning Commission.
6. 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.

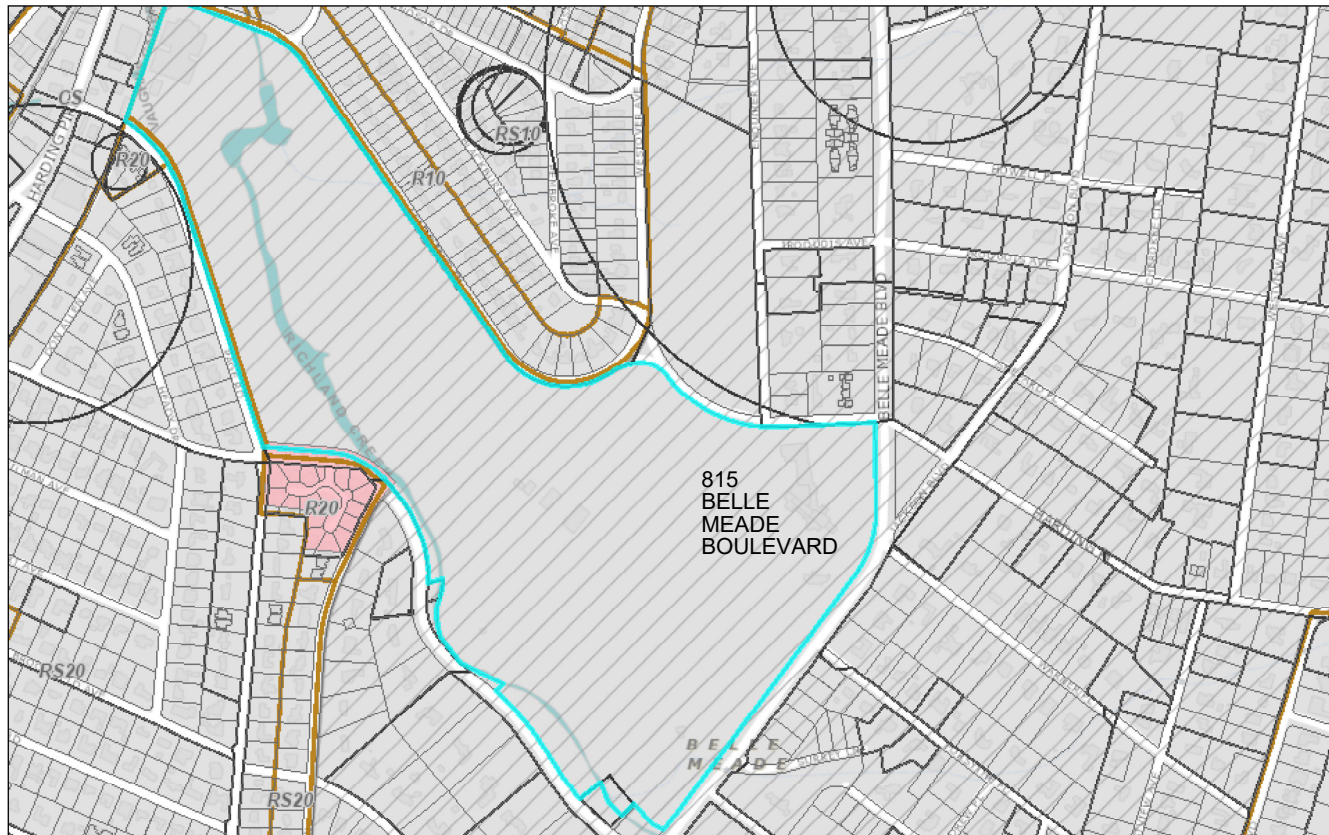
The property owner/applicant is proposing renovations and addition to existing dining and recreational facilities. There is a significant amount of existing and proposed landscaping that will adequately buffer this activity area from adjoining residential areas.

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

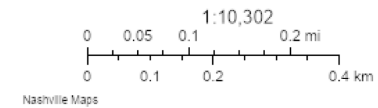
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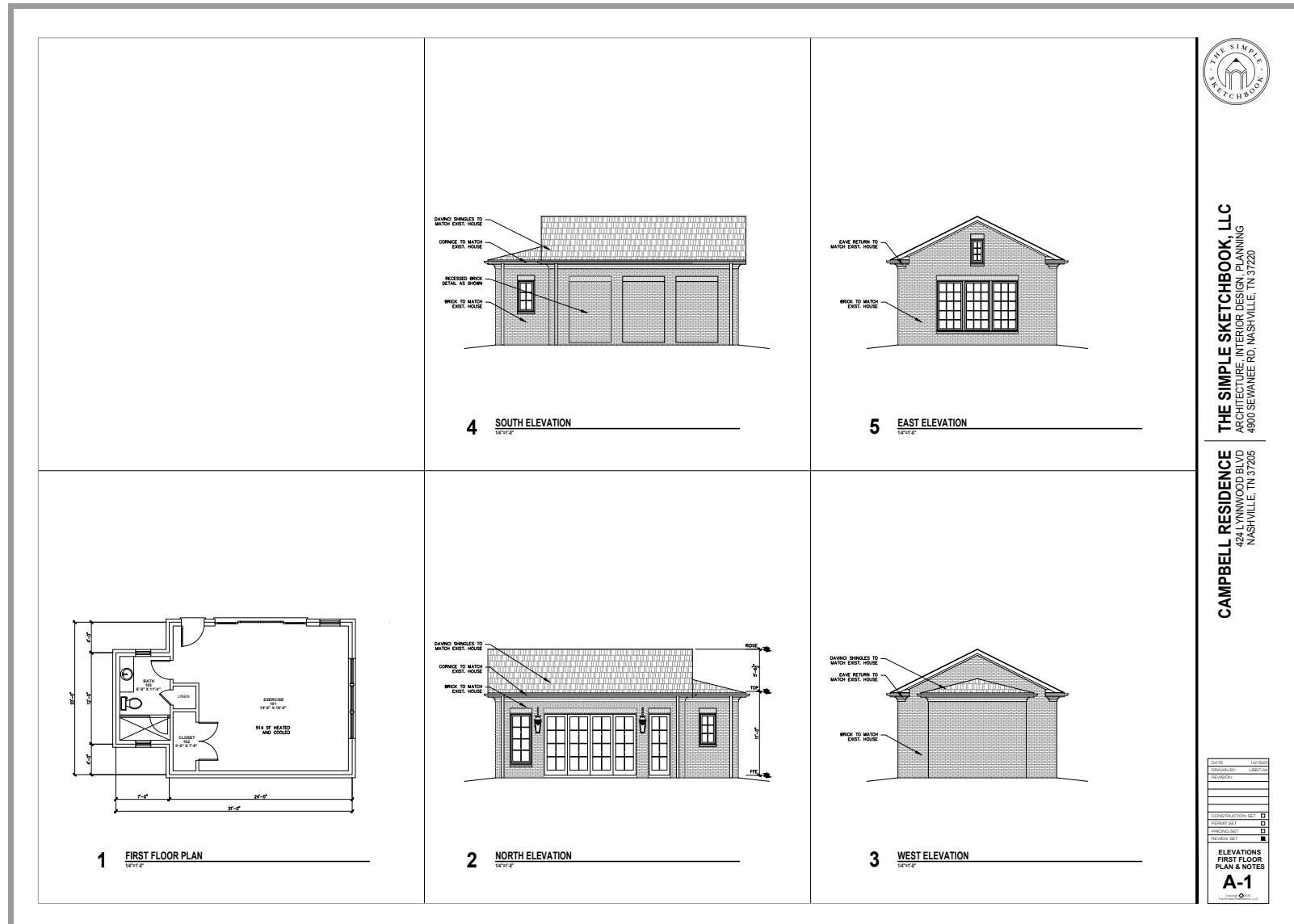
1. Location Map

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) David and Lisa Campbell PHONE # (917) 478-5674

APPLICANT EMAIL ADDRESS dpc1357@gmail.com

PROPERTY ADDRESS: 424 Lynnwood Boulevard

REQUEST: VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR REQUEST: Seeking a conditional use approval to construct a pool house in the rear yard,
all within the setbacks and in compliance with all allowable square footages.

PROJECT CALCULATIONS

LOT SQ. FT: <u>49,647.02 SF</u>	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	5,957.64 SF	4,850.13 SF	+ 607.19 SF	5,457.32 SF	0%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	9,929.40 SF	5,601.52 SF	+ 607.19 SF	6,208.71 SF	0%
FRONT YARD AREA	10,468.68 SF				
TOTAL DRIVEWAY AREA	5,957.64 SF	6,044.91 SF	-1,562.46 SF	4,482.45 SF	0%
DRIVEWAY IN FRONT YARD AREA	2,303.11 SF	1,675.46 SF	+311.84 SF	1,987.30 SF	0%
HARDSCAPE AREA	3,971.76 SF	2,939.22 SF	+563.66 SF	3,502.88 SF	0%
POOL AREA	992.94 SF	447.06 SF	N/A	447.06 SF	0%
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 = <u>9,929.40 SF</u>					

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?

None, we are in compliance.

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

None, we are in compliance.

