



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
DECEMBER 16, 2025, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
DECEMBER 16, 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 November 18, 2025.

Attachment: [BZA Minutes Nov 18 2025.pdf](#)

Attachment: [BZA Minutes Packet Nov 18 2025.pdf](#)

III. New Business

A. The application of the Pass family, #A25-82, 610 Westview Avenue, for variances to the maximum footprint and maximum gross floor area.

Attachment: [118 610-westview-applic-bza.pdf](#)

Attachment: [1 1 _ Layout.pdf](#)

Attachment: [STAFF REPORT 610 Westview Avenue.pdf](#)

Attachment: [Berry Letter.pdf](#)

Attachment: [Fend Letter.pdf](#)

B. The application of the 1209 Canterbury Drive LLC, #A25-86, 1209 Canterbury Drive, for a Conditional Use for a swimming pool and variances to the rear yard setback.

Attachment: [APPLICATION.pdf](#)

Attachment: [122 McMillan-BM---BZA-Calcs.pdf](#)

Attachment: [122 McMillan-BZA-Set---11182025.pdf](#)

Attachment: [STAFF REPORT 1209 CANTERBURY DRIVE.pdf](#)

Attachment: [STANLEY COMMENTS.pdf](#)

C. The application of the Miller family, #A25-88, 809 Lynwood Boulevard, for variances to the maximum footprint and driveway turnaround area.

Attachment: [APPLICATION.pdf](#)

Attachment: [Layout1.pdf](#)

Attachment: [SITE PLAN.pdf](#)

Attachment: [STAFF REPORT 809 LYNWOOD BLVD.pdf](#)

Attachment: [COOK LETTER.pdf](#)

Attachment: [WALDO LETTER.pdf](#)

Attachment: [RAGAN LETTER.pdf](#)

Attachment: [GRIFFIN LETTER.pdf](#)

Attachment: [THOMPSON LETTER.pdf](#)

Attachment: [CARTER LETTER.pdf](#)

D.The application of the Barrett family, #A25-92, 105 Westhampton Place, for a Conditional Use for a swimming pool and variances to the rear and side yard setbacks.

Attachment: [APPLICATION.pdf](#)

Attachment: [SITE PLAN PACKET.pdf](#)

Attachment: [STAFF REPORT 105 Westhampton Place.pdf](#)

Attachment: [DAANE COMMENTS.pdf](#)

Attachment: [GILL COMMENTS.pdf](#)

Attachment: [LYONS COMMENTS.pdf](#)

Attachment: [ROSS COMMENTS.pdf](#)

Attachment: [SHAH COMMENTS.pdf](#)

Attachment: [Wallace Comments.pdf](#)

E.The application of the Turitto family, #A25-97, 510 Lynwood Boulevard, for a Conditional Use for a swimming pool and variances to the rear, side, and front yard setbacks, maximum height, maximum footprint, maximum gross floor area, and driveway turnaround area.

Attachment: [APPLICATION SUBMITTAL.pdf](#)

Attachment: [STAFF REPORT 510 LYNWOOD BLVD.pdf](#)

Attachment: [LAMB COMMENTS.pdf](#)

Attachment: [SNAP COMMENTS - CONCERN.pdf](#)

IV.Other Business: Revision to 2026 meeting schedule

Attachment: [2026 calendar.pdf](#)

Attachment: [2026 calendar revised.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held January 20, 2026 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
NOVEMBER 18, 2025, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Chairman Chris Tardio called the meeting to order at 5:01 p.m.

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Charlie Atwood
Johnny Phipps
Carter Dawson
Ron Farris

Board Members Not Present

Erick Clifford

City Staff Present

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

Chairman Tardio asked of the board members if there were any conflicts of interest, there were none.

Approval of Minutes

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

Motion to approve: Dawson 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.

Tom Hooper, current president of Belle Meade Country Club at 815 Belle Meade Boulevard, reviewed changes to the plan previously presented before, and subsequently approved by the Board of Zoning Appeals highlighting changes that had been made to those plans.

Questions from the board were addressed by Hooper.

Vice-Chairman Russ inquired about changes with respect to regulations, FAR.

Planning Director Mary Samaniego addressed the question.

Questions about landscaping from the board were addressed by Rick Wade.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Farris Second: Phipps

A brief board discussion followed the motion.

Vote: Yes - Dawson, Russ, Tardio, Farris, Phipps, Atwood

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

Gavin Duke, Landscape Architect, Duke Design Group, reviewed the plans as provided in the agenda packet.

Questions from the board were addressed by Duke.

Public Comment Opened

No Public Comment

Planning Director Samaniego stated there were two letters in support of the project, *which are attached to the minutes packet*.

Public Comment Closed

Motion to approve: Atwood Second: Russ

Vote: Yes - Carter, Russ, Tardio, Farris, Phipps, Atwood

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.

Gavin Duke, Landscape Architect, Duke Design Group, reviewed the plan as provided in the agenda packet for the conditional use for a swimming pool and the variances.

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

Public Comment Opened

Planning Director Samaniego stated she had four letters of support from surrounding neighbors, *which are attached to the minutes packet*.

Public Comment Closed

Chairman Tardio asked if there were any objections to taking the requests one by one, there were none.

Maximum driveway area variance

Motion to approve: Phipps Second: Farris

A board discussion ensued

Vote: Carter, Russ, Tardio, Farris, Phipps, Atwood all yes

Variance to exceed maximum footprint

Motion to approve: Phipps Second: Farris

A board discussion ensued

Vote: Carter, Russ, Tardio, Farris, Phipps, Atwood all yes

Conditional use for a swimming pool

Motion to approve: Farris Second: Phipps

A board discussion/debate ensued

Chairman Tardio re-opened the applicant portion to allow Duke to address concerns of the board about the swimming pool.

Duke briefly addressed the board.

Vote: Dawson No, Russ Yes, Tardio Yes, Farris Yes, Phipps Yes, Atwood No

Adjust Meeting Schedule

Planning Director Mary Samaniego presented an idea regarding changing the meeting start time from 5 p.m. to 4:30 p.m. noting that the Planning Commission meeting would be moved to another night, therefore preventing delay of the Board of Zoning meeting when the Planning Commission meets. Samaniego stated she did not want anyone to be inconvenienced as far as members work place schedules.

A brief discussion followed.

City Attorney Doug Berry suggested that since the item was not on the agenda for the evening that it be placed on the agenda for the December 16 meeting.

Other Public Comment - None

The meeting adjourned at 5:53 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



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BOARD OF ZONING APPEALS
REGULAR MEETING MINUTES PACKET
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Public Comment Closed

Motion to approve: Atwood Second: Russ

Vote: Yes - Carter, Russ, Tardio, Farris, Phipps, Atwood

Attachment: [Brown Letter.pdf](#)

Attachment: [Bryant Letter.pdf](#)

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Duke briefly addressed the board.

Vote: Dawson No, Russ Yes, Tardio Yes, Farris Yes, Phipps Yes, Atwood No

Attachment: [Eskind Letter.pdf](#)

Attachment: [Kirby Letter.pdf](#)

Attachment: [Palmer Letter.pdf](#)

Attachment: [Price Letter.pdf](#)

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Other Public Comment - None

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Chairman Chris Tardio

City Recorder Rusty Terry

[^ Back to Minutes ^](#)

General Attachment: Brown Letter.pdf

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

[^ Back to Minutes ^](#)

General Attachment: Bryant Letter.pdf

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

[^ Back to Minutes ^](#)

General Attachment: Eskind Letter.pdf

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

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

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@citybellemeade.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.



[^ Back to Minutes ^](#)

General Attachment: Eskind Letter.pdf

The following attachment is not a PDF, so a link to the native file format is being provided instead:

[Eskind Letter.pdf \(LINK\)](#)

[^ Back to Minutes ^](#)

General Attachment: Kirby Letter.pdf

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

[^ Back to Minutes ^](#)

General Attachment: Palmer Letter.pdf

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

[^ Back to Minutes ^](#)

General Attachment: Price Letter.pdf

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

You don't often get email from [jdprice52@gmail.com](#). [Learn why this is important](#)

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



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) WES & AMY PASS PHONE # 404-451-3150

APPLICANT EMAIL ADDRESS AMY@thePASSgrp.com

PROPERTY ADDRESS: 610 WESTVIEW AVE

REQUEST: VARIANCE ☒

CONDITIONAL USE ☐

REASON FOR REQUEST: NEW SCREENED PORCH & PATIO

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	2391	2256	2541	6.2%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	4483	5106	5391	20.2%
FRONT YARD AREA	7463			
TOTAL DRIVEWAY AREA	4383	3050	0	0
DRIVEWAY IN FRONT YARD AREA	2391	1218	0	0
HARDSCAPE AREA	1594	1189	754	0
POOL AREA	398	0	0	0
F.A.R. = LOTS <40,000 sq. ft. x .225 = 4483 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?

SMALL LOT SIZE

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?

HOUSE COULD NOT BE COMPARABLE WITH OTHER

HOMES ON WESTVIEW AVE.

2

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?

ADDITION IS BEHIND HOUSE & WITHIN BLDG ENVELOPE.

HOMES ON OTHER COMPARABLE LOTS (LIKE 608 WESTVIEW) HAVE

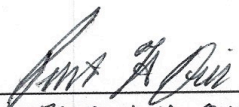
BEEN GRANTED SIMILAR VARIANCES

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

HOME IS INSIDE BUILDING ENVELOPE & WOULD BE MORE

COMPARABLE TO NEIGHBORING HOMES

SIGNATURE:



(Owner/Agent)

DATE:

10/29/25

PRESTON H. QUIRK, ARCHITECT

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

3

Pass Residence
610 Westview Avenue
Board of Zoning Appeals

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10/29/25



The Pass Residence was built in 2002. It is a 2 story brick Georgian Style home with a half circle front porch. The lot is a 19,926 sf lot (about 100' wide x 200' deep), exceptionally small relative to other properties along Westview Avenue.

The owners are proposing to build a new rear screened porch and new patio area with planting beds to replace the existing rear patio area. The porch is set in about 2.5' from the left side of the home and about 27' from the right side of the home and will not be visible from the street.

Two variances are being requested:

1. 6.2% variance in building footprint area
2. 20.2% variance in Floor Area Ratio (FAR)

The existing home is 5106 square feet (sf) of gross area. The proposed porch is inside the building envelope on the rear of the home and is proposed at 285 sf. This addition will be 150 sf over the allowable footprint area (6.2%) on this small lot.

The gross area of the home already exceeds the allowable FAR. The total FAR with the new addition will be 20.2% over the allowable FAR of 4483 sf (908 sf over - existing home is 623 sf over allowable FAR).

The small lot creates an allowable footprint and FAR that are inconsistent with the scale of other existing homes in the neighborhood.

3

ADDRESS 610 WESTVIEW AVENUE					
LOT SF	19926 SF	ALLOWABLE	EXISTING	TOTAL CHANGE	NEW TOTAL
		SF			% OVER
FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF		2391	2256	285	2541
FOOTPRINT (ESTATE A) 8% OF LOT SF					6.2%
FAR					
LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF		4483	5106	285	5391
LOTS > 40,00 SF = 0.200 X LOTS SF					20.2%
FRONT YARD SF		7463			
DRIVEWAY 12%		2391	1218	0	0
DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF		4383	3600	0	0
HARDSCAPE TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES,					
HARDSCAPE MAX. 8% OF LOT SF		1594	1189	-435 sf	0
POOL (WATER AREA) = MAX. 2% OF LOT SF		398	0	0	0
HARDSCAPE + POOL = MAX. 8%		1594	754	-435 sf	0