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

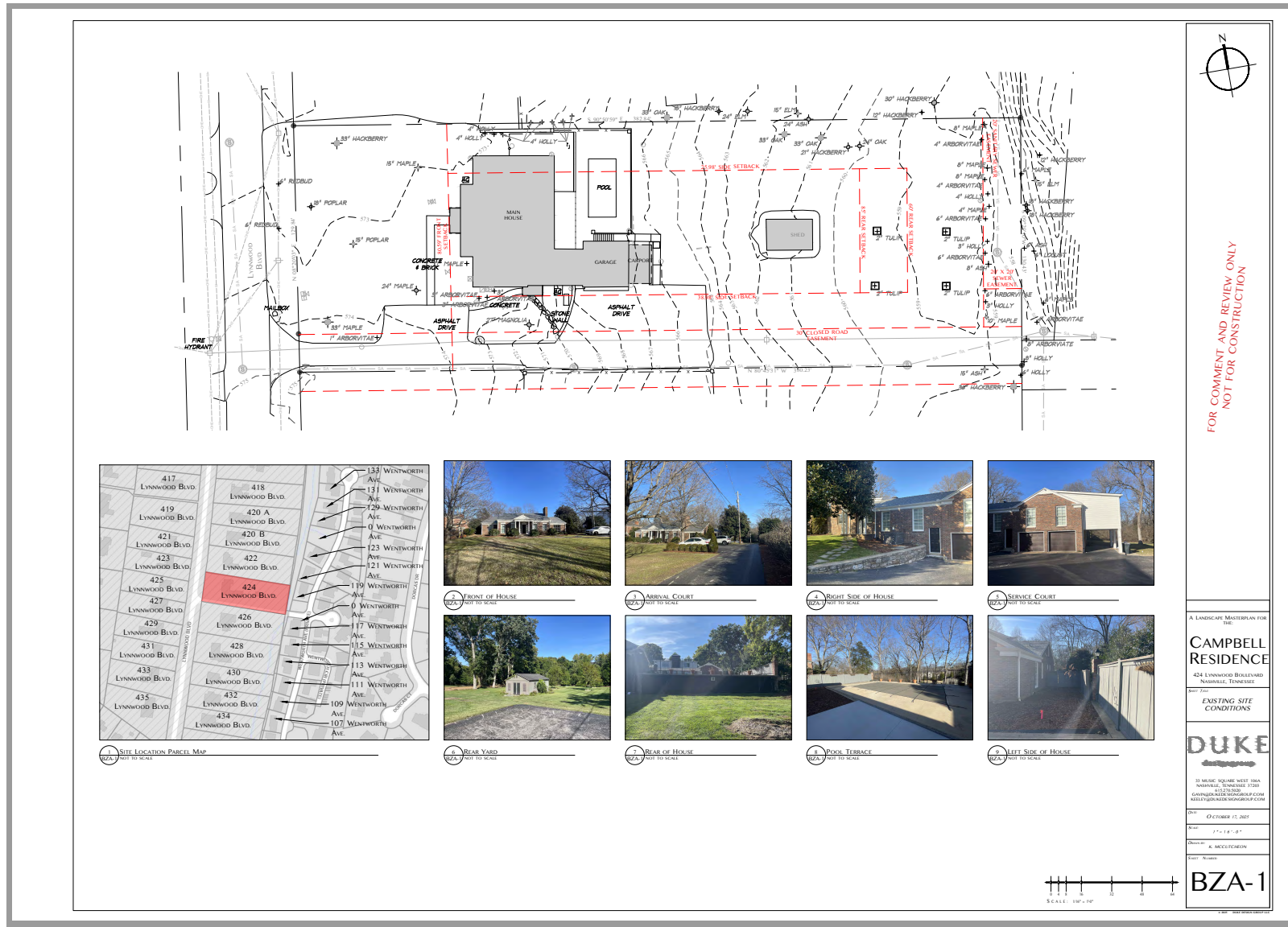
None, we are in compliance.

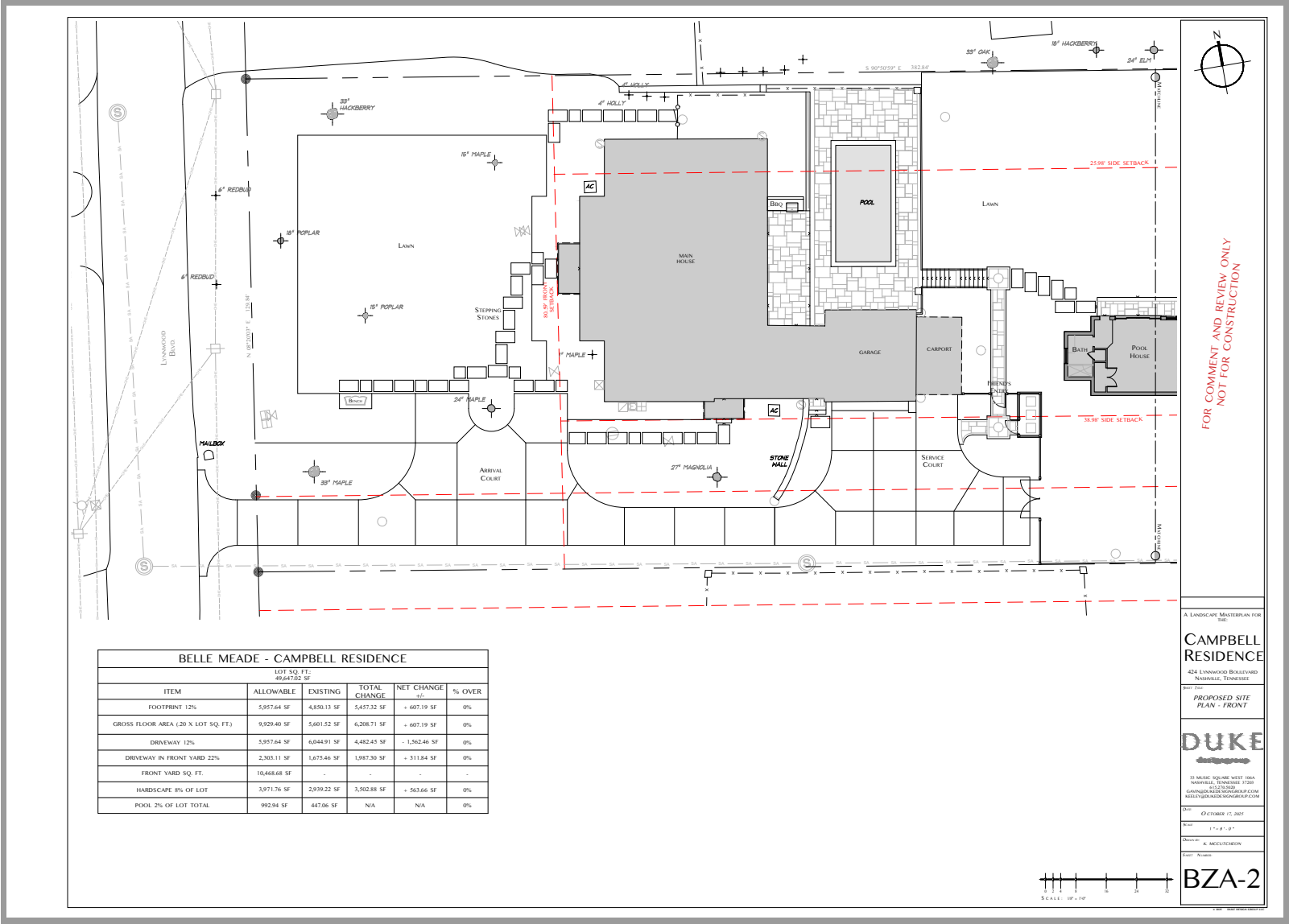
How would the resulting construction not be out of harmony with other homes in the neighborhood?

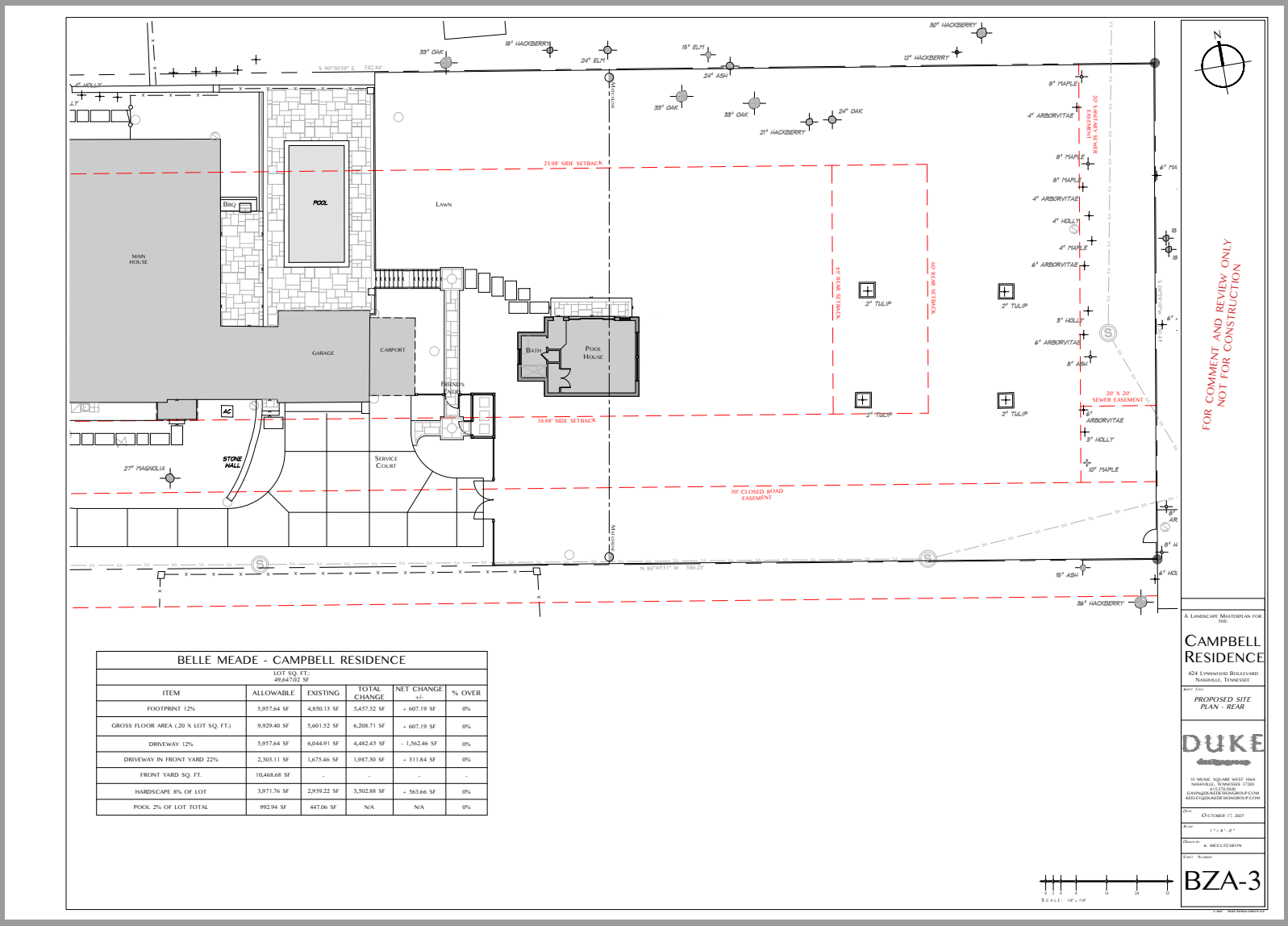
None, we are in compliance.