608 Westview

5700 sf



612 Westview

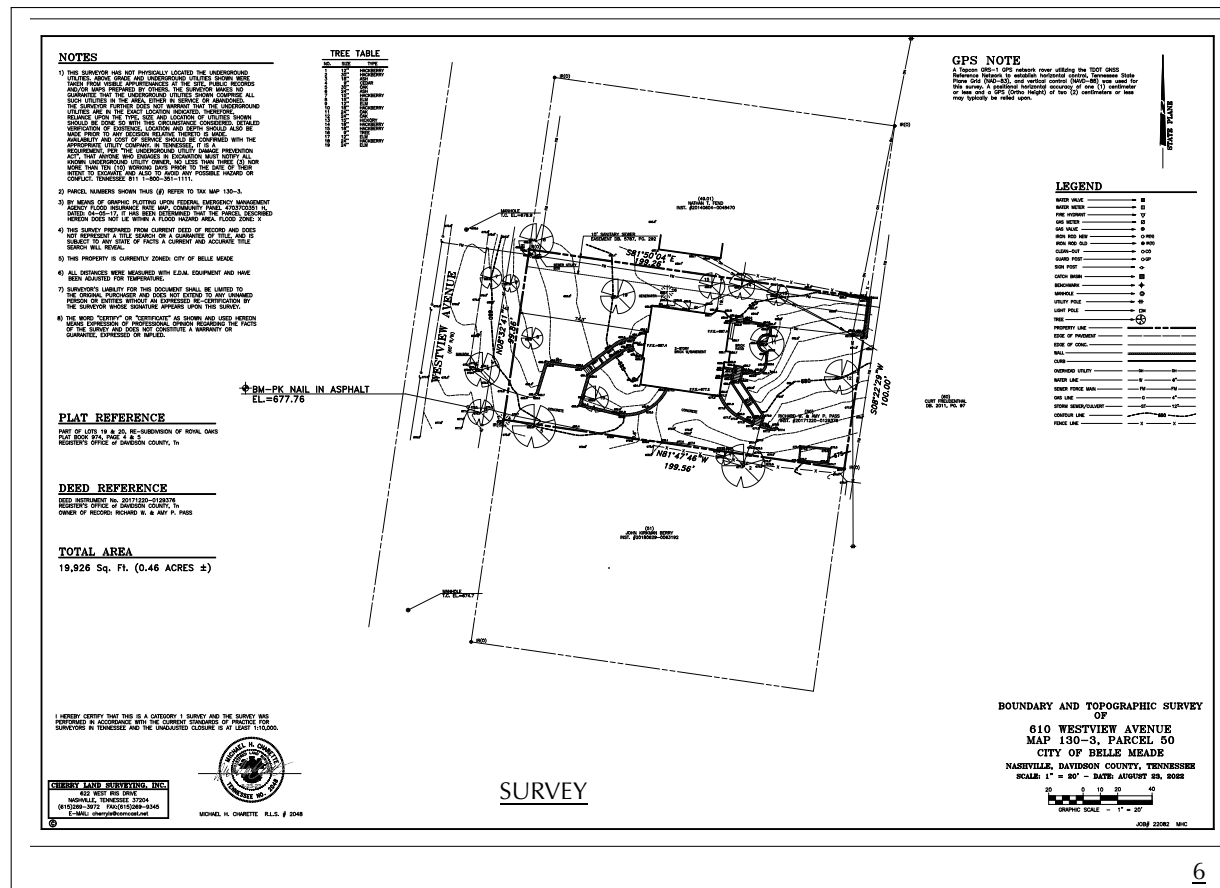
4828 sf

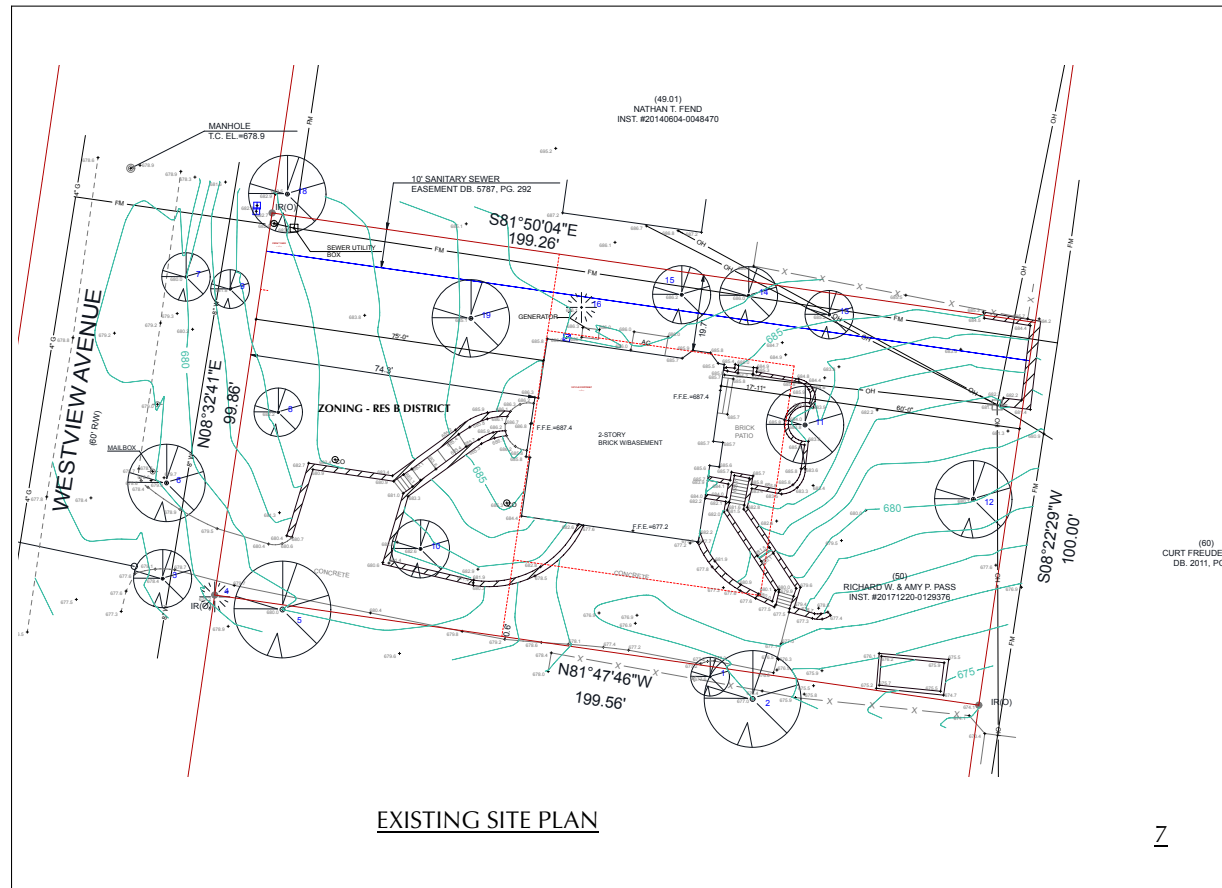


617 Westview

10,092 sf

5







rear of house



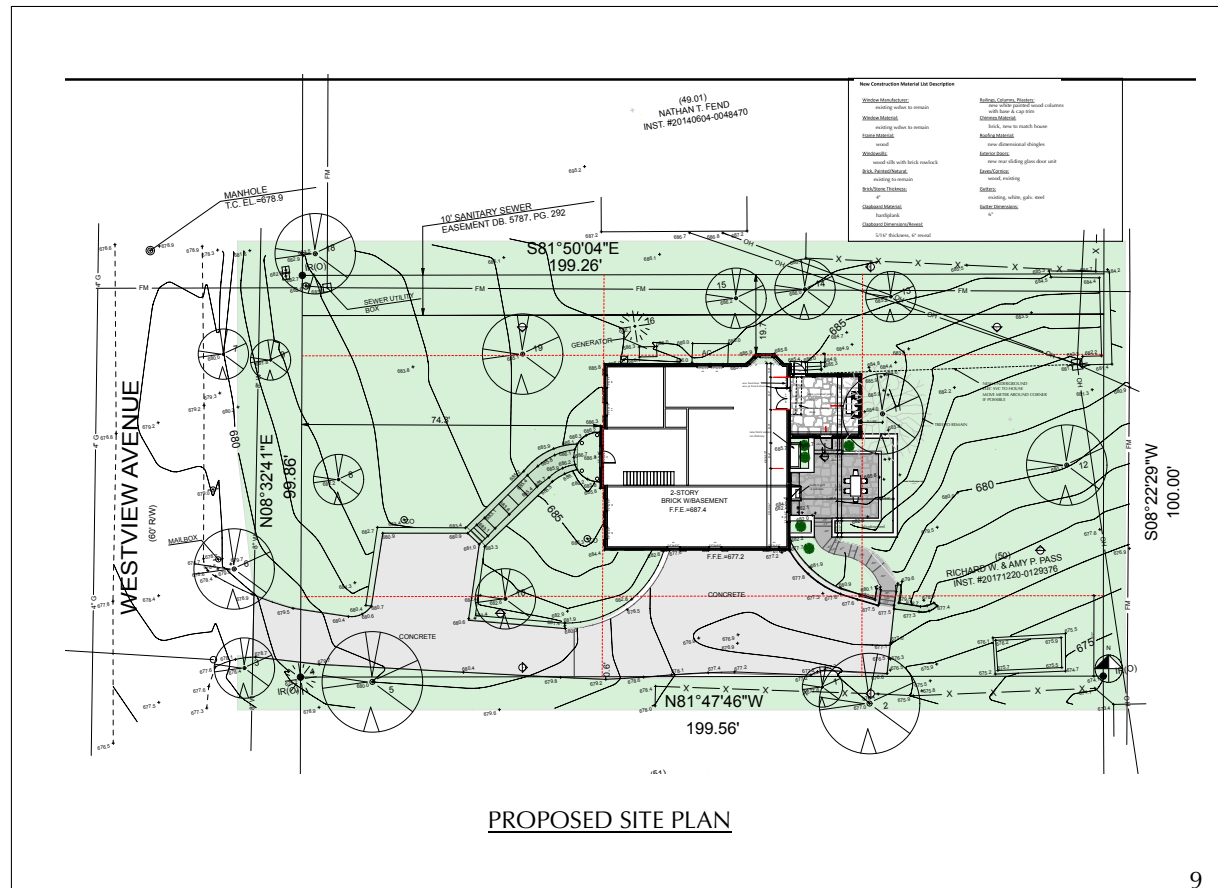
patio looking north

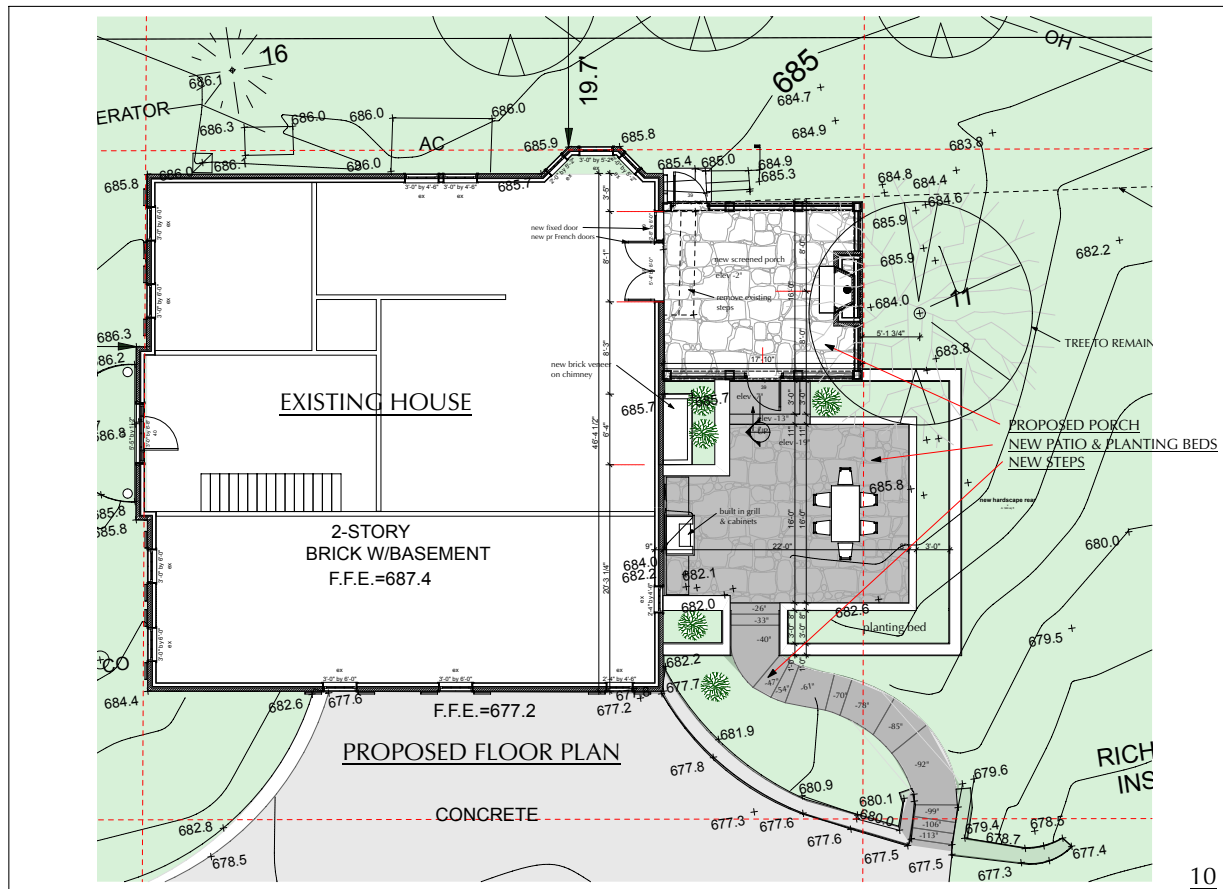


looking south to drive



drive on south side





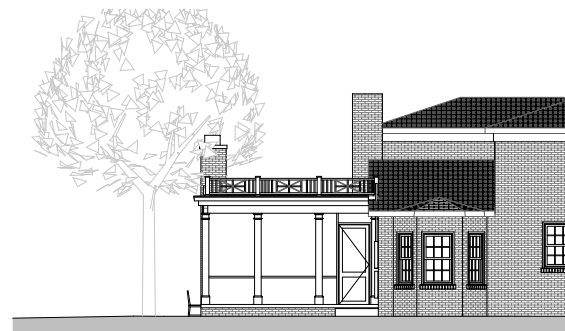
PROPOSED
ELEVATIONS



REAR/EAST ELEVATION



RIGHT/SOUTH ELEVATION (1)



LEFT/NORTH ELEVATION

Staff Report

Agenda No.: III.A.
Case No.: A25-82
Staff: Mary Samaniego, Planning Director
Applicant: The Pass family
Request: Two variances to the maximum footprint and gross floor area.
Location: 610 Westview Avenue

Summary:

The applicant/property owner is requesting two variances for an additional that exceeds the maximum allowable building footprint and maximum allowable building area. The specific request is to construct an attached covered porch onto the rear of the existing residence that already exceeds that maximum allowed building area.

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 0.46 acres (19,940 square feet).
2. The existing dwelling was constructed in 2002 and includes an attached three-car garage.
3. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,391 square feet. The existing residence, including the garage, has a building footprint of 2,256 square feet and the proposed addition of 285 square feet will then provide as overall building footprint of 2,541 square feet (150 square feet over the maximum allowable).
4. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 4,483 square feet. The existing residence has a building area of 5,106 square feet and the proposed addition of 285 square feet will then provide as overall building area of 5,391 square feet (908 square feet over the maximum allowable).
5. If the variances are approved, the proposed addition will require Historic Zoning Commission 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:

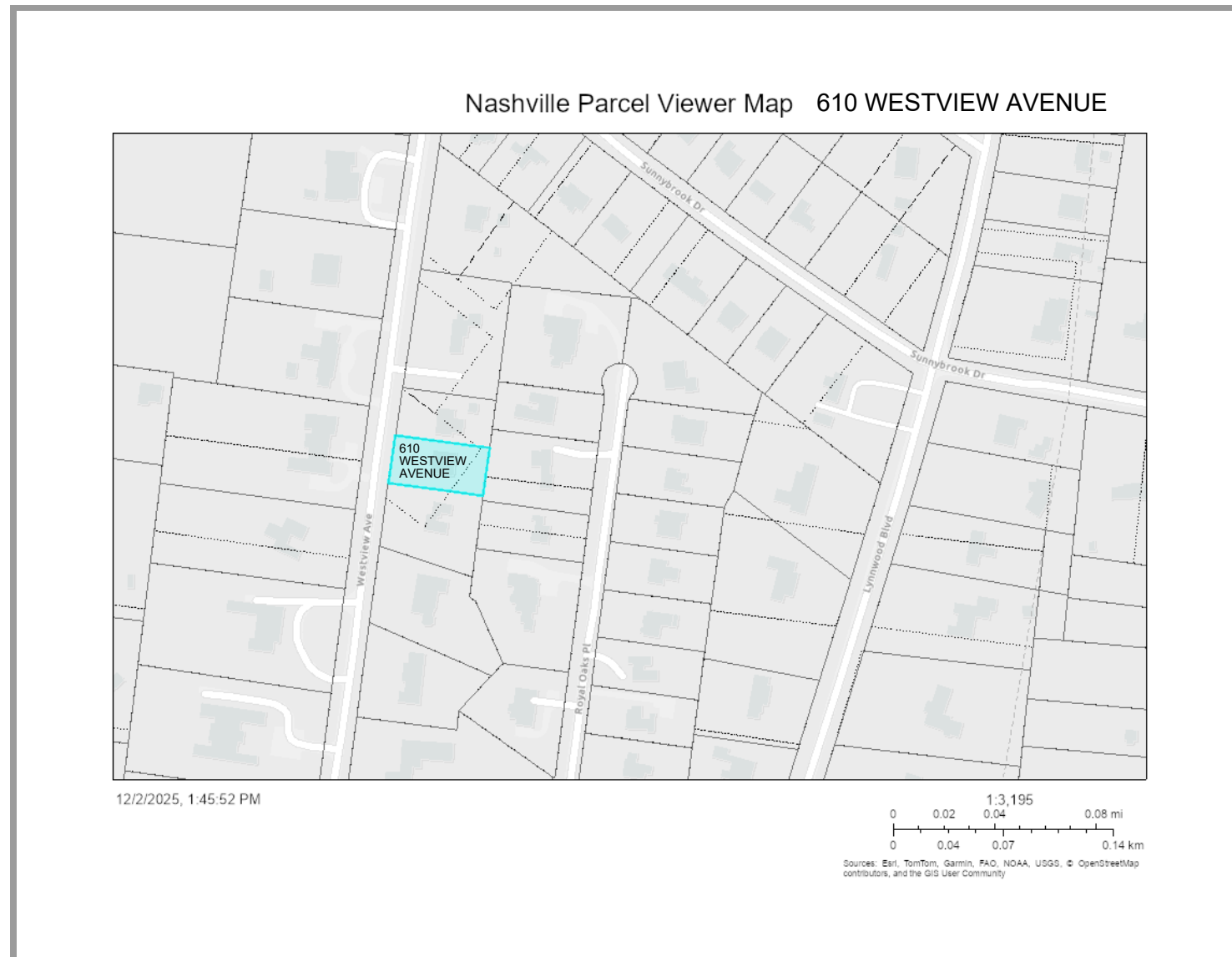
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