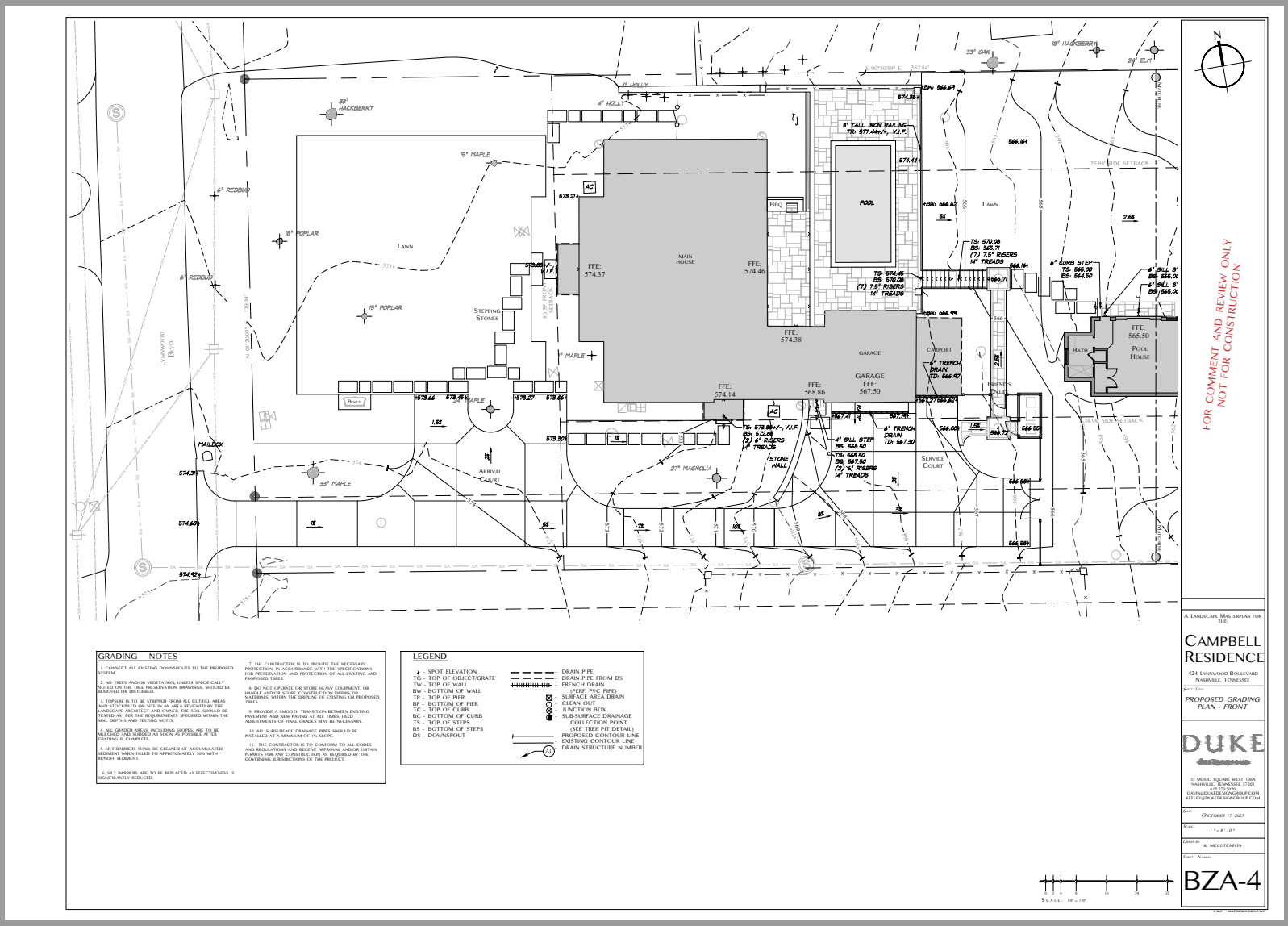
SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 10/17/2025

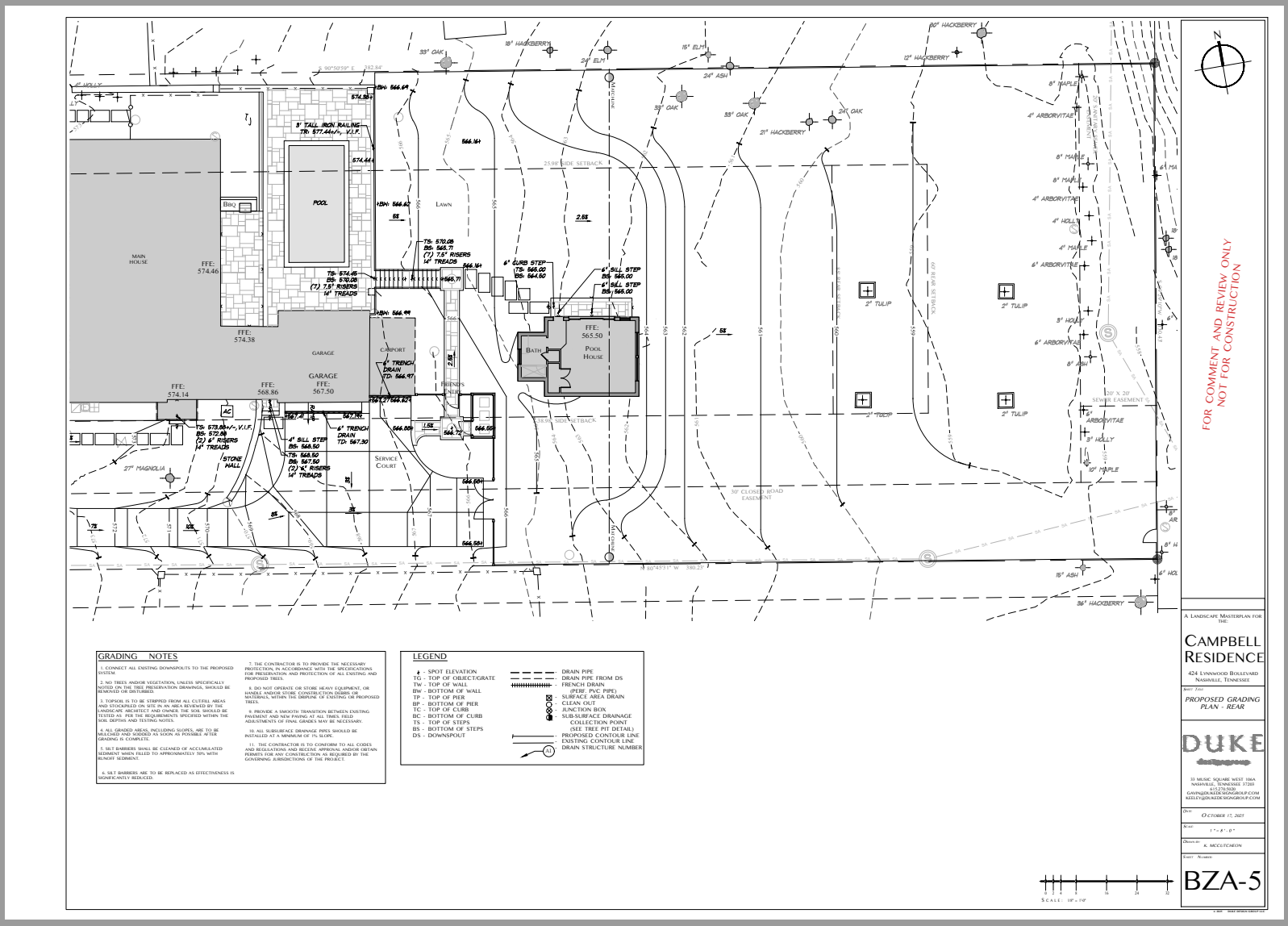
Submit all information, plans & application via email PDF to: msamaniego@citybellemeades.org

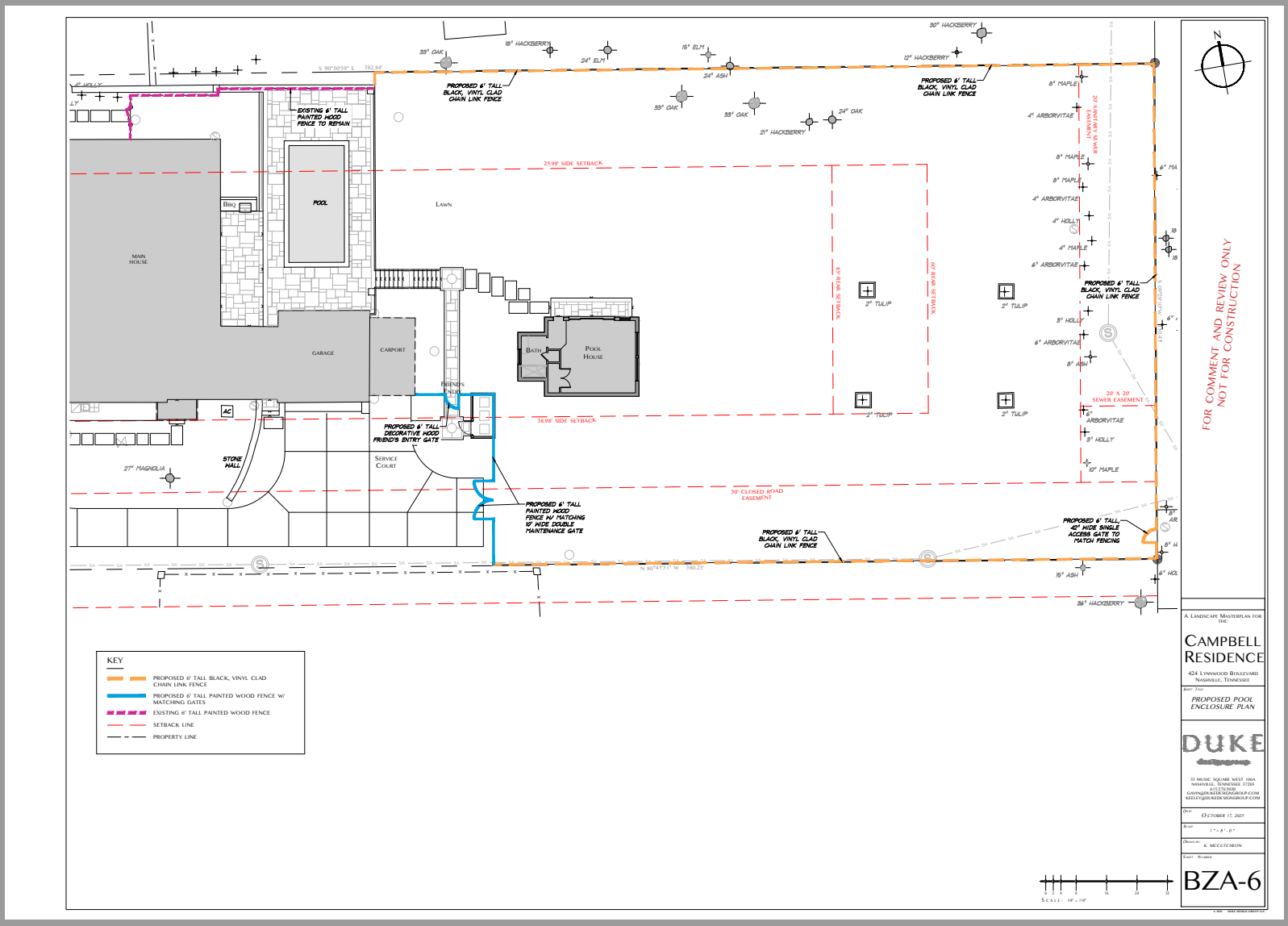


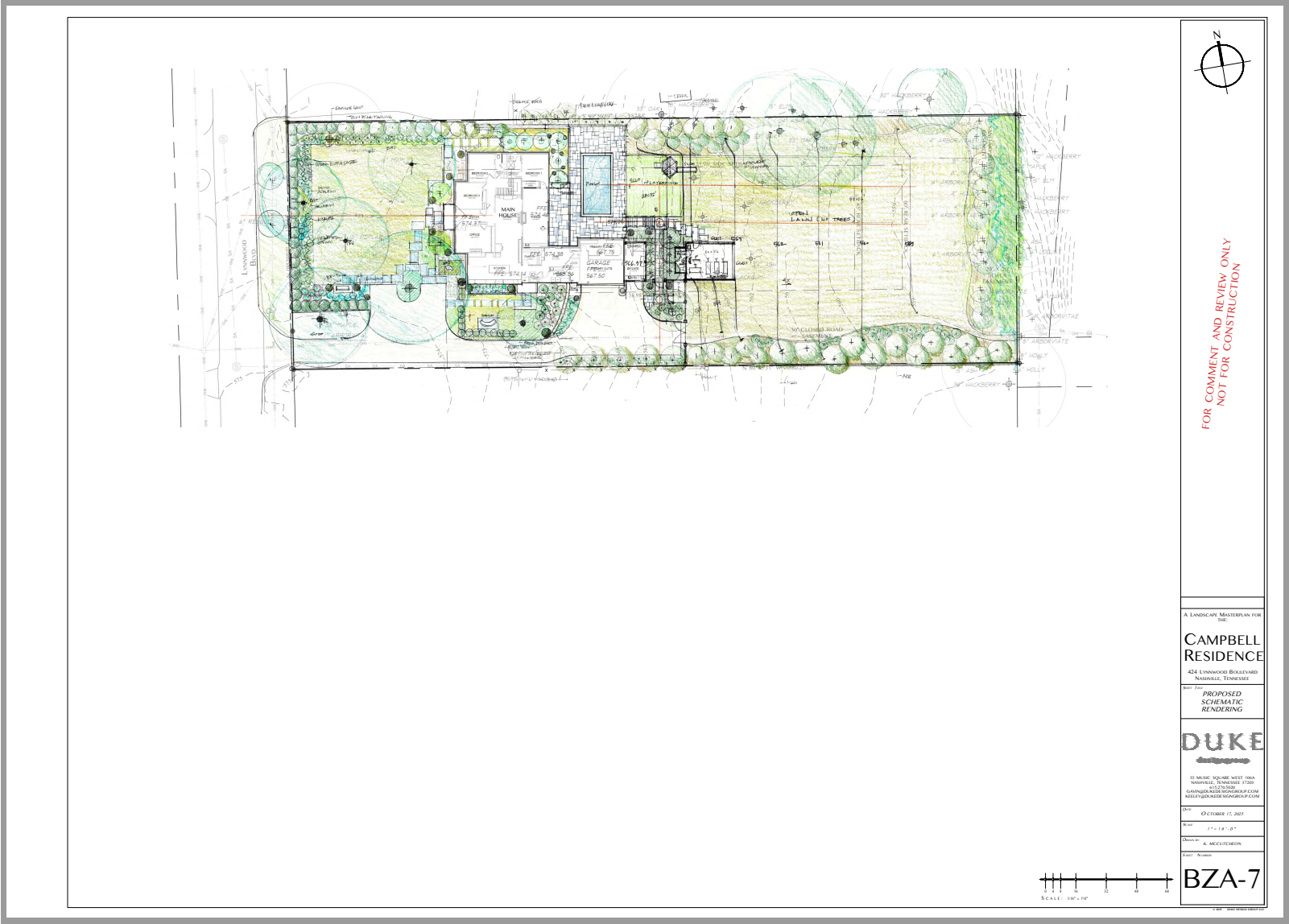












Staff Report

Agenda No.: IV.B.
Case No.: A25-76
Staff: Mary Samaniego, Planning Director
Applicant: The Campbell family
Request: Approval of a conditional use for a Pool house
Location: 424 Lynwood Boulevard

Summary:

The applicant/property owner is requesting a Conditional Use for the construction of a pool house. The existing residence was constructed in 1959 and is ranch/federalist in architectural style. There is an existing attached garage and pool within the rear yard.

Planning Considerations:

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

1. The subject property is 1.14 acres (49,647 square feet) and the existing residence is 5,175 square feet in size.
2. The specific project includes the construction of a 607 square feet pool house and approximately 564 square feet of additional hardscape.
3. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 3,972 square feet. The proposed area of the hardscape of 564 square feet (including the existing pool) is 3,503 square feet.
4. According to Table 2 of the new Zoning Ordinance, pool houses are included in overall footprint calculations. 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 5,958 square feet. The existing residence has a building footprint of 4,850 square feet. The proposed footprint with 607 square feet pool house is 5,457 square feet.
5. According to Table 2 of the new Zoning Ordinance, pool houses are included in overall gross floor area calculations. Per Section 14-205(1)(b)(ii)(A) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for the Residence B zoning district and over 40,000 square feet in area is .20. For the subject property, the allowable area per the FAR equation is 9,929 square feet. The existing residence has a building area of 5,602 square feet and the proposed gross floor area (including pool house) is 6,209 square feet.
6. The proposed pool house is 607 square feet and is entirely within the established building envelope (see attached Staff Analysis of Site Plan).