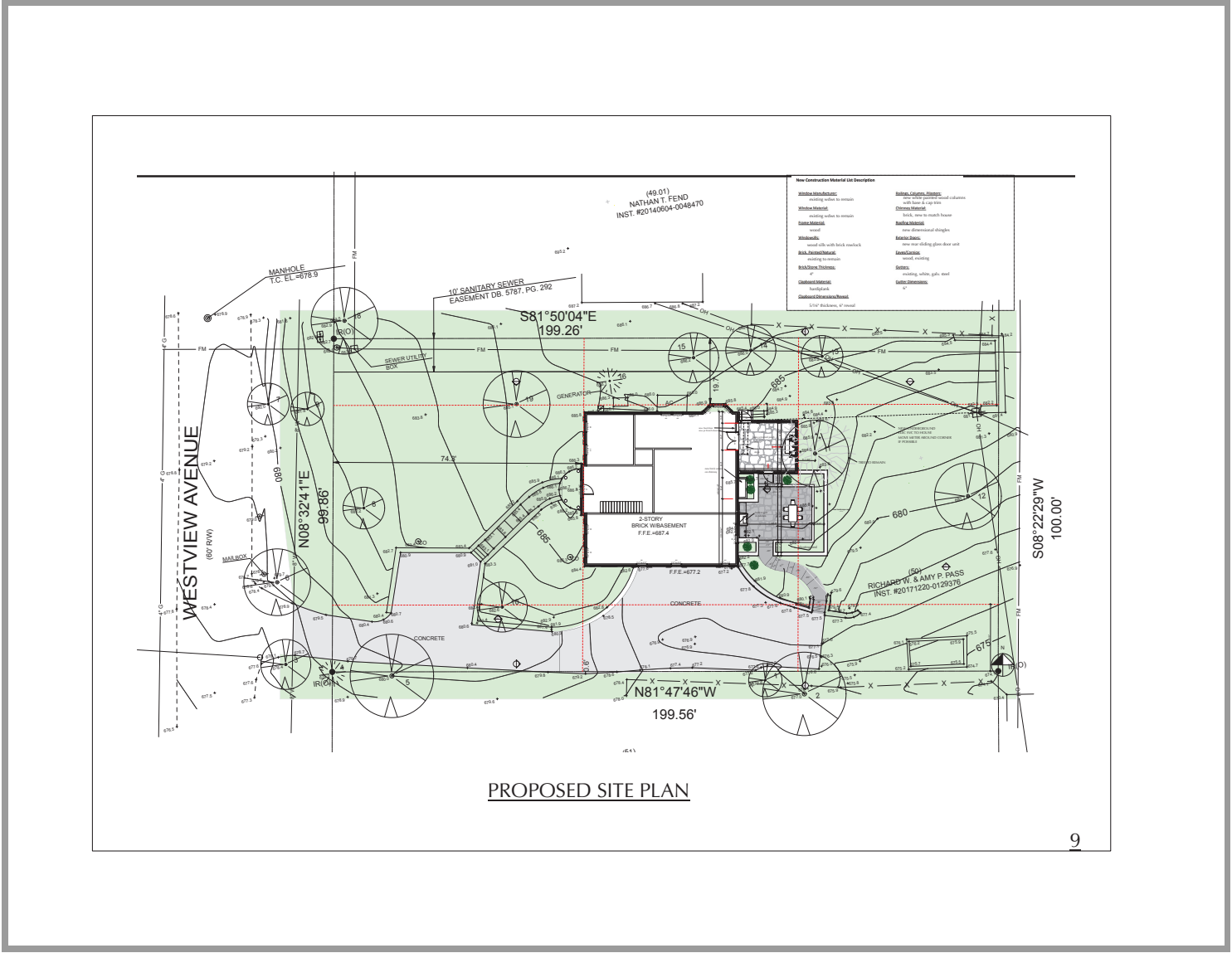
The applicant is proposing to exceed the maximum footprint and building area that were adopted in the Zoning Ordinance to benefit the public good. The intent and purpose of these design and bulk provisions, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. The proposed project meet this intent as it provides an unenclosed addition to residence on a smaller lot. Specifically, this unenclosed screened room will not add much to the visible bulk of the residence as viewed from the side and rear. The screened in porch addition is replacing an open area patio that already exists in the rear yard.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





Mary Samaniego

From: janiekberry@gmail.com
Sent: Wednesday, October 29, 2025 3:34 PM
To: Mary Samaniego
Cc: John Berry
Subject: 610 Westview Ave.

Dear Board of Zoning Appeals,

I am writing to express our support for the renovation plans of our neighbors, Wes and Amy Pass at 610 Westview Avenue. Their proposed updates are well thought out and will seamlessly blend with the character of our neighborhood. I appreciate their commitment to maintaining the integrity of our community while making improvements that will enhance both their property and our street. I encourage the Board to approve their plans.

Sincerely,
Janie Berry
Sent from my iPhone

Mary Samaniego

From: Amanda Fend <amanda.fend@gmail.com>
Sent: Sunday, November 2, 2025 9:00 AM
To: Mary Samaniego
Subject: 610 Westview

Dear Board of Zoning Appeals,

I am writing to express our support for the renovation plans of our neighbors, Wes and Amy Pass at 610 Westview Avenue. Their proposed updates are well thought out and will seamlessly blend with the character of our neighborhood. I appreciate their commitment to maintaining the integrity of our community while making improvements that will enhance both their property and our street. I encourage the Board to approve their plans.

Warm regards,
Amanda & Nate Fend

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Construction of a pool with required pool fencing at 6' height. Proposed pool location outside of the building envelope. Requestions CONDITIONAL USE for pool and VARIANCE request for overage of building envelope.

Project Calculations:

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

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	3969		4,629	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	7442		7556	
FRONT YARD AREA	13,624.66			
TOTAL DRIVEWAY AREA	3,969.29	3,893.76	3,354	
DRIVEWAY IN FRONT YARD AREA	2,997.43	2,406.35	2,338	
HARDSCAPE AREA	2,646.20	1,069	2,329	
POOL AREA	661.55		260	
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =	7,442.42			
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?

1209 Canterbury is a lot that has an existing home that will be renovated based on plans previously approved by the Belle Meade Zoning Board. The existing house shape and layout on the property have

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 zoning code states that any proposed pool must reside within the building envelope. Since the property of 1209 Canterbury exists on the curvature of the road making the lot an irregular shape (non-rectangular in form) and rear property lines

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?

Our hope is that the Board would see the location of the proposed pool to be in the best location for little to no impact on the surrounding neighbors. With the space internal of the rear building area, the proposed pool location would not exceed further

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

Canterbury is a wonderfully growing and evolving street with homes with young families and existing pools. There are at least 4 other homes on the same side of the street (7 homes on this side) that have swimming pools as well in the rear yards.

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.

Mamie Finch

2025-11-18

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) Scott & Traci McMillan
PHONE # _____

APPLICANT EMAIL ADDRESS mamie@bftlanddesign.com
PROPERTY ADDRESS: 1209 Canterbury - Residence 'B' with sqft between 30,000-40,000 sqft
REQUEST: **VARIANCE** ☒
CONDITIONAL USE ☒
REASON FOR REQUEST: _____

Construction of a pool with required pool fencing at 6' height. Proposed pool located outside the building envelope.

PROJECT CALCULATIONS

LOT SQ. FT:		33,077.40	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA							
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)							
FRONT YARD AREA		13,624.66					
12%	TOTAL DRIVEWAY AREA	3,969.29	3,893.76	3,354	10.1%	n/a	
22%	DRIVEWAY IN FRONT YARD AREA	2,997.43	2,406.35	2,338	17.2%	n/a	
8%	HARDSCAPE AREA	2,646.20	1,069	2,329	7.0%	n/a	
2%	POOL AREA	661.55	0	260	3.9%	n/a	
		F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = 7,442.42 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?

1209 Canterbury is a lot that has an existing home that will be renovated based on plans previously approved by the Belle Meade Zoning Board. The existing house shape and layout on the property have led to designing within some tighter boundaries than are typical of the surrounding homes on Canterbury. 1209 has an irregularly shaped lot with angled front and rear property lines that result in an angled rear yard setback line. It is also smaller than a typical Residence 'B' property with square footage of property being 33,0770 (approximately .76 acres) instead of the 40,000 sqft lot size defined in the zoning code.

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 zoning code states that any proposed pool must reside within the building envelope. Since the property of 1209 Canterbury exists on the curvature of the road making the lot an irregular shape (non-rectangular in form) and rear property lines dictate the rear yard setback, the building envelope is not square with the existing home or front setback. This leads to a very tight building envelope that is being utilized by a reasonable home renovation project. While we are designing the exterior spaces to be within the allowable sizes allocated by the zoning code, the space provided for a pool to reside in the building envelope is smaller than a typical pool design program.

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?

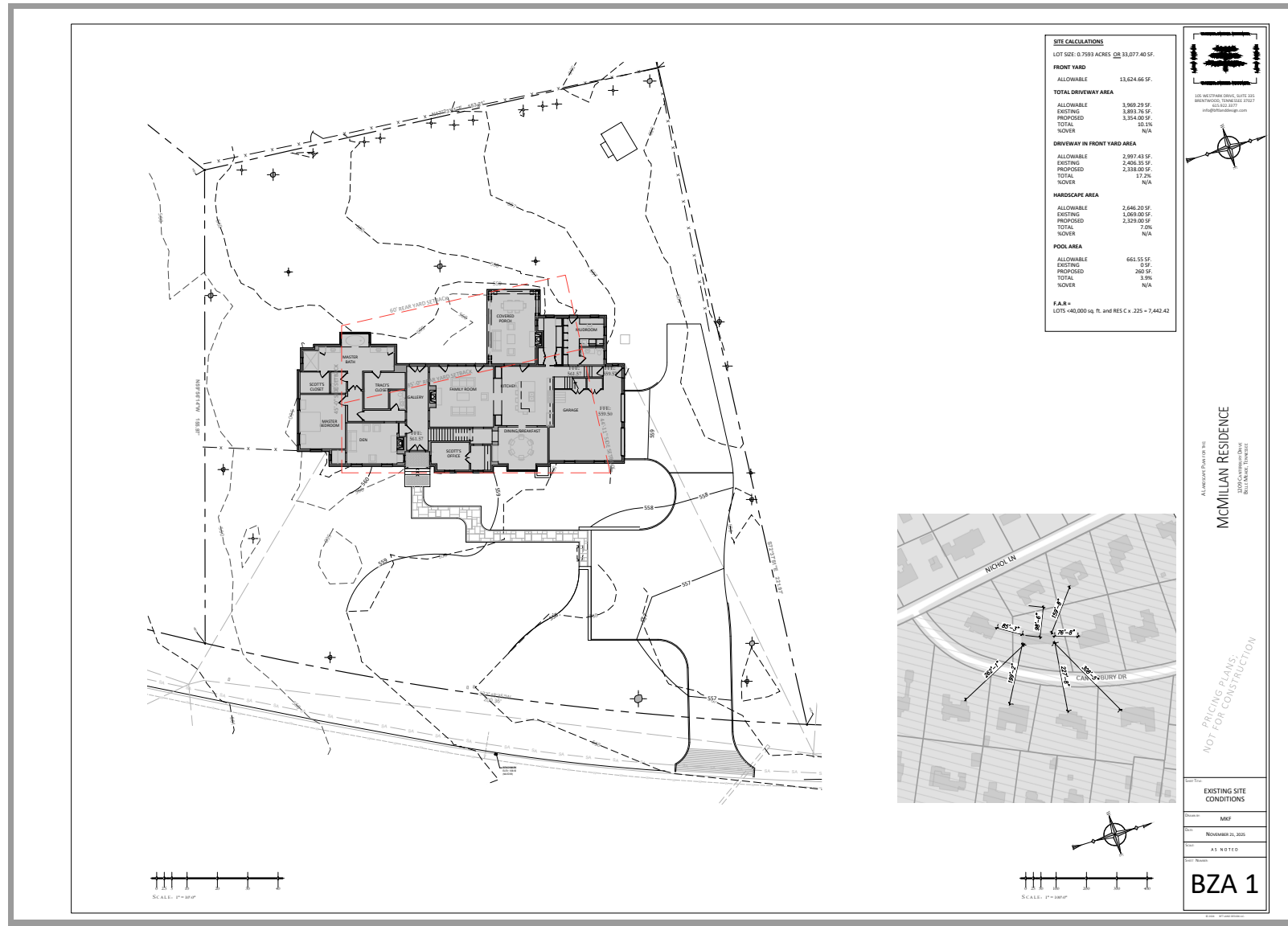
Our hope is that the Board would see the location of the proposed pool to be in the best location for little to no impact on the surrounding neighbors. With the space internal of the rear building area, the proposed pool location would not exceed further than the facade of the current Covered Porch line. This means that no vertical pool related element extends further into the yard past the board-approved architecture of the home. Low retaining seatwalls would be 18" above the surface of the terrace (within the allowable height defined by the zoning code) and the size of the pool is smaller than a typical pool and less than half the size of the allowable sqft defined by the zoning code - allowable pool size could be up to 661 sqft (roughly sized at 18'x36') and our proposed pool size is 260 sqft. with dimensions of 13'x20'. The pool corner closest to the rear yard property line is still 54.5' away, extending past the setback by only 5.5' which totals an overage of 52 sqft. There is also a healthy screen of trees on the rear and side property lines that we intend to protect as well as add to for visual privacy and sound buffering.

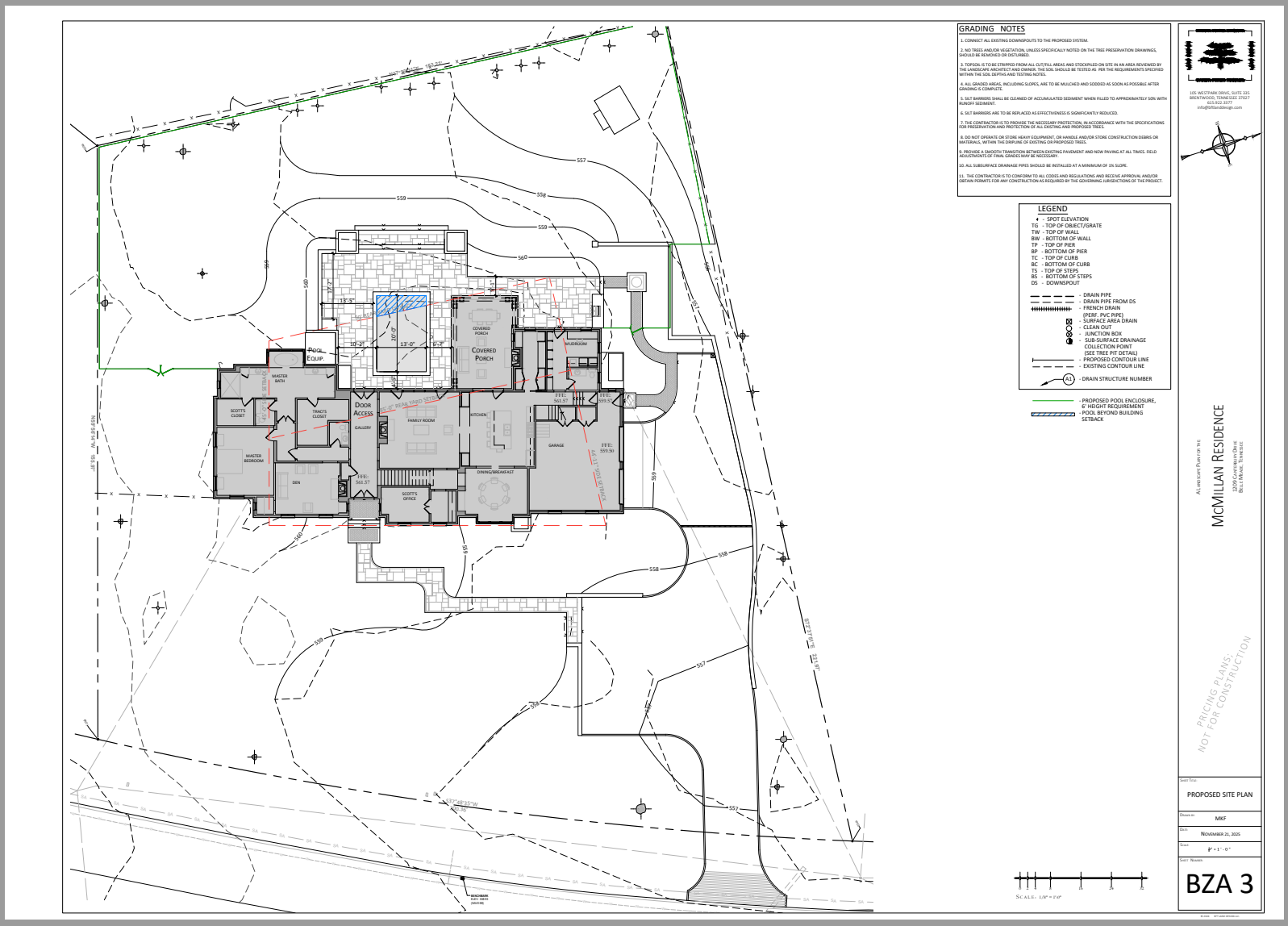
How would the resulting construction not be out of harmony with other homes in the neighborhood?

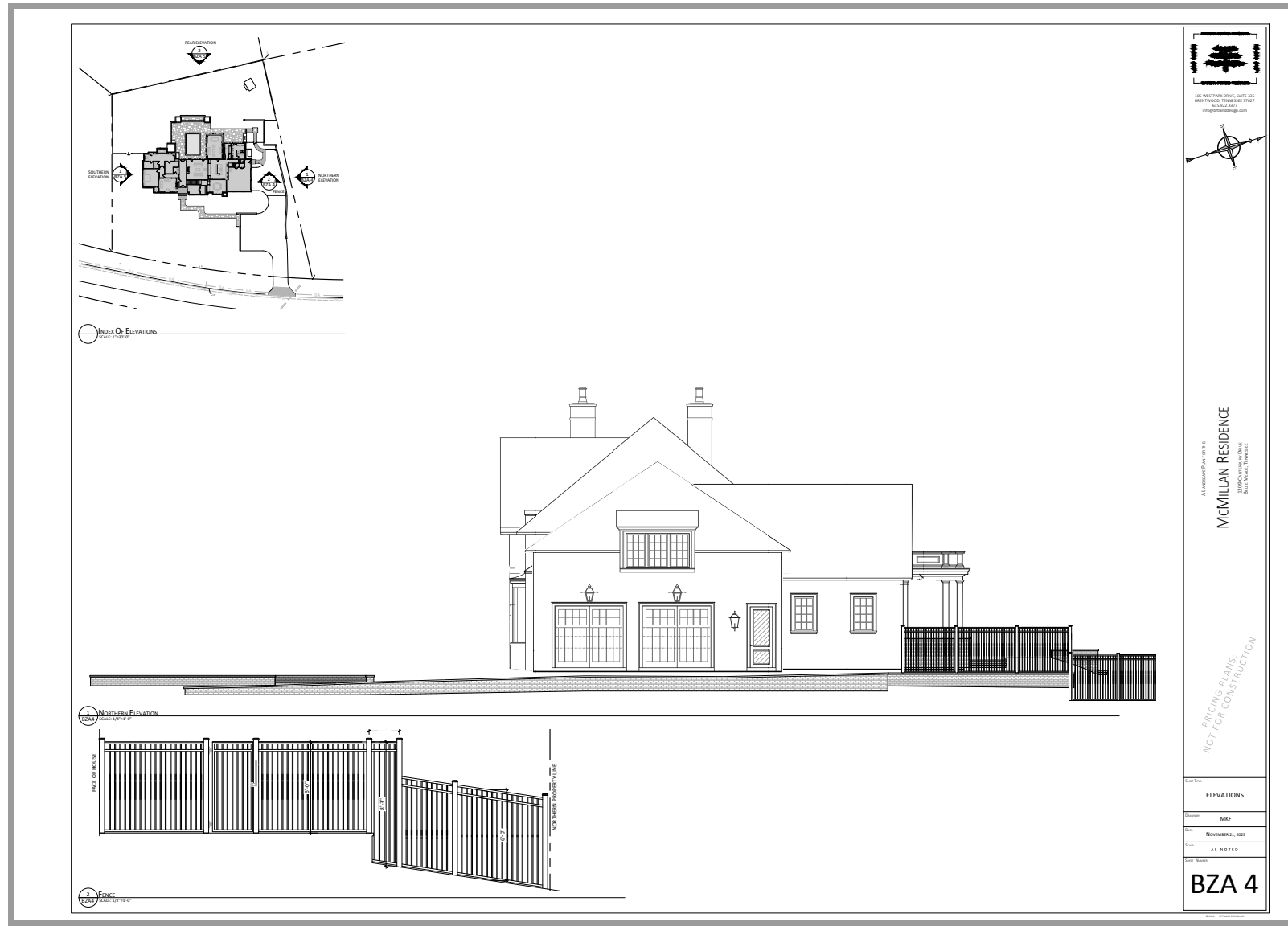
Canterbury is a wonderfully growing and evolving street with homes with young families and existing pools. There are at least 4 other homes on the same side of the street (7 homes on this side) that have swimming pools as well in the rear yards. Additionally, the two neighboring homes behind 1209 Canterbury actually sit closer to the rear property than the pool at 1209 Canterbury would. 1214 Nichol Lane is approximately 24' from the shared rear property line and 1212 Nichol Lane is approximately 43' from the adjacent property line. Both homes are situated closer to the property line than the pool at 1209 Canterbury would be located. We believe this design program at 1209 would reflect the desires of a busy household to enjoy an outdoor oasis.

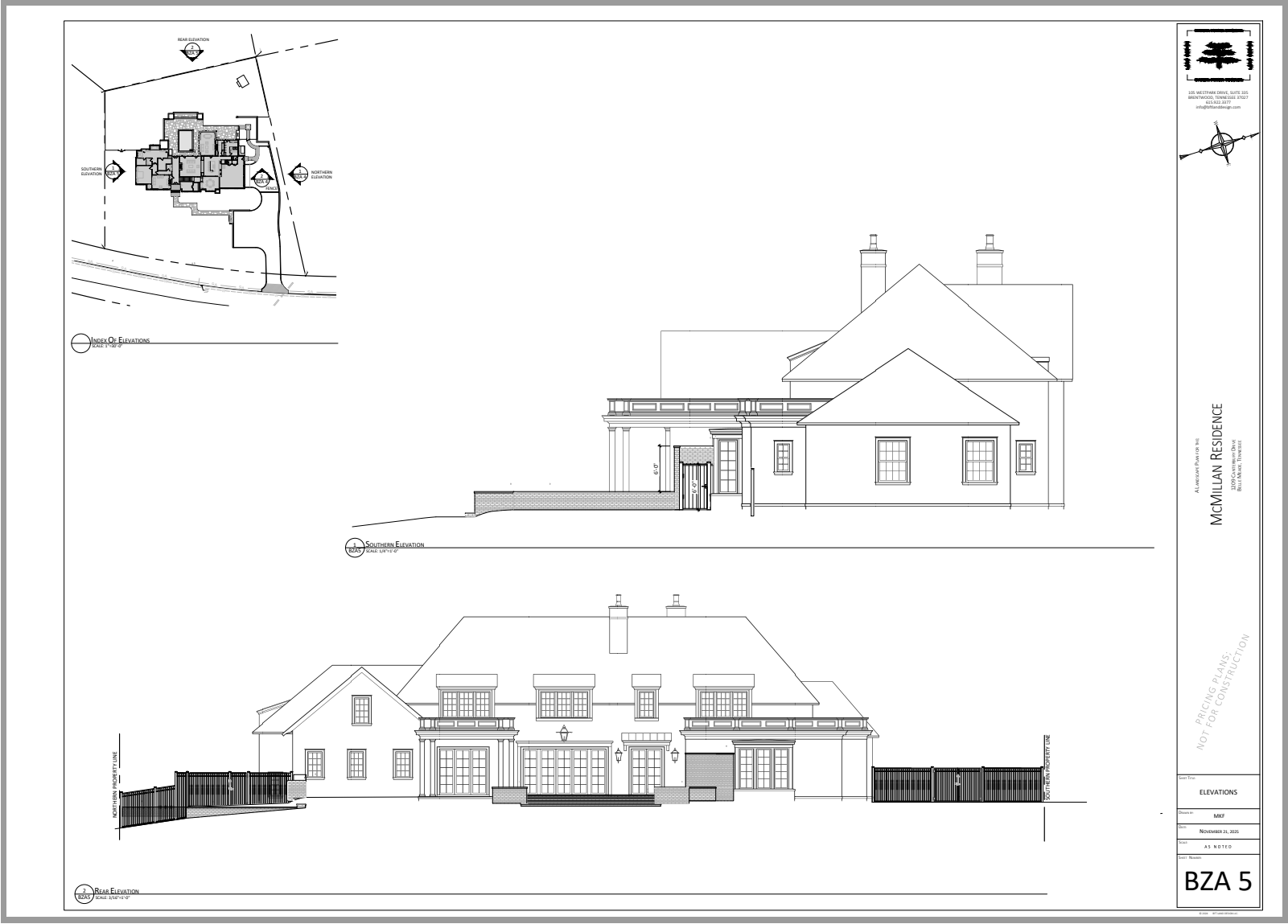
SIGNATURE: Mamie Finch (Owner/Agent) **DATE:** November 18, 2025

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









Staff Report

Agenda No.: III.B.
Case No.: A25-86
Staff: Mary Samaniego, Planning Director
Applicant: The McMillan family
Request: Conditional use approvals for a swimming pool with a rear yard setback variance.
Location: 1209 Canterbury Drive

Summary:

The applicant is a conditional use approval for a swimming pool and with associated rear yard setback variance. The existing residence was constructed in 1945 and includes an attached two-car garage. The applicants/property owners were approved in July 2025 for four variances (#A25-39) for the construction of several separate additions that cumulatively exceeds the maximum allowable building footprint, maximum allowable building area, and side and rear yard setbacks.

Planning Considerations:

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

1. The subject property is 0.76 acres (33,077 square feet) and is an irregular triangular shape.
2. The existing dwelling was constructed in 1945 with a two-car garage and an existing rear patio.
3. The lot is irregularly shaped as it is almost as wide (average 176') as it is deep (average 189').
4. Per Section 14-205(1)(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 is 661 square feet. The proposed area of water in the swimming pool is 260 square feet.
5. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 2,646 square feet. The proposed area of the hardscape, including the pool, is 2,329 square feet.
6. 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).
7. The required rear yard setback for this property is 60'. The swimming pool is required to be within the setbacks/building envelope. The applicant is proposing to place the swimming pool approximately 53' from the rear property line.

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 260 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 rear setback that was adopted in the Zoning Ordinance to benefit the public good. The applicant is proposing to exceed design criteria that were adopted in the Zoning Ordinance to benefit the public good. The lot is irregularly shaped trapezoid with slanted rear property line and is shallow in depth as compared to other properties in the section of Canterbury Drive. However, the front property line and existing residence are parallel to the street. The location of the swimming pool is parallel and in line

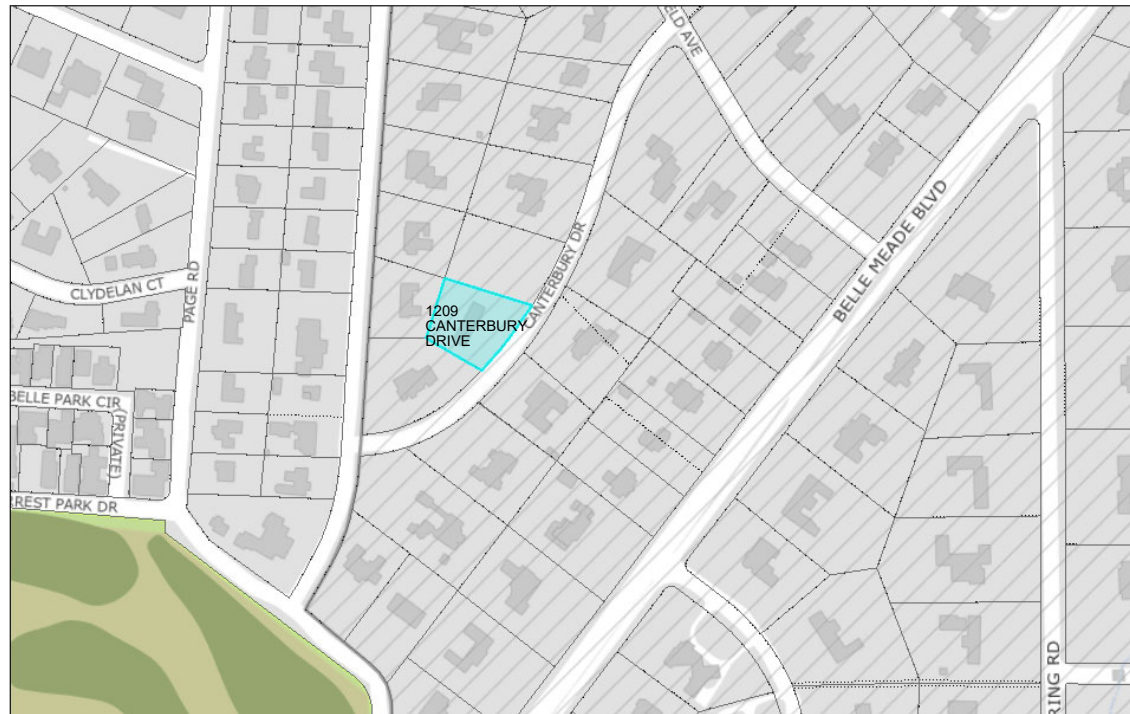
with the residence placement. Similarly, the applicant has positioned the pool as close to the rear of the residence as possible to preserve as much open space in the rear yard as possible.

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

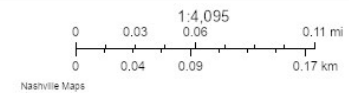
Attachments:

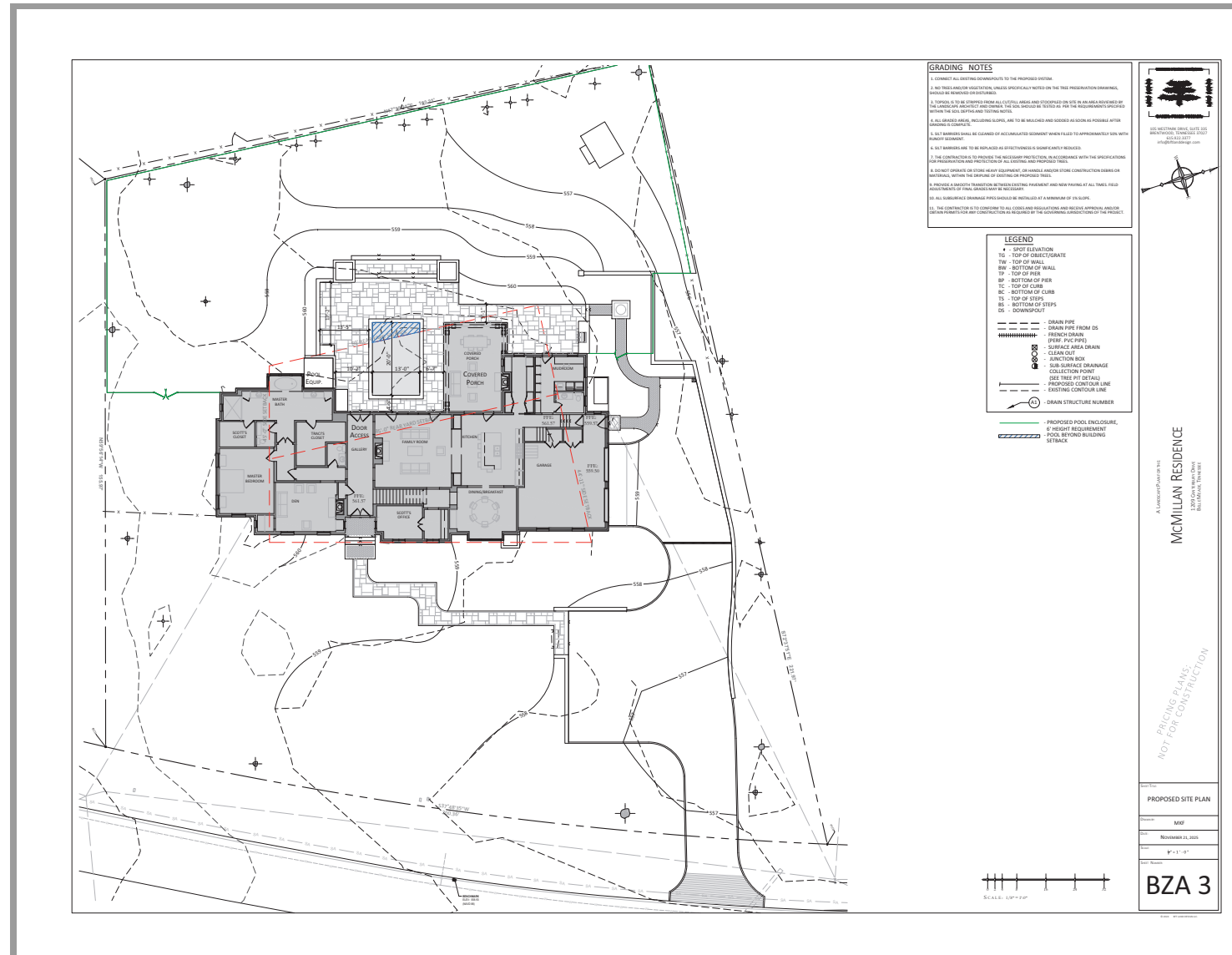
1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map 1209 CANTERBURY DRIVE



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





From: [Ron Stanley](#)
To: [Mary Samaniego](#)
Cc: [Laura Stanley](#)
Subject: BZA Meeting, Item III.B (1209 Canterbury)
Date: Thursday, December 4, 2025 5:56:30 PM

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

Mary,

I hope this note finds you well and having enjoyed the recent Thanksgiving Holiday.