Findings of Fact and Staff Recommendation:

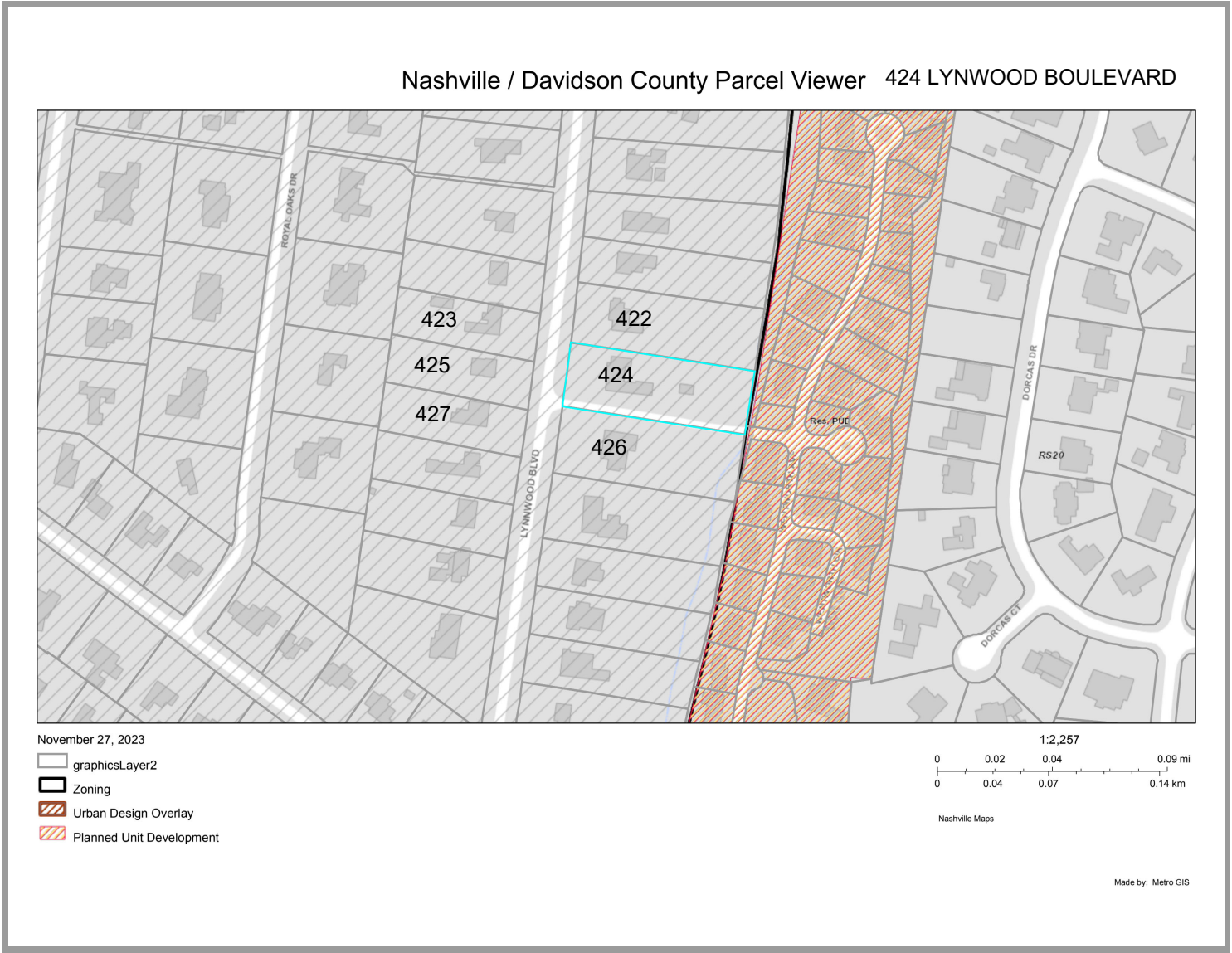
The standards of proof required for each individual Conditional Use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Conditional Use in the following findings of fact for the particular use and/or structure per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

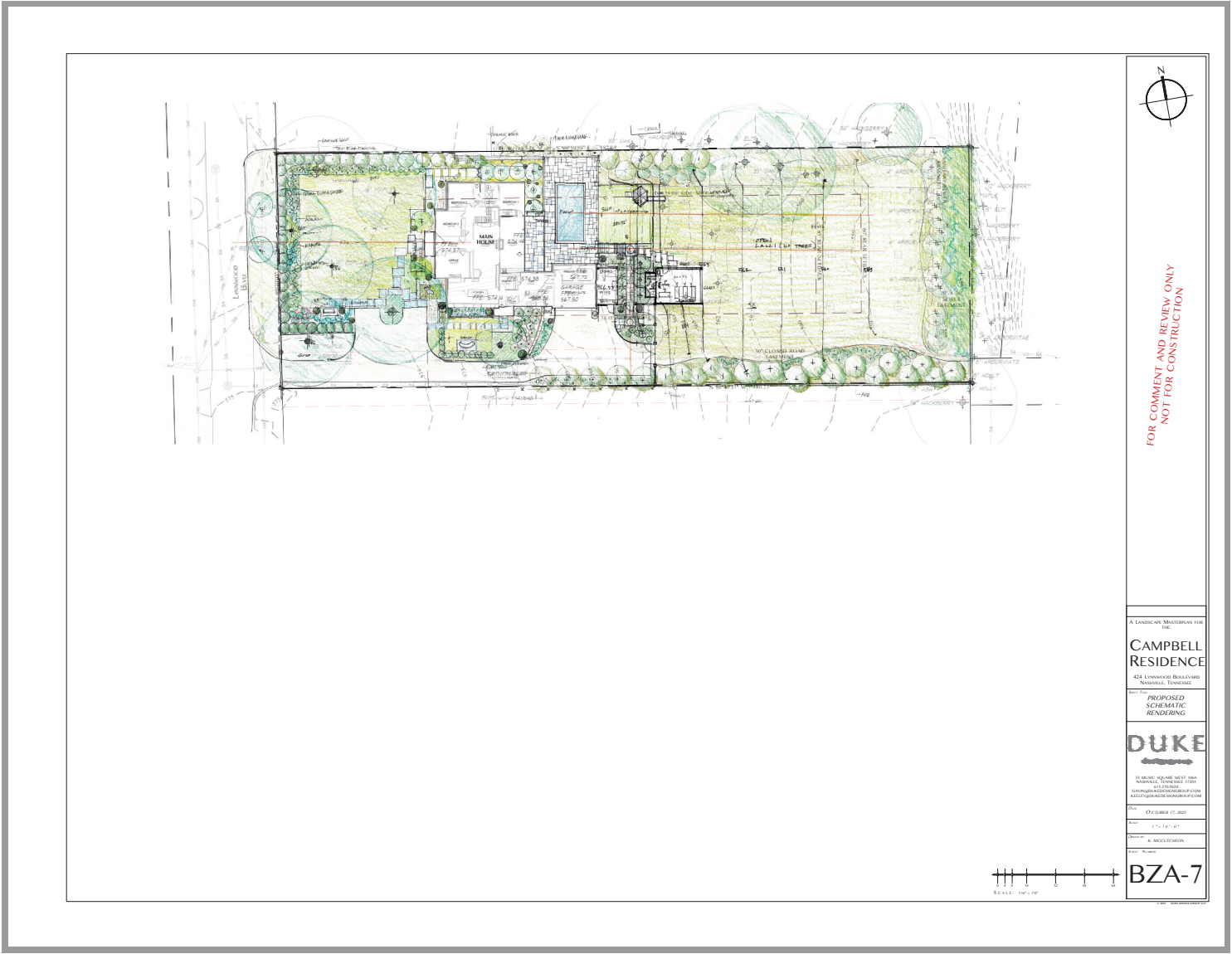
1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The proposed planting plan as well as existing property line trees should adequately screen the pool house improvements from the adjoining properties.*
2. Pool houses must be within the building envelope and included in footprint and gross floor area calculations. *The proposed pool house is 607 square feet and is entirely within the established building envelope (see attached Staff Analysis of Site Plan). Further, the pool house footprint and gross floor area are within the allowable maximums per the Zoning Ordinance.*

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

Attachments:

1. Location Map
2. Staff Analysis





From: [Marshall Brown](#)
To: [Mary Samaniego](#)
Subject: BZA for the Campbell's pool house
Date: Sunday, November 9, 2025 9:01:09 PM

You don't often get email from mebrown.mb@gmail.com. [Learn why this is important](#)

We have no objections to the Campbells' proposed plans to remove an existing backyard shed and construct a pool house. We fully support their application. Thank you.

Marshall and Yulanda Brown
425 Lynnwood Blvd

Sent from my iPhone

From: [Graham Bryant](#)
To: [Mary Samaniego](#)
Subject: Board of Zoning Appeals/ Support of Campbells' Proposed Plans
Date: Sunday, November 9, 2025 10:43:46 AM

You don't often get email from grahamcbryant@comcast.net. [Learn why this is important](#)

I have no objections to the Campbells' proposed plans to remove an existing backyard shed and construct a pool house. We fully support their application.

Graham and Ken Bryant

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Seeking variance for building footprint over allowable, pool outside of building setback, and driveway square footage over allowable.

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	5674.78	4517.62	5703.17	.006
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	9457.97	6061	7306	
FRONT YARD AREA	20384.80			
TOTAL DRIVEWAY AREA	5674.78	6448.84	7018.80	2.84
DRIVEWAY IN FRONT YARD AREA	4484.66	4810.97	5237.20	3.69
HARDSCAPE AREA	3783.19	1550.81	2882.19	
POOL AREA	945.80		900	
F.A.R. =	.200			
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?