I know the upcoming 12/16/25 BZA meeting includes the McMillian's home plans and related variance request (at 1209 Canterbury).

As I think you know, my wife, Laura and I live on 1214 Nichol Lane, directly behind the McMillian's 1209 Canterbury home. We have reviewed the variance application and related plans online as well as reviewed personally with the McMillians. We are in full support of their plans and the requested variance. We believe the plans are in great taste and will enhance the appeal of the surrounding area. I am sharing our support via email as we are, unfortunately, able to attend the meeting due to scheduled travels.

If you have any questions, please do not hesitate to reach out.

Best regards,

Ron & Laura Stanley
615-205-1010

The information contained in this document and any documents attached hereto are the property of Nixon Power Services. If you are not the intended recipient, please notify us immediately and delete this message and all its attachments.

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Variance to Footprint due to low cape cod structure requiring larger footprint.
Driveway area due to long footprint and existing structures restraint.

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	2,997.1	3,258.7	3,661.2	3%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	5,619.6	4,295.6	5394.4	NA
FRONT YARD AREA	7,806			
TOTAL DRIVEWAY AREA	2,997	3,240	3,521	2%
DRIVEWAY IN FRONT YARD AREA	1,717	1,709	NA	NA
HARDSCAPE AREA	NA			
POOL AREA	NA			
F.A.R. =	5,619.6			
LOTS <40,000 sq. ft. x .225 =	5,619.6			
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?

A very low pitched Cape Cod with rear addition prohibits additional sf.- it must expand horizontally. Existing carport needs to be converted into garage, and third bay is necessary to accommodate 2 bedrooms and bath above.

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?

A previous rear addition to the house prohibits expansion - the house is currently only 3 bedrooms. The structure has a minimal roof line, making any alterations / dormers not viable to gain SF.

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?

Due to the deep and narrow lot, the new structure cascades down with the natural grade and is not visible from the street. The vertical restrictions on existing roof line make this an exception to the zoning ordinance.

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

There is no visual change to the the street view. a new enclosed garage and a compliant 5' side driveway buffer will improve the neighborhood harmony.

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.

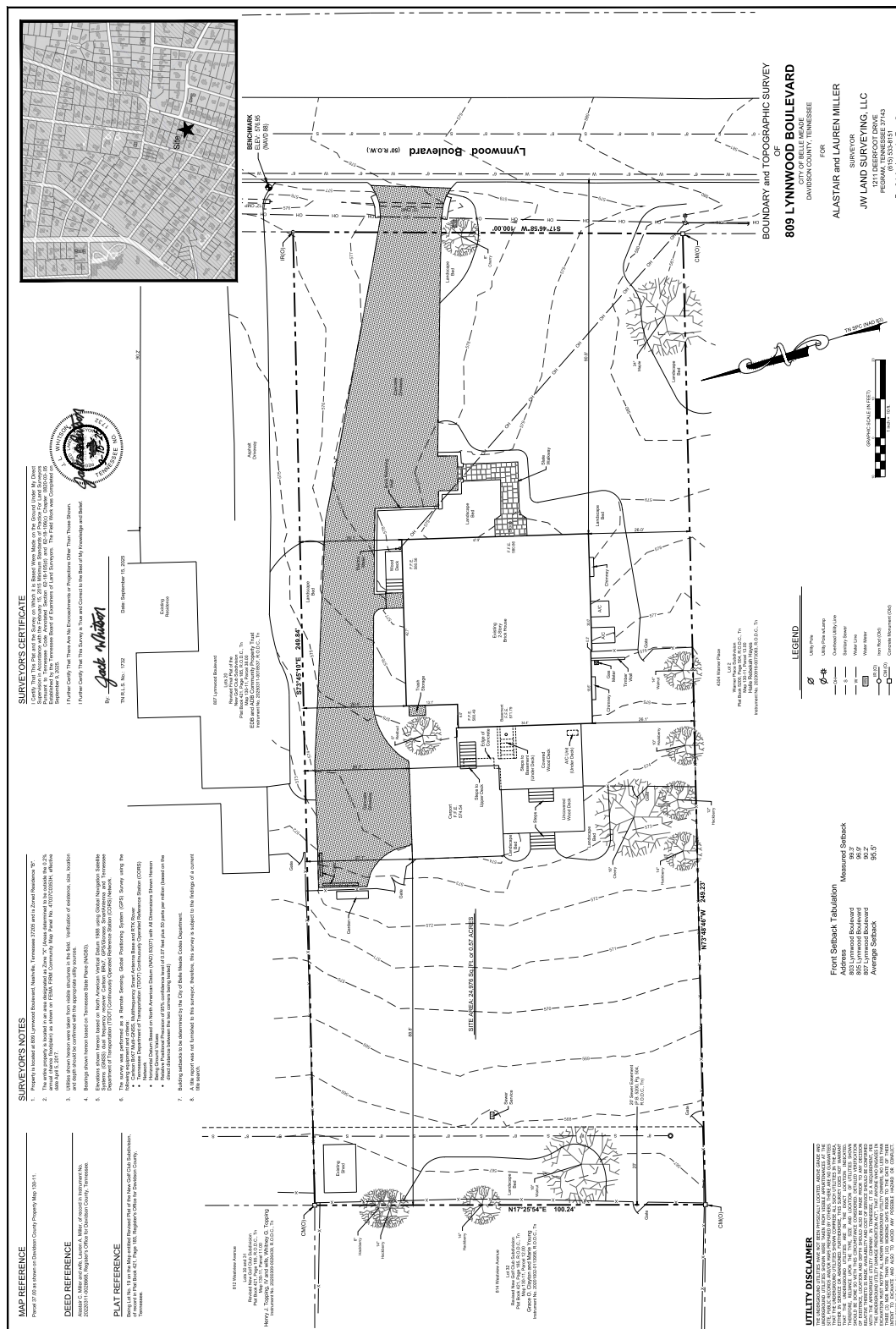
jeff steele

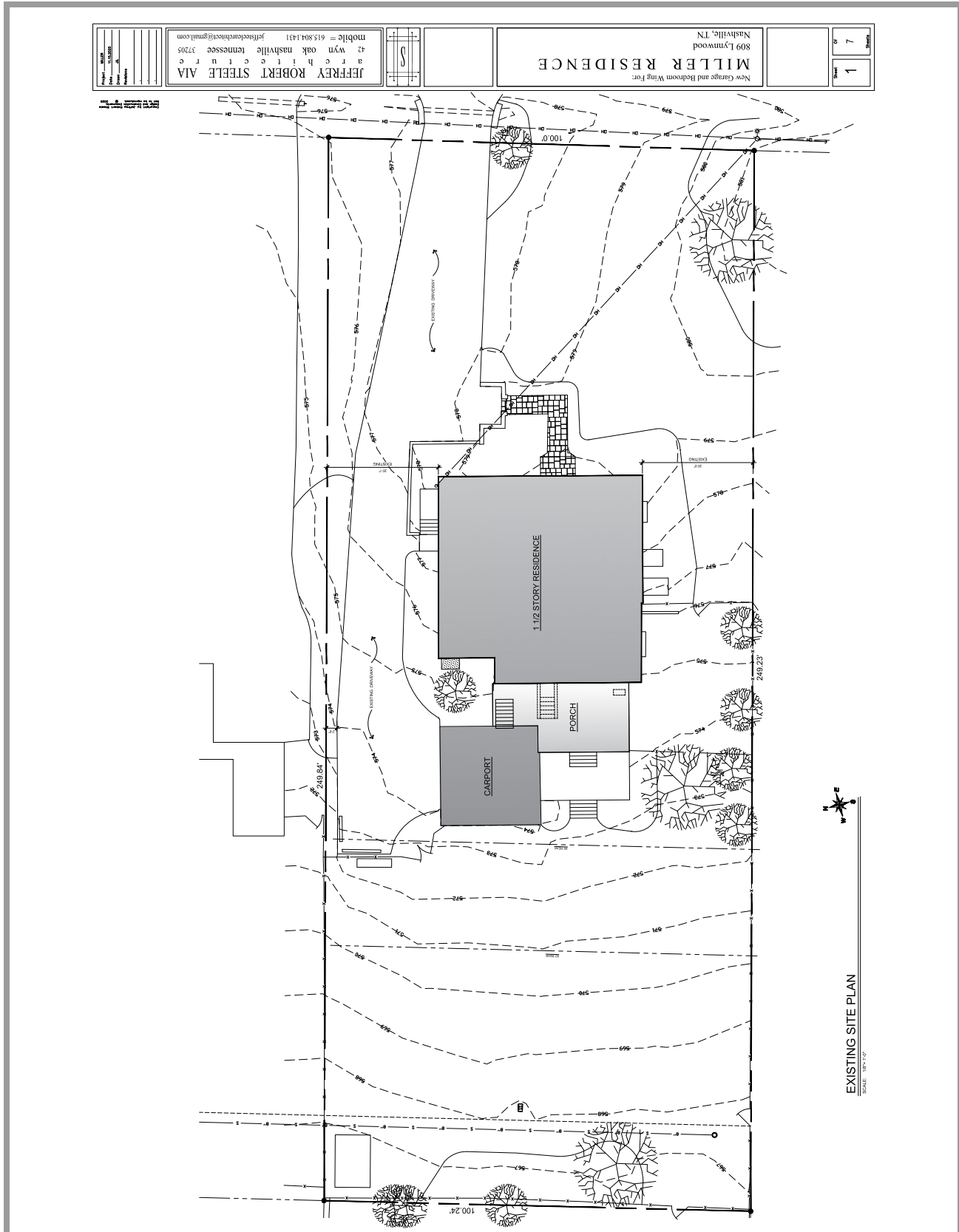
2025-11-20

Typed Signature of Applicant or Owner

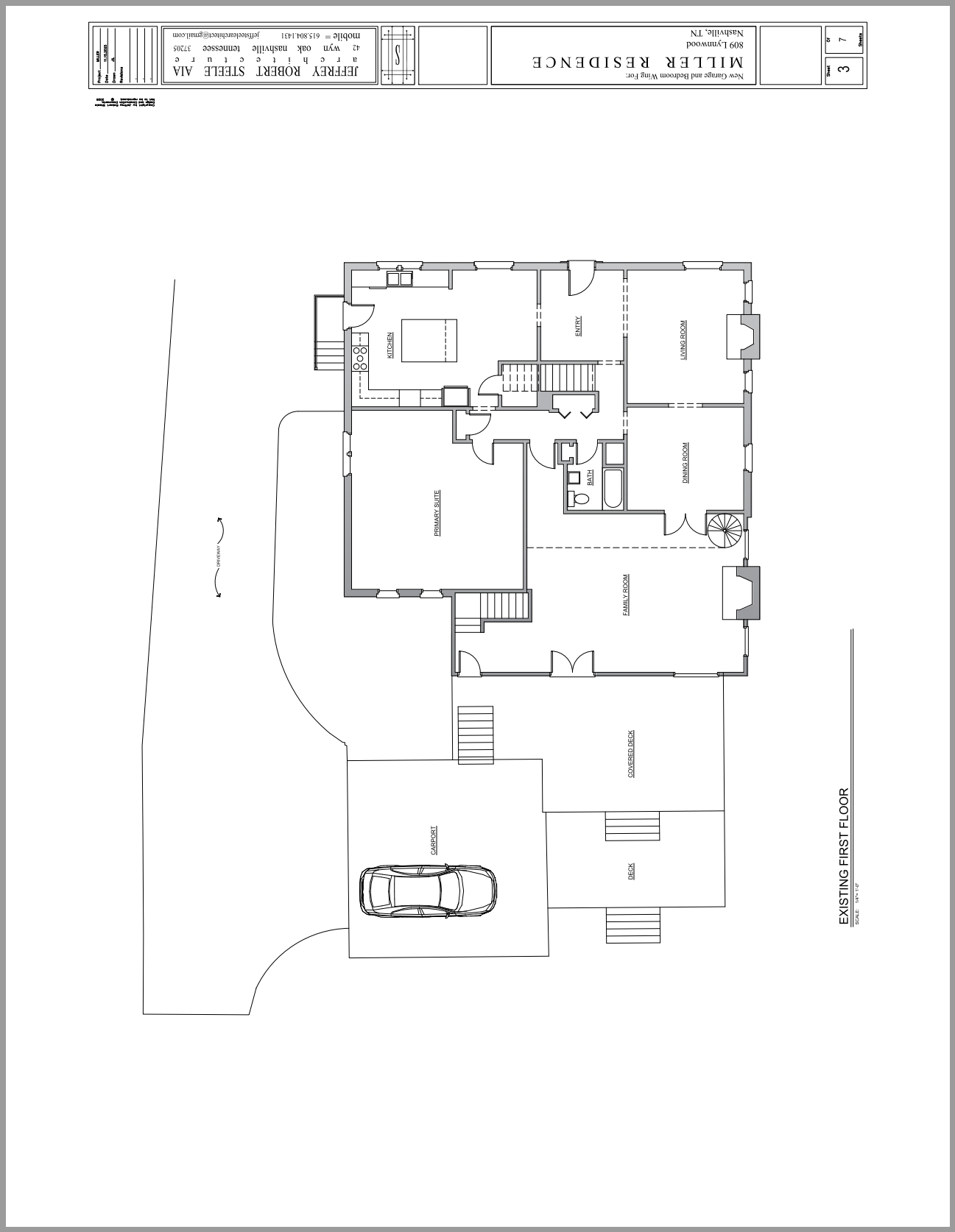
Date

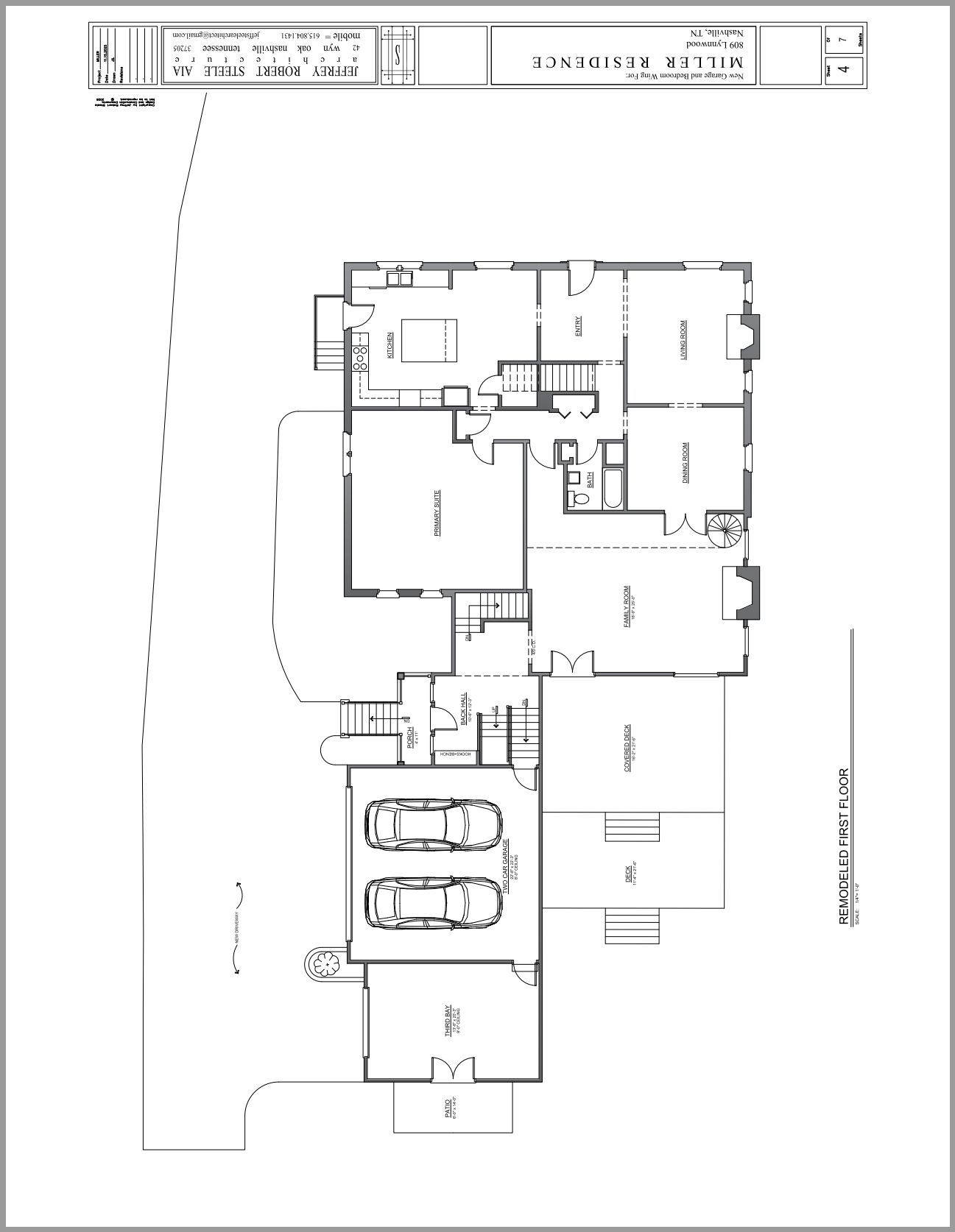
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