This lot is in Residence A where the lot area is 70,000 sf; however, this particular lot is only 47,289 sf. It's an exceptionally shallow lot.

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 exceptional shallowness of this lot and angle of rear property line coupled with the existing home layout makes placing the pool within the building envelope not feasible. The lot size also prohibits a properly functioning driveway due to the small

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 lots adjacent to this lot all have pools outside of the building envelope due to the sizes, so we are in keeping with the neighborhood. Plus, screen planting is planned for the property to help with privacy for everyone.

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

Everything that is proposed is to improve the home and the lot in both function and aesthetics, thus meeting the harmony of the neighborhood.

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

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

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

Gavin Duke

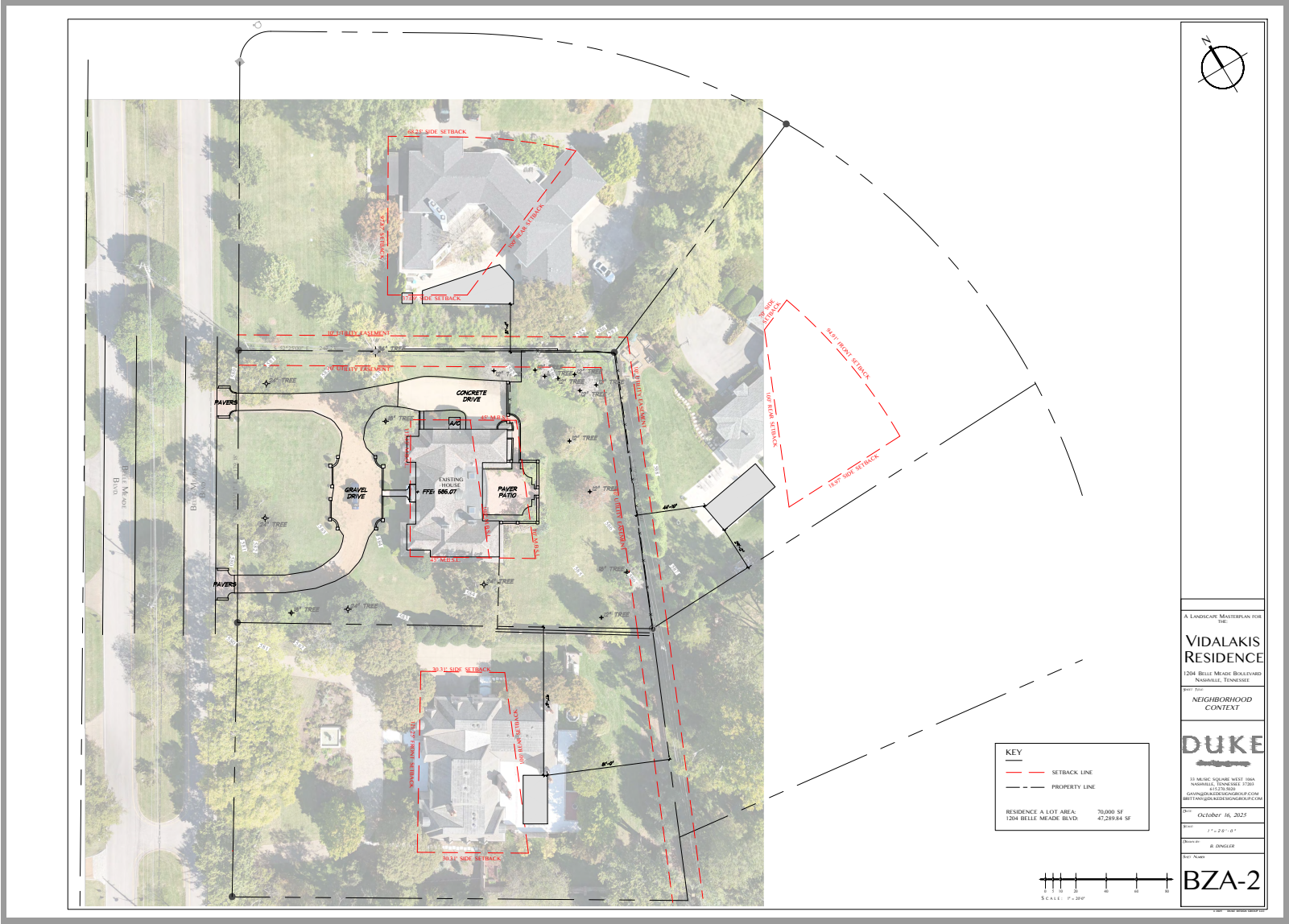
2025-10-17

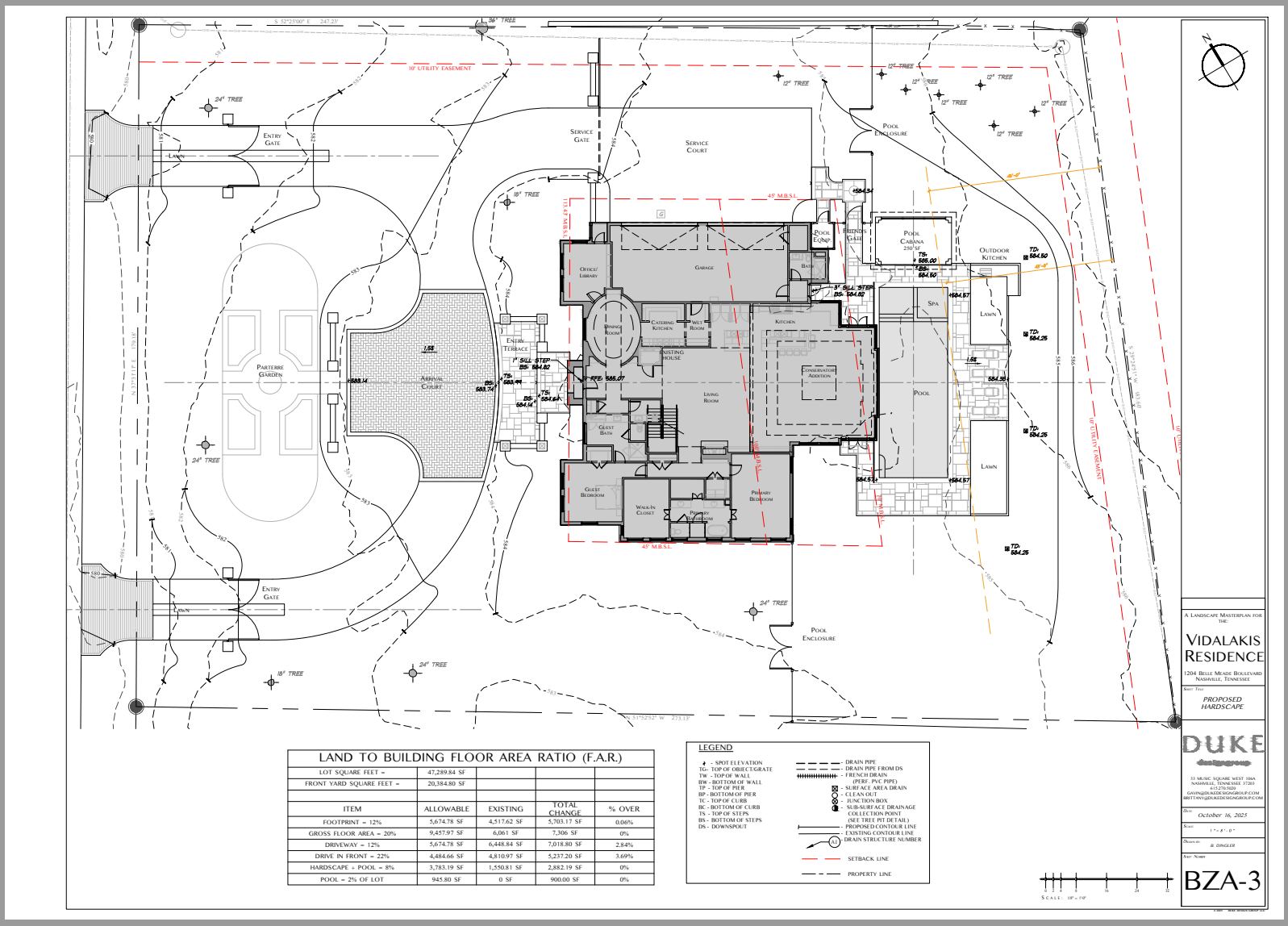
Typed Signature of Applicant or Owner

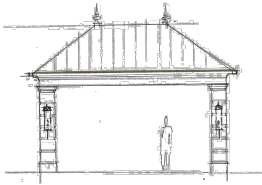
Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

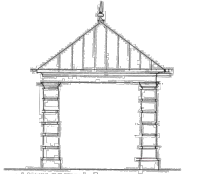




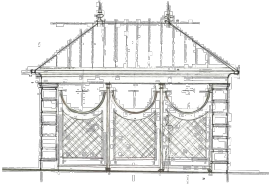




1 POOL CABANA FRONT ELEVATION
SCALE: 1/8"=1'-0"



2 POOL CABANA SIDE ELEVATION
SCALE: 1/8"=1'-0"



3 POOL CABANA REAR ELEVATION
SCALE: 1/8"=1'-0"



4 POOL ENCLOSURE INSPIRATION
SCALE: N/A



5 POOL EQUIPMENT ENCLOSURE INSPIRATION
SCALE: N/A

A LANDSCAPE MASTERPLAN FOR THE:

VIDALAKIS RESIDENCE

1204 BELLE MEADE BOULEVARD
NASHVILLE, TENNESSEE

Sheet Title:

LANDSCAPE ELEVATIONS

DUKE

33 MUSIC SQUARE WEST 300A
NASHVILLE, TENNESSEE 37203
615.270.8000
GARDENS@DUKELANDSCAPE.COM
BRIAN@DUKELANDSCAPE.COM

Date:

October 16, 2025

Scale:

AS SHOWN

Drawn by:

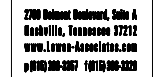
R. DINGLER

Sheet Name:

BZA-4







1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37205
OWNER: NICOLE VIDALAKIS

Main Level Floor Plan

A2.1

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2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.Lowen-Associates.com
p(615)206-3267 f(615)206-3229

**1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37205
OWNER: NICOLE VIDALAKIS**

PHASE: _____
CONSTRUCTION DOCUMENTS
PROJECT NUMBER: _____
25-06
ISSUE DATE: _____
October 17, 2025
REVISIONS: _____



Second Level Floor Plan

Scale: 1/4" = 1'-0"

Second Level Floor Plan

A2.2

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2700 Belmont Boulevard, Suite A
Nashville, Tennessee 37212
www.lower Associates.com
p (615) 266-3267 f (615) 266-3329

VIDALAKIS RESIDENCE
4004 DELLE MELORE BOULEVARD

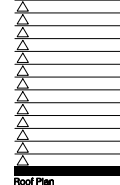
**1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37205
OWNER: NICOLE VIDALAKIS**

PHASE:
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
25-08

ISSUE DATE:
October 17, 2025

REVISIONS:



Roof Plan

A2.3

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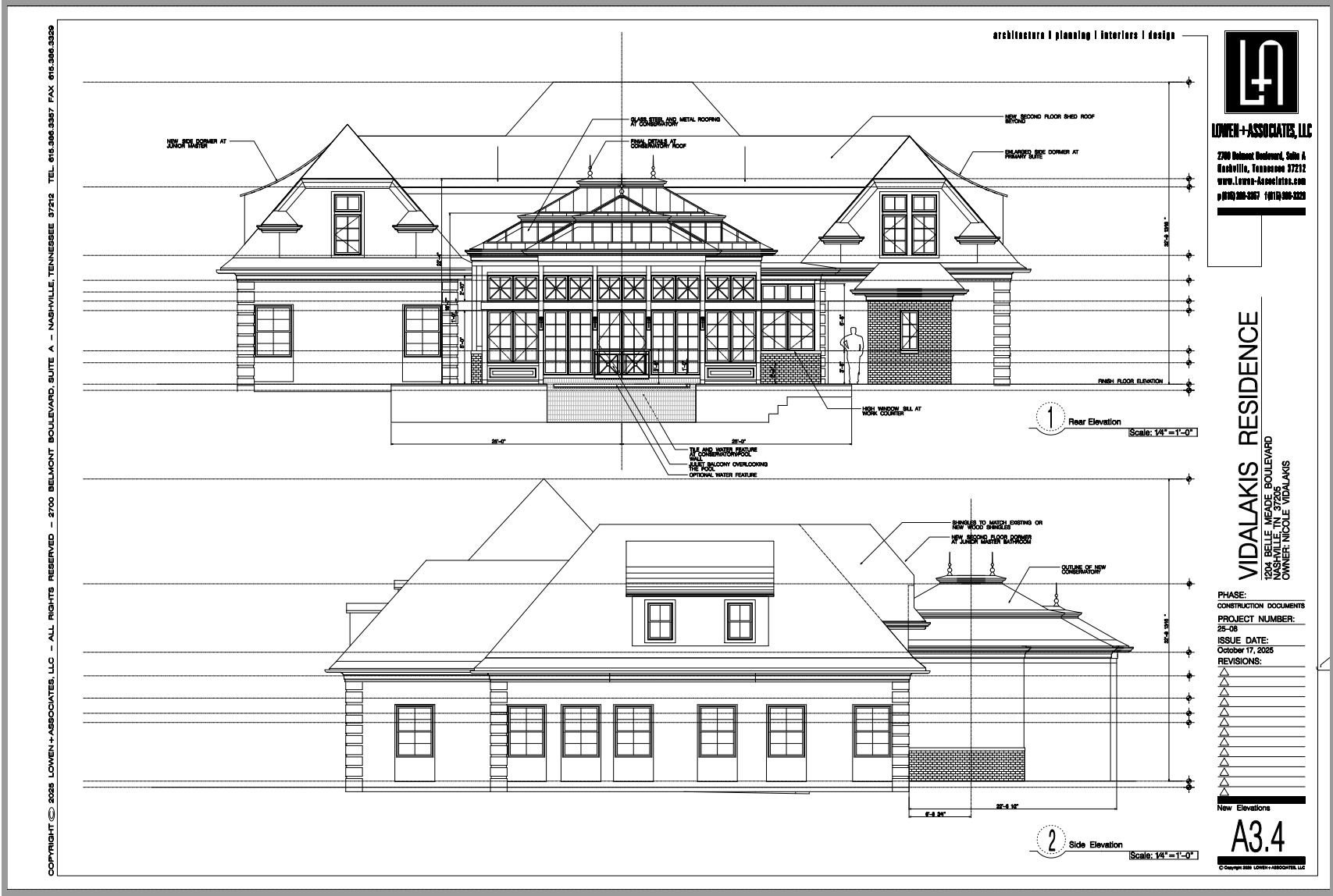
VIDALAKIS RESIDENCE

**1204 BELLE MEADE BOULEVARD
NASHVILLE, TN 37205
OWNER: NICOLE VIDALAKIS**

PHASE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
25-08
ISSUE DATE:
October 17, 2025
REVISIONS:

New Elevations

A3.3



Staff Report

Agenda No.: IV.C.
Case No.: A25-78
Staff: Mary Samaniego, Planning Director
Applicant: The White Bridge Trust
Request: Conditional use approvals for a swimming pool with a rear yard setback variance and variances to the 12% maximum driveway coverage, 22% driveway coverage in the front yard and maximum footprint.
Location: 1204 Belle Meade Boulevard

Summary:

The applicant is requesting a conditional use approval for a swimming pool and with associated rear yard setback variance. The second portion of the request is a variance to exceed the 12% maximum driveway coverage, 22% driveway coverage in the front yard, and maximum footprint. The specific project includes a new pool, cabana (garden structure by definition), an addition to the residence, and expansion of the existing driveway (motor court in front). The addition to the residence requires approval by the Historic Zoning Commission.

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 1.09 acres (47,290 square feet).
2. The existing dwelling was constructed in 1951 and includes a two-car garage.
3. The lot is irregularly shaped trapezoid with slanted rear property line and is relatively shallow in depth compared to other lots in the immediate area. However, the front property line and existing residence are parallel to Belle Meade Boulevard.
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 5,675 square feet. The existing residence has a building footprint of 4,518 square feet and the addition of 1,185 square feet will then provide an overall building footprint of 5,703 square feet (28 square feet over the maximum allowable).
5. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 946 square feet. The proposed area of water in the swimming pool is 900 square feet.
6. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the

proposed lot is 3,783 square feet. The proposed area of the hardscape, including the pool, is 2,882 square feet.

7. According to Table 2 of the new Zoning Ordinance, a swimming pool must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. Proposed compliant fence illustrated on site plan (see attached Staff Analysis of Site Plan).
8. The property is located in the Residence A zoning district. The required rear yard setback for this property is 70'. The swimming pool is required to be within the setbacks/building envelope. The applicant is proposing to place the swimming pool approximately 44' from the rear property line.
9. 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 5,675 square feet. The existing driveway is 6,449 square feet and the proposed is 7,019 square feet (1,344 square feet over allowable).
10. 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 4,485 square feet. The existing driveway is 4,811 square feet and the proposed is 5,237 square feet (752 square feet over allowable.)

Findings of Fact and Staff Recommendation:

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

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The proposed planting plan as well as existing property line trees should adequately screen the swimming pool improvements from the adjoining properties.*
2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is 900 square feet and is within the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the