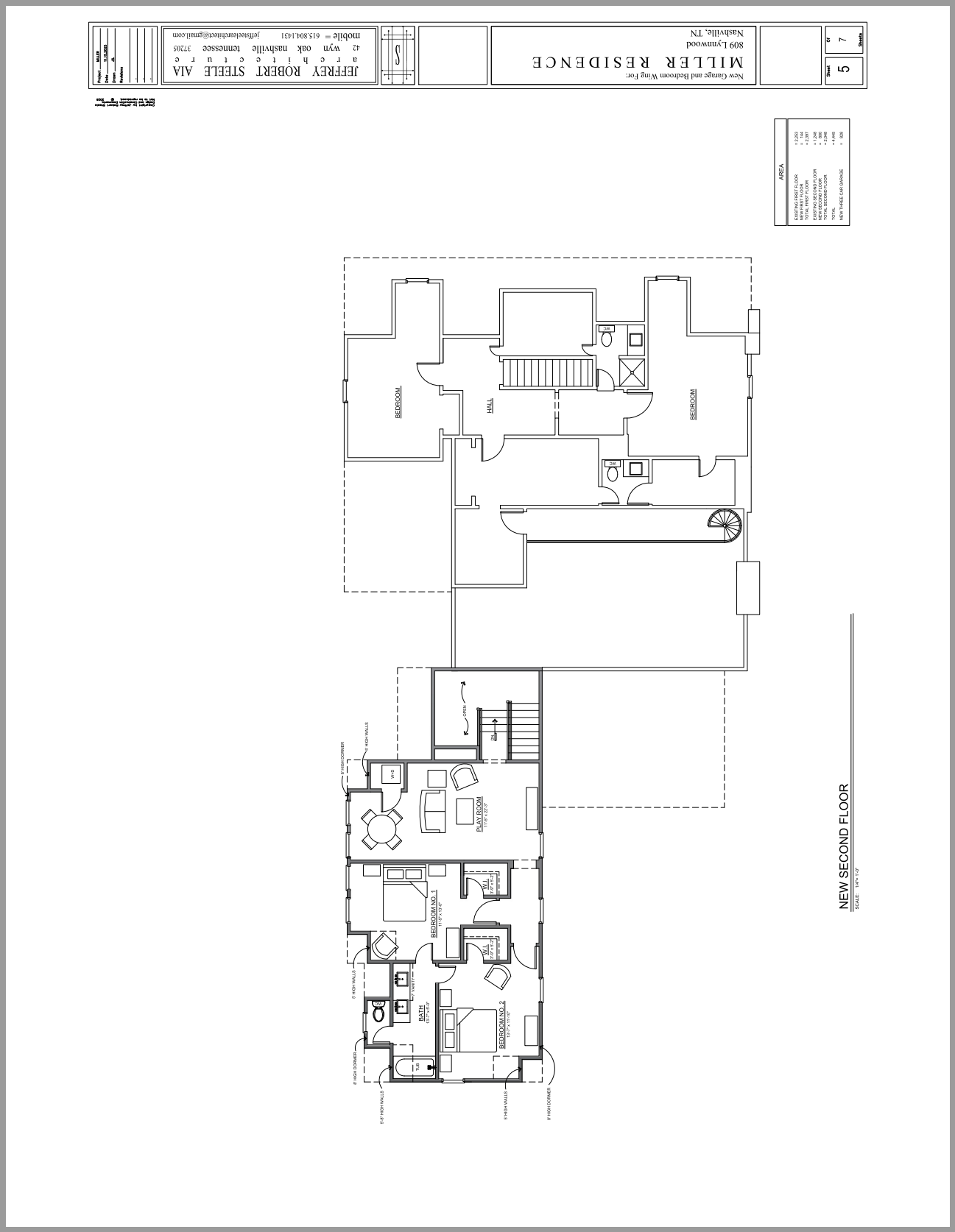


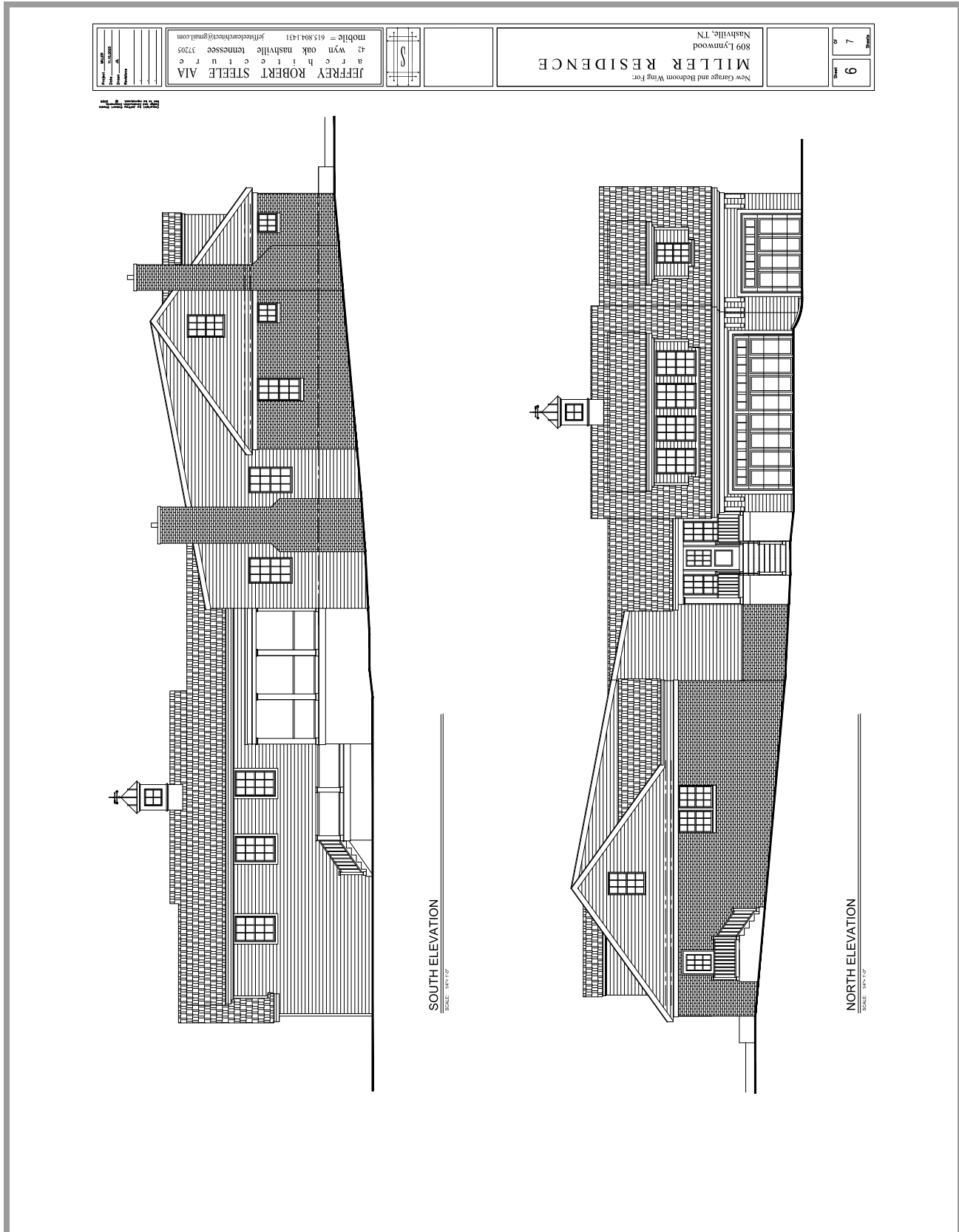


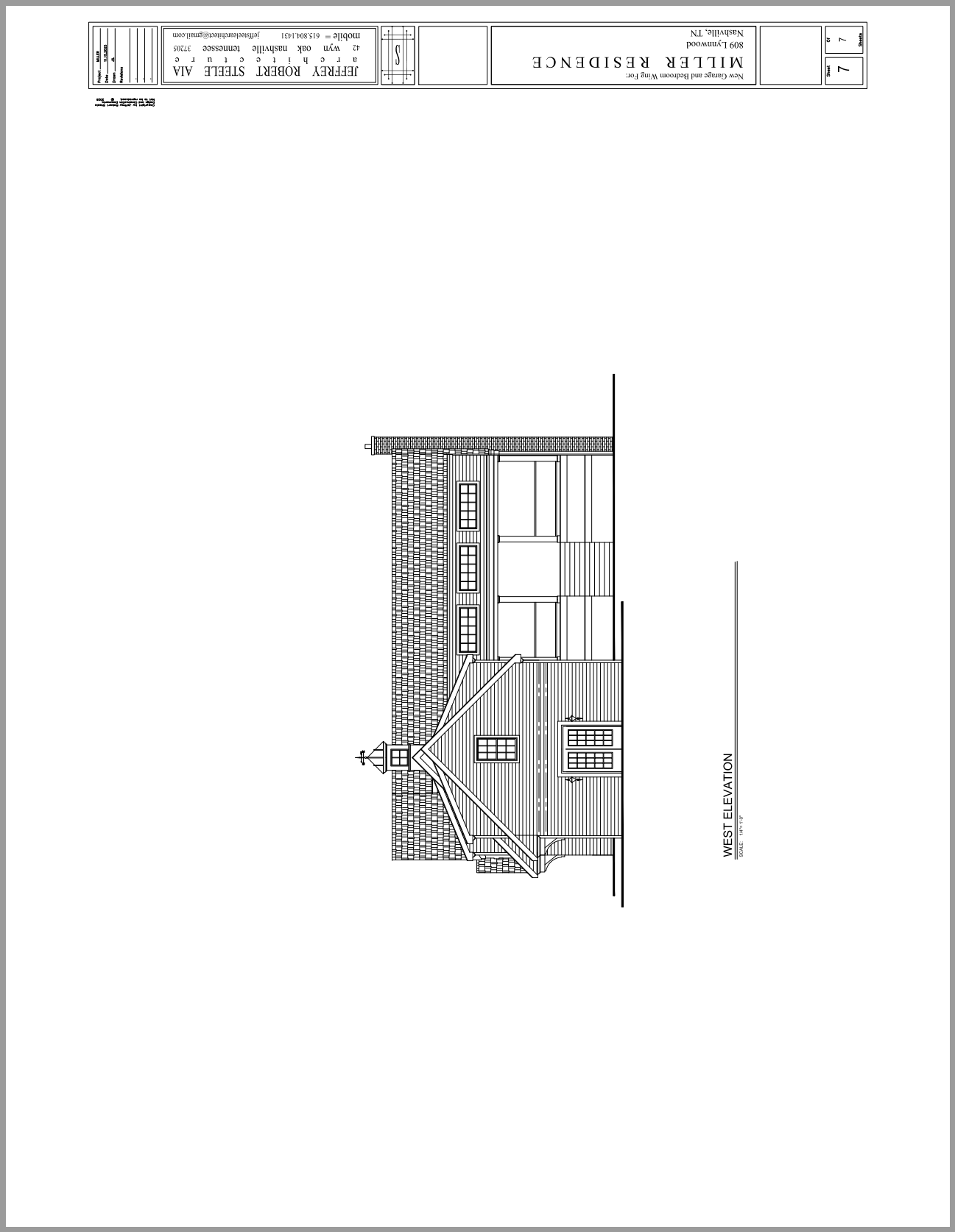












Staff Report

Agenda No.: III.C.
Case No.: A25-88
Staff: Mary Samaniego, Planning Director
Applicant: The Miller family
Request: Two variances to the driveway coverage and maximum footprint.
Location: 809 Lynwood Boulevard

Summary:

The applicant is requesting a variance to exceed the 12% maximum driveway coverage and maximum footprint. The specific project includes removal of a nonconforming carport and the addition of a three-car attached garage with a second story. 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 0.57 acres (24,950 square feet).
2. The existing dwelling was constructed in 1948 in the Cape Code style and includes a two-car attached carport.
3. The lot is rectangular in shape and is similar to area properties.
4. There are not any steep slopes on the property nor is it in the regulatory floodplain
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 2,997 square feet. The existing residence has a building footprint of 3,259 square feet and the addition of 400 square feet will then provide an overall building footprint of 3,659 square feet (662 square feet over the maximum allowable).
6. 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 2,997 square feet. The existing driveway is 3,240 square feet and the proposed is 3,521 square feet (524 square feet over allowable).

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of

Zoning Appeals may grant a variance based on the following findings of fact:

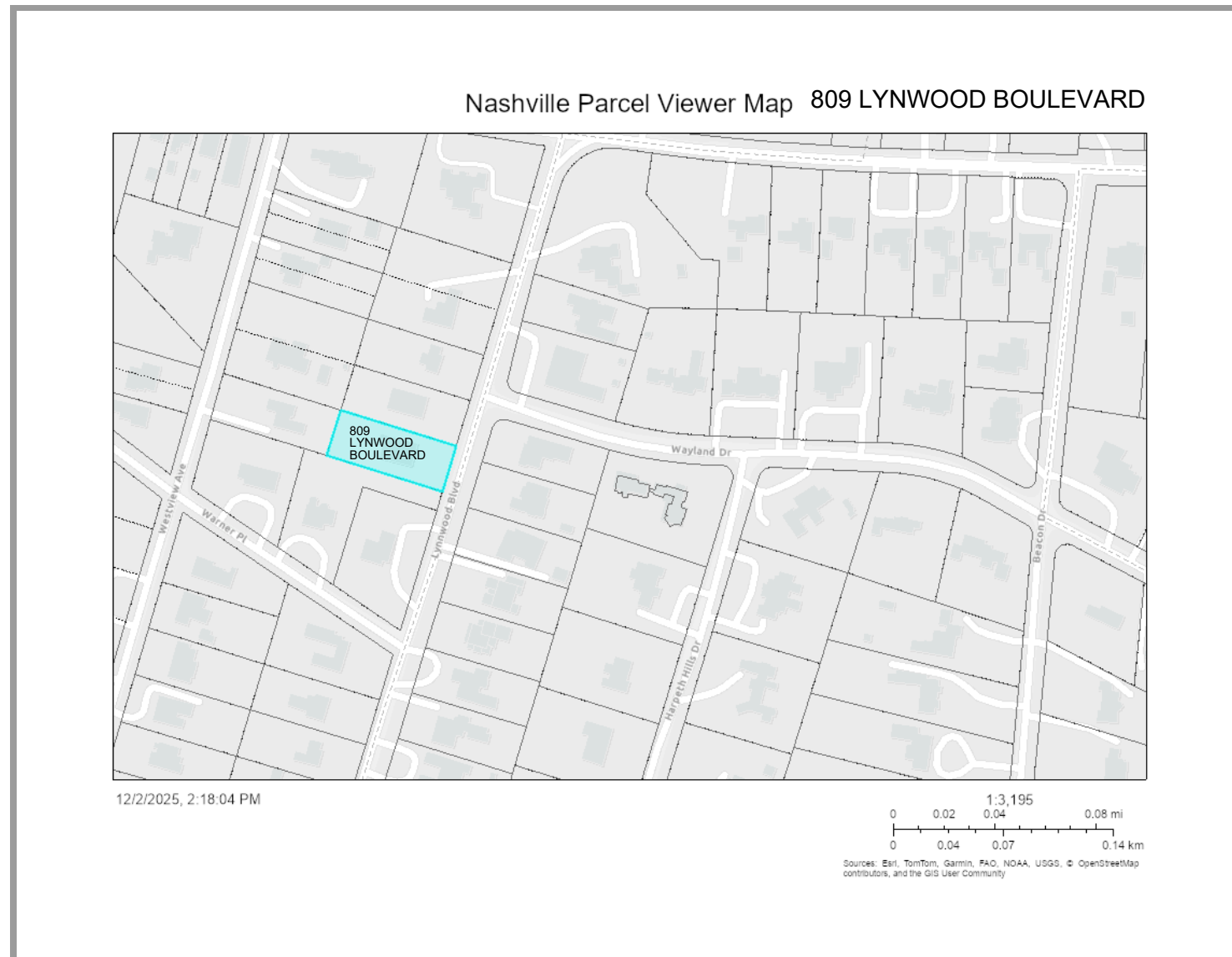
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