public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

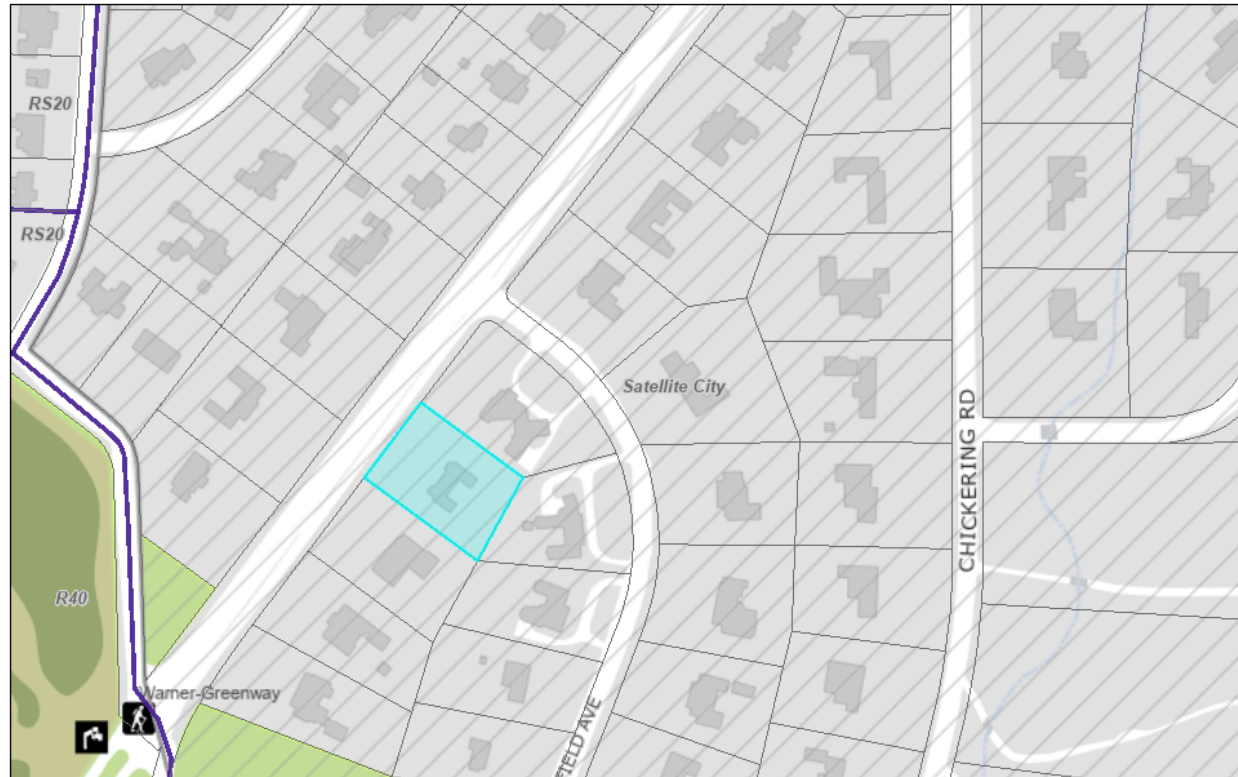
The applicant is proposing to exceed the maximum footprint that were adopted in the Zoning Ordinance to benefit the public good. The proposed overall project is relatively small at 28 square feet over allowable. This very small amount of footprint overage will be insignificant to surrounding property owners. The applicant is requesting a variance to allow the swimming pool to encroach 26' into the required rear yard setback. The lot is irregularly shaped trapezoid with slanted rear property line and is shallow in depth as compared to other properties in the section of Belle Meade Boulevard. However, the front property line and existing residence are parallel to Lynwood Boulevard. The placement of the swimming pool is parallel and in line with the residence placement. Similarly, the applicant has positioned the pool as close to the rear of the residence as possible to preserve as much open space in the rear yard as possible. While the applicant is proposing an increase in driveway areas, the overall development will be placed on the lot in continuity with the existing driveway design. The existing front motor court is only 33' in depth. A typical parking space is 18' in depth which then would only provide for 15' for reverse maneuvering. The zoning ordinance required parking area dimensions are 25' by 25'. To facilitate traffic within the property and adequate parking within the front, it is necessary to expand the motor court to improve the now substandard vehicle maneuvering area. Given this information, the impact on surrounding properties when viewing the property from the street is negligible in staff's professional opinion.

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

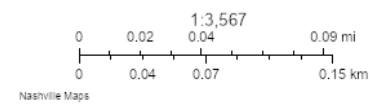
Attachments:

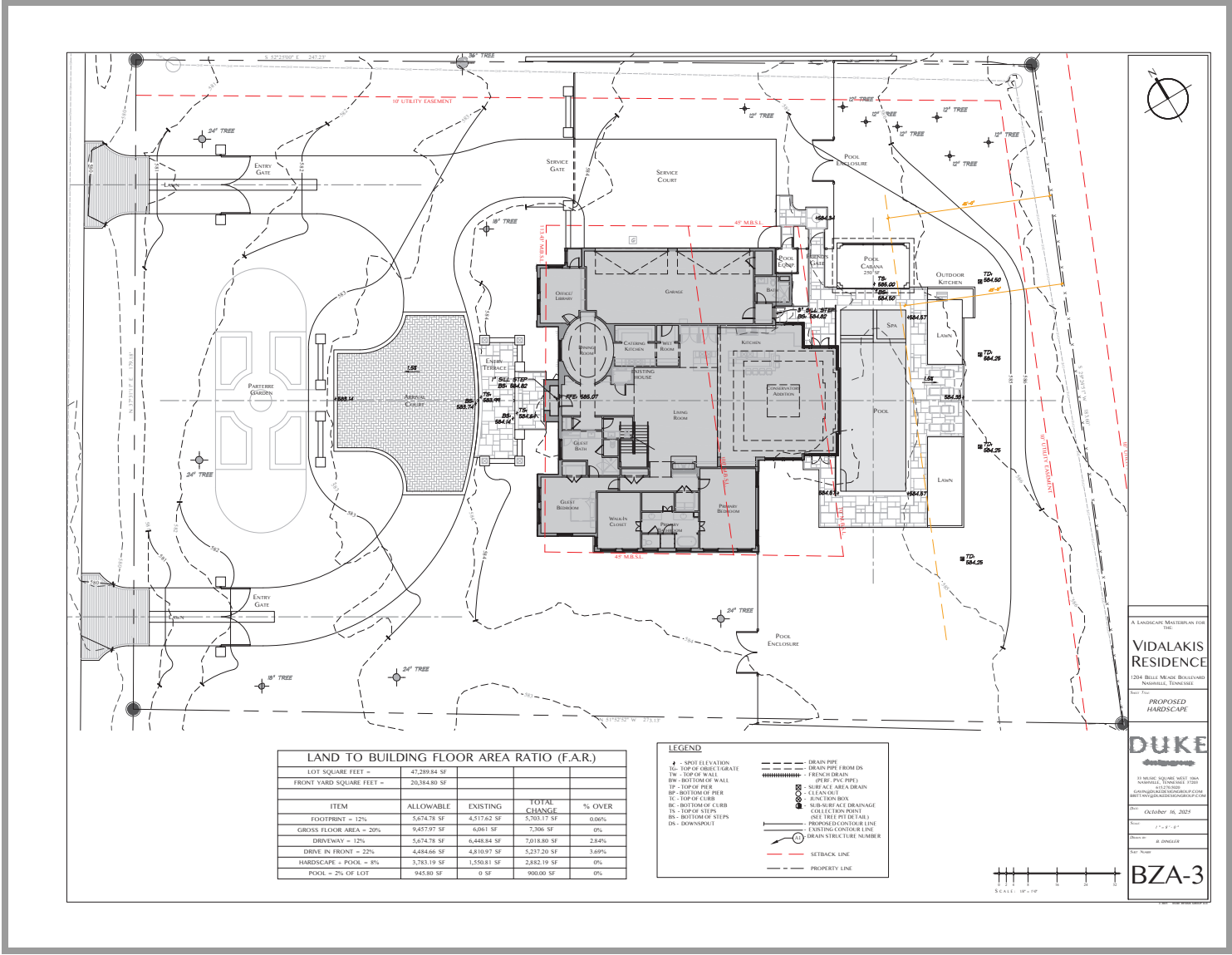
1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map



10/29/2025, 12:57:18 PM





From: [nora kirby](#)
To: [Mary Samaniego](#)
Subject: BZA Support for the Vidalakis Proposed Plans
Date: Monday, November 10, 2025 3:52:49 PM

[You don't often get email from norakirby@bellsouth.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Good afternoon Mary,

We live at 1106 Belle Meade Blvd and I wanted to let the board know that we have no objections to the Vidalakis proposed plans for 1204 BMB. The request for a variance appears to be reasonable. We fully support their application.

Sincerely,

Nora and Kent Kirby

Sent from Lenora Kirby

From: [jack_price](#)
To: [Mary Samaniego](#)
Subject: Support for the Vidalakis plan
Date: Sunday, November 9, 2025 10:44:41 AM

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We fully support the Vidalakis plans for 1204 Belle Meade Blvd. We think it will improve the appearance of that property.
Jack Price and Tonya Hinton
1211 Belle Meade Blvd

From: [Seth Eskind](#)
To: [Mary Samaniego](#); [nicole@vidalakis.org](#); [gavin@dukedesigngroup.com](#)
Subject: Fwd: 1204 Belle Meade Blvd
Date: Thursday, November 6, 2025 8:21:11 PM

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Seth Eskind
President

Best Brands Inc.
7337 Cockrill Bend Blvd.
Nashville, TN 37209

O: (615) 350-8500
M: (615) 400-6009
F: (615) 350-8129
E: setheskind@gmail.com



Any non-public information in this e-mail must be kept confidential. This e-mail is not intended to create legal obligations, and should not be understood as a representation, commitment, offer, admission or waiver.

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

From: **Seth Eskind** <setheskind@gmail.com>
Date: Thu, Nov 6, 2025 at 8:18 PM
Subject: 1204 Belle Meade Blvd
To: <msamaniego@citybellemeadetn.org>

We live next door to 1204 Belle Meade Blvd. We completely support their proposed plans. Their request for a variance is perfectly fine with us.

Seth Eskind
President

Best Brands Inc.
7337 Cockrill Bend Blvd.

Nashville, TN 37209

O: (615) 350-8500

M: (615) 400-6009

F: (615) 350-8129

E: setheskind@gmail.com



Any non-public information in this e-mail must be kept confidential. This e-mail is not intended to create legal obligations, and should not be understood as a representation, commitment, offer, admission or waiver.

From: [Margaret Palmer](#)
To: [Mary Samaniego](#)
Subject: BZA Support for the Vidalakis Proposed Plan
Date: Thursday, November 6, 2025 7:38:00 PM

[You don't often get email from mpalmer1801@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I have no objections to the Vidalakis' proposed plans for 1204 BMB. The request for a variance appears to be reasonable. We fully support their application.
Margaret and Alex Palmer
Sent from my iPhone