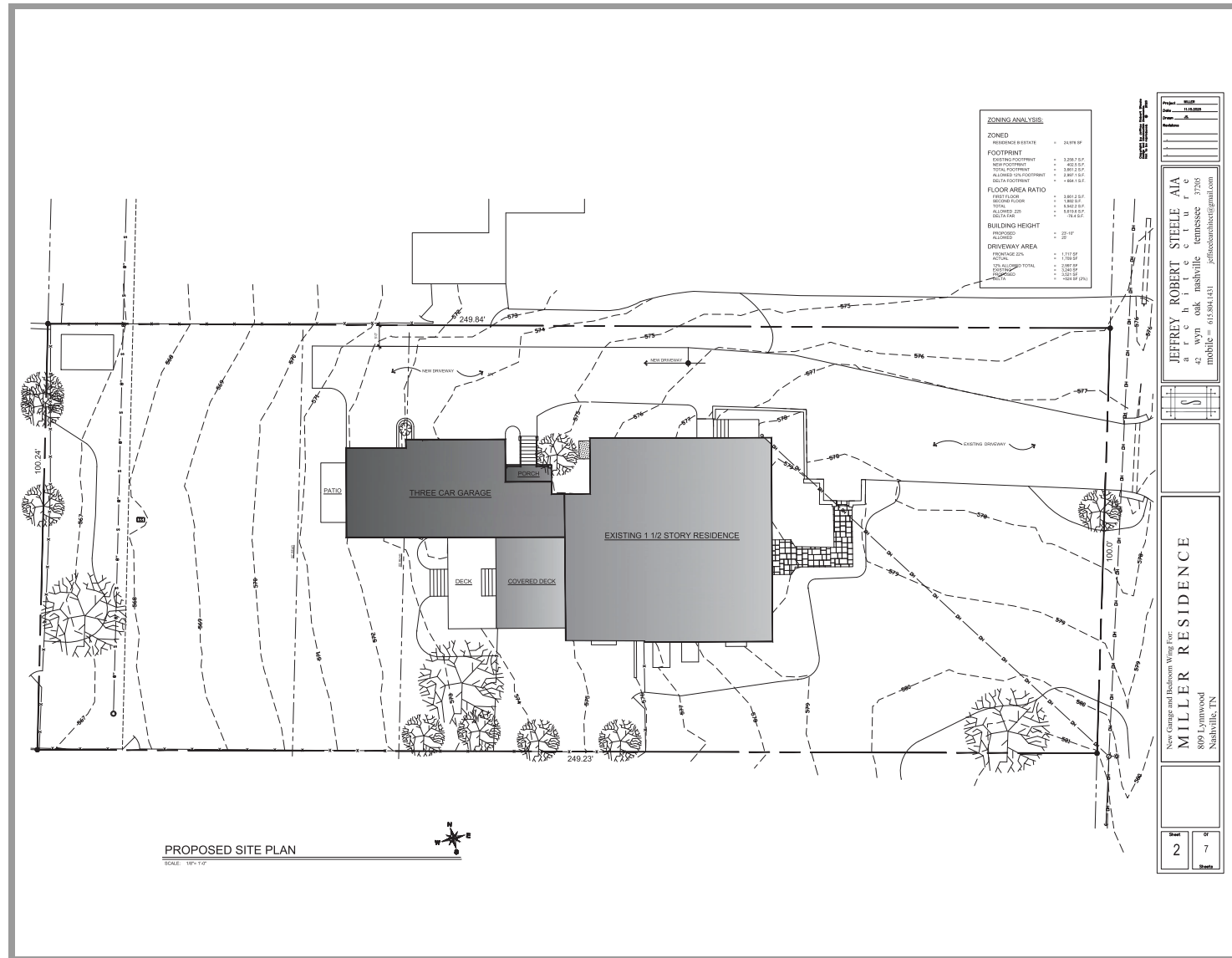
The applicant is proposing to exceed the maximum footprint requirements that were adopted in the Zoning Ordinance to benefit the public good. The proposed overall project is 664 square feet over allowable. The primary reason for the overage is the addition of a third garage bay. The residence could be redesigned to include only two garage bays thus bringing the site closer to compliance. Similarly, the third garage bay is necessitating extension of the overall driveway area beyond what is allowed. Given this information, the impact on surrounding properties when viewing the property is exceeding the overall scale of the building environment.

Staff recommends denial 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





From: [Haden Cook](#)
To: [Mary Samaniego](#)
Subject: Variance request for 809 Lynnwood Boulevard
Date: Tuesday, December 16, 2025 7:36:39 AM

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

Dear Mary,

We are writing to you as neighbors of the Miller family at 809 Lynnwood Boulevard to share our strong support for their requested variance.

We believe their proposed plans will be a thoughtful and beautiful addition to their home. Seeing neighbors enhance their properties is a positive for all of us in the Belle Meade neighborhood.

We have no objections and are excited for their family to enjoy the planned improvements to their home.

Sincerely,
Haden Cook & Brian Cook
112 Bonaventure Place

--
Haden Wiley Cook
(615) 308-9459

From: [Alex Waldo](#)
To: [Mary Samaniego](#)
Subject: 809 Lynnwood Blvd Proposal
Date: Monday, December 15, 2025 9:20:10 PM

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

Hello,

We reside at 709 Lynnwood Blvd and are writing as adjacent neighbors of the Miller family at 809 Lynnwood Blvd to formally express our support for their requested variance.

After reviewing their proposed plans, we believe the improvements will be a thoughtful and well-considered enhancement to their property and will positively contribute to the character and integrity of the surrounding neighborhood. We have no objections to the request and are fully supportive of the planned improvements.

Please do not hesitate to contact us should you require any additional information or have further questions. I may be reached at 615-294-6411.

Thank you for your time and consideration.

Sincerely,

Mark and Alex Waldo

615-294-6411

From: [Taylor Ragan](#)
To: [Mary Samaniego](#)
Subject: 809 Lynnwood Blvd Letter
Date: Monday, December 15, 2025 8:40:32 PM

[You don't often get email from taylor.ragan1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

December 15, 2025

Belle Meade Board of Zoning Appeals,

I am writing you this letter to express my support for the addition plan of our neighbors, Lauren and Alastair Miller, who reside at 809 Lynnwood Blvd. I have reviewed their plans and the addition would blend in nicely with the current characteristics of their existing house and will by no means be a visual concern for the street or surrounding area. Thank you for allowing me to present my support. Please feel free to reach me if you have any questions.

Sincerely,

Taylor Ragan
433 Lynnwood Blvd
Nashville, TN 37205
615-504-6058

From: [William Jake Griffin](#)
To: [Mary Samaniego](#)
Subject: 809 Lynnwood Blvd.
Date: Monday, December 15, 2025 8:39:49 PM

Belle Meade Board of Zoning Appeals,

I am writing this letter to express my full support for my neighbors, the Millers at 809 Lynnwood Blvd, and for their proposed home addition, including a three car garage. I have reviewed their plans and believe that the addition does not jeopardize the charm or character of Lynnwood Blvd or the City of Belle Meade.

On the contrary, I feel that the addition and improvements will enhance the property and add charm to the neighborhood while remaining consistent with surrounding homes.

Thank you for your consideration.

Sincerely,

Jake Griffin
903 Lynnwood Blvd
Nashville, Tennessee 37205

Sent from my iPhone

From: [carolinehallthompson](#)
To: [Mary Samaniego](#)
Cc: [laurenabide@gmail.com](#); [alastairmiller@gmail.com](#)
Subject: 809 Lynnwood Blvd
Date: Monday, December 15, 2025 8:11:09 PM

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

Dear Board of Zoning Appeals,

I am writing on behalf of my neighbors, Lauren and Alastair Miller, to express our support for their renovation plans at 809 Lynnwood Blvd. Their proposed addition is thoughtfully designed and will blend seamlessly with the character of our neighborhood. We appreciate their commitment to maintaining the integrity of the community while making improvements that will enhance both their property and our street as a whole.

We respectfully encourage the Board to approve their renovation plans. Thank you for considering our perspective.

Sincerely,

Caroline & Michael Thompson
701 Lynnwood Blvd.

••

Caroline Hall Thompson
Nashville, Tennessee 37205
(859) 230-0223

From: [Stefanie Carter](#)
To: [Mary Samaniego](#)
Subject: 809 Lynnwood Plans
Date: Monday, December 15, 2025 8:00:00 PM

Mary,

We live at 915 Chancery Lane, and are writing as neighbors of the Miller family at 809 Lynnwood Blvd, to indicate that we fully support their requested variance.

We believe the proposed plans will be a beautiful and thoughtful enhancement to their home. We also believe it will positively contribute to the character of the neighborhood. We have no objections and are excited about the improvements they're planning.

Please feel free to reach out directly with any questions. My cell phone is 615-440-6281.

Blake and Stefanie Carter

Stefanie P. Carter



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Elizabeth & Charles Barrett

PHONE # 615-293-8976

APPLICANT EMAIL ADDRESS ecbarrett@comcast.net

PROPERTY ADDRESS: 105 Westhampton Place

REQUEST: VARIANCE ☒

CONDITIONAL USE ☒

REASON FOR REQUEST: Variance to place pool outside of the rear setback line; Variance to place pool equipment outside of the building envelope; Conditional use approval to construct a swimming pool and spa

PROJECT CALCULATIONS

LOT SQ. FT: <u>40,017.30 sf</u>	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	<u>4,802.08 sf</u>	<u>5,829.46 sf</u>	<u>N/A</u>	<u>5,829.46 sf</u>	<u>2.6%</u>
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	<u>8,003.46 sf</u>	<u>5,829.46 sf</u>	<u>N/A</u>	<u>5,829.46 sf</u>	<u>0%</u>
FRONT YARD AREA	<u>15,174.76 sf</u>				
TOTAL DRIVEWAY AREA	<u>4,802.08 sf</u>	<u>5,878.34 sf</u>	<u>-1,154.16 sf</u>	<u>4,724.18 sf</u>	<u>0%</u>
DRIVEWAY IN FRONT YARD AREA	<u>3,338.45 sf</u>	<u>3,648.90 sf</u>	<u>-221.79 sf</u>	<u>3,427.11 sf</u>	<u>.6%</u>
HARDSCAPE AREA	<u>3,201.38 sf</u>	<u>1,313.92 sf</u>	<u>+1,397.49 sf</u>	<u>2,711.41 sf</u>	<u>0%</u>
POOL AREA	<u>800.25 sf</u>	<u>0 sf</u>	<u>+704.00 sf</u>	<u>704.00 sf</u>	<u>0%</u>
F.A.R. = LOTS <40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 = <u>8,003.46 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?

This lots special condition is exceptional shallowness. The depth of the lot is 164.65' on the left side property line, and 151.75' deep on the right side property line making this lot the shallowest on Westhampton Place, and in relation to the neighboring properties on Belle Meade Boulevard. Additionally, this lot is irregular due to it's shallow depth and wide frontage, with the width of the lot being 249.80'.

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?

Due to the exceptional shallowness of the lot, the building envelope is as a result, exceptionally shallow. The existing residence is non-conforming, with a screened porch that extends past the current 60' required rear setback line, and side setback line. The shallowness of this lot creates a significant hardship that is unique to this 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?

One of the criteria that is used to determine the approval of a variance is "exceptional shallowness" this lot meets this criteria, as it is exceptionally shallow, especially in context with the other neighboring properties. The approval of the requested variances would not impair the intent and purpose of the zoning ordinance.

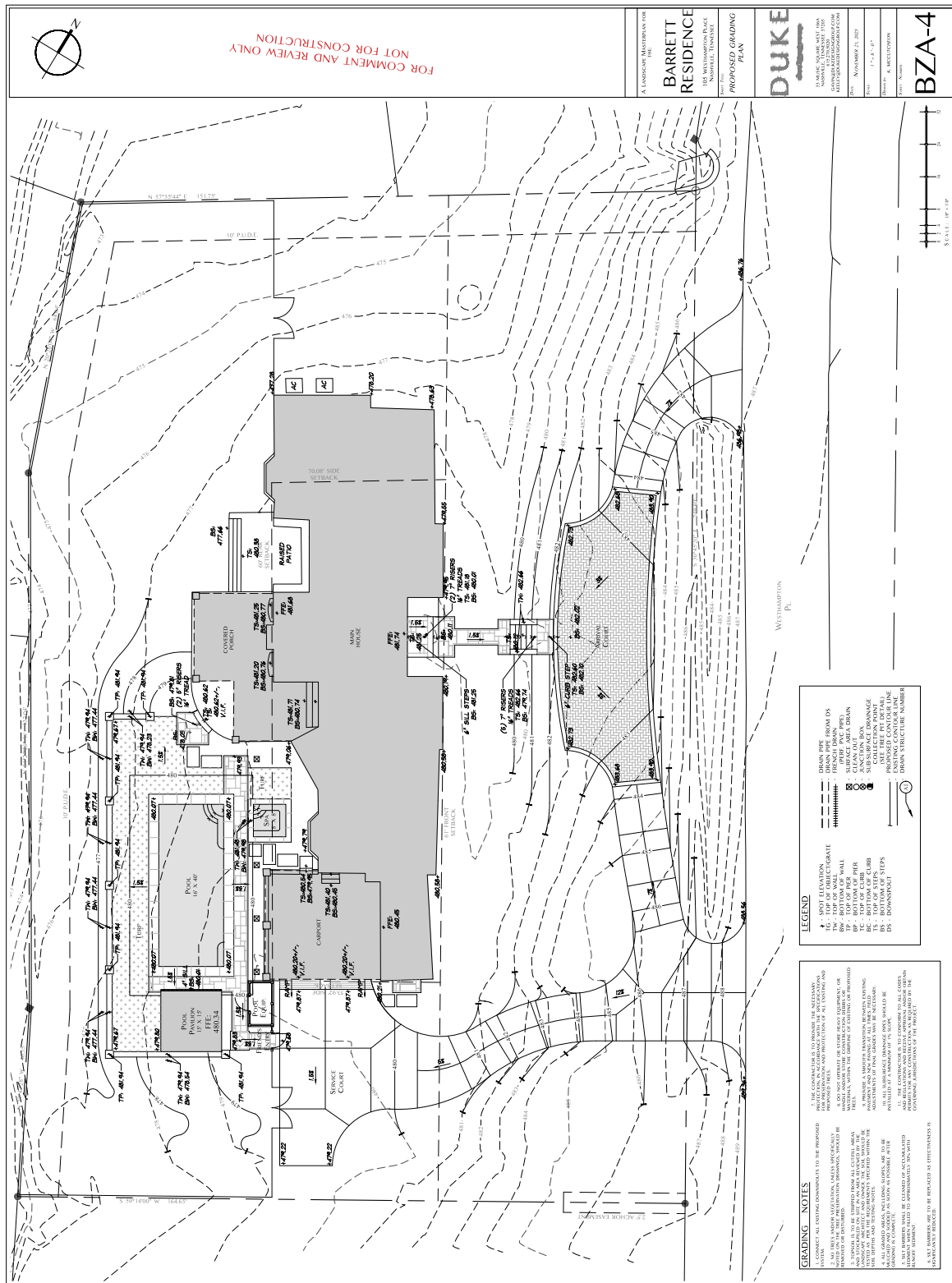
How would the resulting construction not be out of harmony with other homes in the neighborhood?

The proposed pool, spa, and pool equipment location, would not be out of harmony with other neighboring properties. As noted in the drawing set, there are other non-conforming pools within the surrounding neighborhood, and the proposed pool would not be out of context within the neighborhood. Additionally, proposed screen planting would screen out the pool from the neighboring property.

SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 11/21/2025

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









Staff Report

Agenda No.: III.D.

Case No.: A25-92

Staff: Mary Samaniego, Planning Director

Applicant: The Barrett family

Request: Conditional use approvals for a swimming pool with a rear yard setback variance.

Location: 105 Westhampton Place

Summary:

The applicant is a conditional use approval for a swimming pool and with associated rear yard setback variance. The existing residence was constructed in 1978 with an attached carport and no accessory structures.

Planning Considerations:

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

1. The subject property is 0.92 acres (40,017 square feet).
2. The lot is an irregularly shaped rectangle with a width of 250' and depth of 160'. The front property line and existing residence are parallel to Westhampton Place.
3. There is a small tributary for Richland Creek along the rear property line. However, this property is not within the regulatory floodplain.
4. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool is 800 square feet. The proposed area of water in the swimming pool is 704 square feet.
5. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 3,201 square feet. The proposed area of the hardscape, including the pool, is 2,711 square feet.
6. 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).
7. The required rear yard setback for this property is 60'. The swimming pool is required to be within the setbacks/building envelope. The applicant is proposing to place the swimming pool approximately 32' from the rear property line.
8. The proposed pool pavilion is under 250 square feet so it can be considered a garden structure with 10' rear and side setbacks.

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 704 square feet and is within the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

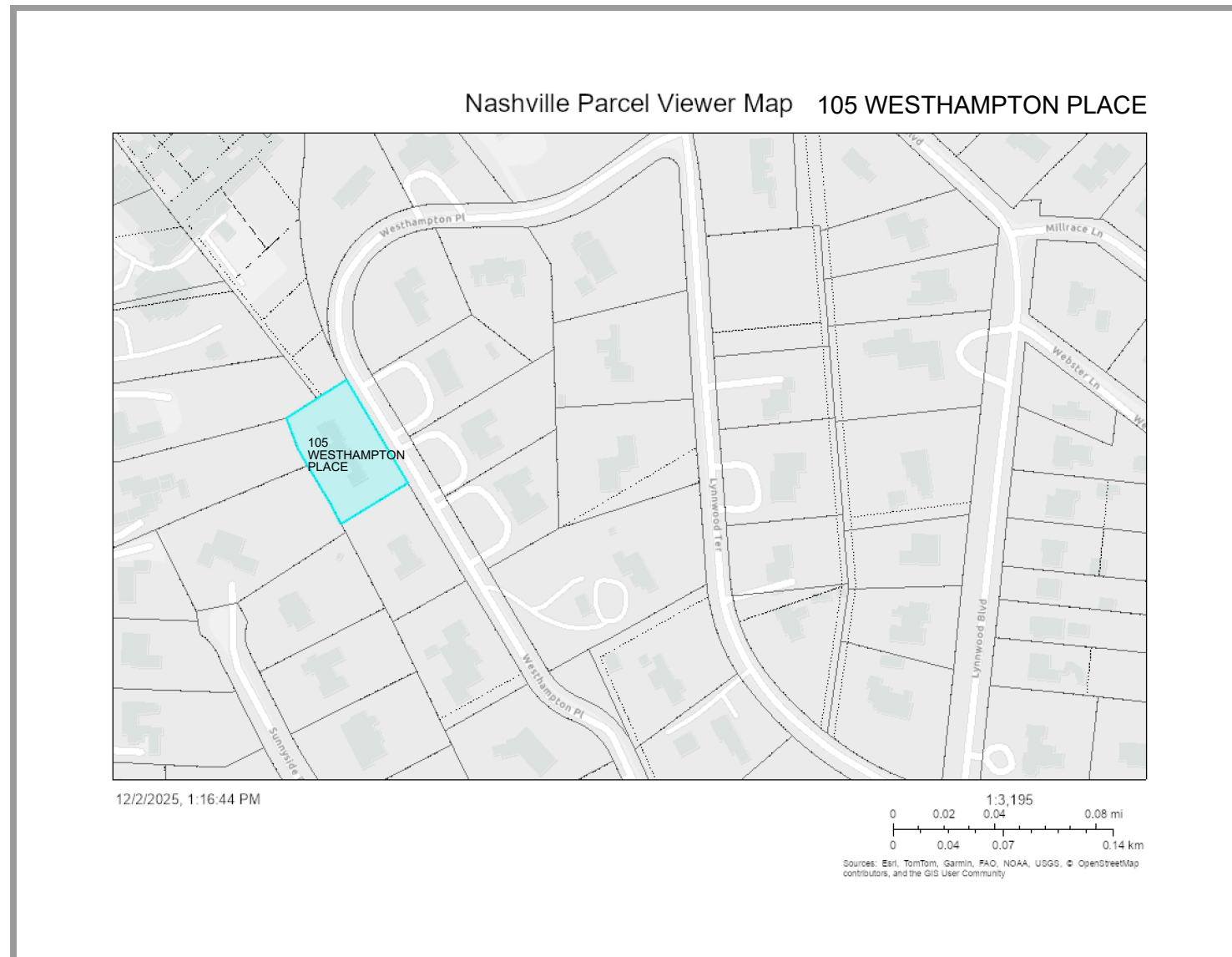
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.
The applicant is proposing to exceed the minimum rear yard setback that was adopted in the Zoning Ordinance to benefit the public good. The majority of the active use accessory structures such as swimming pools, cabanas, tennis courts, etc. are required to be the rear yard of all properties. Conversely, side and front yards are more passive areas. It is staff's professional opinion that the requirement for swimming pools to be within the setback is to limit the mass and scale of activity areas close to property lines. The City of Belle Meade enjoys large sprawling yards that contributes to the city identity. However, the shallowness of

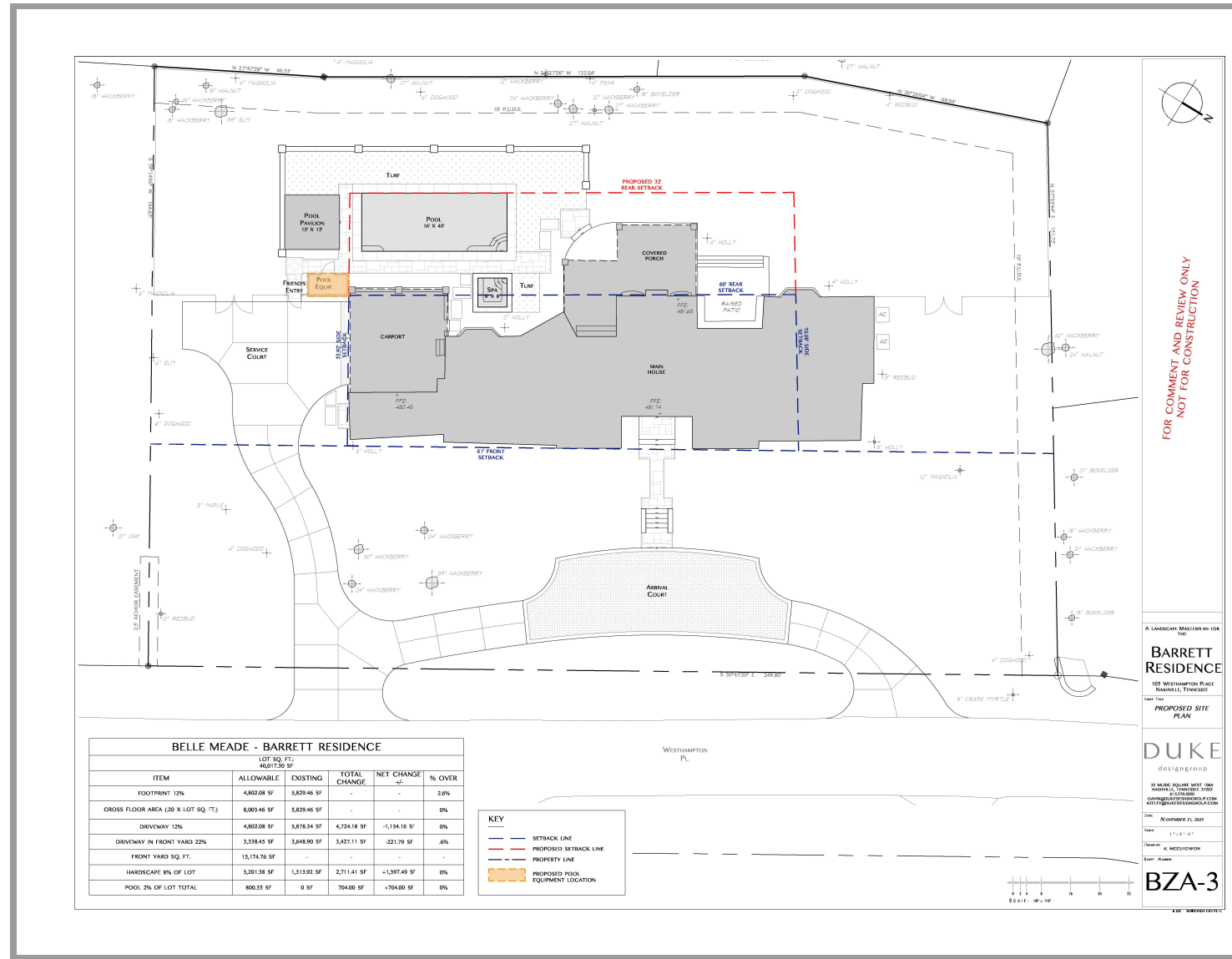
the subject lot makes construction of swimming pool difficult. Upon review of the existing development pattern within the immediate area, it appears that many of the surrounding lots are significantly deeper in shape than the subject property. Additionally, the adjoining properties to the west have expansive rear yards with residences over 200' from the shared rear property lines. In staff's opinion, the 28' encroachment in the rear yard will not adversely impact the enjoyment of the neighboring property for that portion of their front yard. Therefore, the proposed swimming pool while exceeding the parameters within the site will not be out of character with the surrounding area.

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





From: [BARBARA DAANE](#)
To: [Mary Samaniego](#)
Cc: cbarrett@cuneolaw.com
Subject: Barbara Daane/102 Westhampton Place
Date: Wednesday, December 3, 2025 11:43:34 AM

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

Dear Mary ... It is my understanding that my neighbors, the Barrett's, at 105 Westhampton Place would like to put in a small swimming pool in their back yard. I have no objections to their plans.

Sincerely,

Barbara

Sent from my iPhone

From: [Gill Fam](#)
To: [Mary Samaniego](#)
Cc: [Hal Gill](#)
Subject: Proposed Pool Project - 105 Westhampton Place
Date: Wednesday, December 3, 2025 2:53:49 PM

You don't often get email from apgill75@gmail.com. [Learn why this is important](#)

December 3, 2025

Mary Samaniego
Planning Director
City of Belle Meade

Dear Mary,

We are writing to express our enthusiastic support for the proposed pool project at 105 Westhampton Place. I believe this development will greatly enhance our neighborhood and contribute positively to the atmosphere of our street.

The addition of this pool will not only beautify the property but will also strengthen the family-oriented environment that we all cherish. A pool offers a wonderful gathering place for families, encouraging connection and fostering a sense of community among us.

Importantly, the plans for the pool design are mindful of preserving our neighborhood's scenic appeal. The intended modifications will not alter the view from the street but will rather complement it, ensuring that the aesthetics of our surroundings remain intact.

Furthermore, the pool will be strategically located in an area that is currently nestled at the back of the house, maintaining the privacy of our neighbors and creating a peaceful retreat for them.

In conclusion, we wholeheartedly support the pool project and look forward to the positive impact it will have on our community. Thank you for considering the benefits of this enhancement to our neighborhood.

Sincerely,

Hal and Anne Gill
115 Westhampton Place

hpgill25@yahoo.com
apgill75@gmail.com

From: [Nathan Lyons](#)
To: [Mary Samaniego](#)
Subject: Neighbor behind me
Date: Wednesday, December 3, 2025 10:45:38 AM
Attachments: [Barrett Schematic 11-10-2025.pdf](#)

Mary,

Good morning, I hope all is well.

Our home is at 108 Belle Meade Blvd. Our neighbor reached out about their proposed pool, which is directly behind our home.

We have no issues with the attached, and support the Barrett's request.

Thank you,

Nathan Lyons
Vintage South Development, Inc.
615-483-8771
www.vintagesouthdevelopment.com

From: [Elisabeth Ross](#)
To: [Mary Samaniego](#)
Subject: Barrett - 105 Westhampton
Date: Wednesday, December 3, 2025 10:16:45 AM

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

Mary,

I am writing to express my approval of the Barrett's addition of a pool to their home at 105 Westhampton. Please let me know if you need more information or documentation from me.

Best,
Elisabeth Ross
109 Westhampton Place

From: [Rebecca Shah](#)
To: cbarrett@cuneolaw.com; [Mary Samaniego](#)
Subject: Pool Plan at 105 Westhampton Place
Date: Thursday, December 4, 2025 9:21:05 AM

You don't often get email from 4rebeccashah@gmail.com. [Learn why this is important](#)

December 4, 2025

Mary Samaniego
Belle Meade City Hall
4705 Harding Pike
Nashville, TN 37205

Dear Ms. Samaniego

I hope this letter finds you well. I am writing on behalf of my neighbors, the Barretts, regarding their proposed pool plans designed by Gavin Duke.

We, the undersigned neighbors, fully support the Barretts' plans at 106 Westhampton Place. We believe the design is thoughtfully minimalistic, with a small footprint that harmonizes beautifully with the character of the Belle Meade neighborhood. We are confident that this addition will enhance the aesthetic and overall appeal of our community.

Thank you for considering our perspective. Please feel free to reach out if you need any further information.

Sincerely,

Rebecca & Ash Shah
106 Westhampton Place

Mary Samaniego

From: Jack Wallace <jackw@palmerwallace.com>
Sent: Wednesday, December 3, 2025 9:18 AM
To: Mary Samaniego
Cc: cbarrett@cuneolaw.com
Subject: preposed pool at 105 Westhampton Place

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

Dear City of Belle Meade Zoning staff:

Jack and Elizabeth Wallace live at 110 Westhampton Place and are thrilled to have the Barrett family move in down the street. We are fully supportive of a pool being built on their property and might even have our grand kids visit them in the summer.

Jack Wallace
615-351-7278
jackw@palmerwallace.com



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Chris and Nikki Turitto
PHONE # _____

APPLICANT EMAIL ADDRESS cturitto@havenrc.com architect/owner's rep: erin.g.cypress@gmail.com
PROPERTY ADDRESS: 510 Lynnwood Blvd, Nashville, TN 37205
REQUEST: **VARIANCE** ☒
CONDITIONAL USE ☒

REASON FOR REQUEST: We are requesting a variance to be over the allowable footprint by 1,414 SF. The lot is undersized for Residence "B" (our lot size is 25,896 SF and Residence B is defined as 40,000 SF). Should the lot be 40,000 SF, 4,800 SF of footprint would be permitted. We are requesting a variance to be over the allowable gross floor area by 1,173 SF. If the lot size were 40,000 SF, 9,000 SF GFA would be permitted. We are requesting to be over the side yard setback for a bump out for a breakfast space (over by 7'-8"), A/C condensing units (over by 5'-2"), and garage (over by 5'-3"). The lot width is 24'-4" less wide than what is standard for Residence "B", and the main mass of the house is within the setbacks. We are requesting to be over the front/street setback for a covered front stoop (over by 4'-3"). We are requesting to be over the rear setback by 42'-1" for garage (existing garage is fully outside of the rear setback), over the rear setback by 1'-0" for a laundry/mud room space, and over the rear setback by 10'-4" for a covered rear porch. We are requesting to be over the rear

PROJECT CALCULATIONS

setback for a pool/spa. We are requesting conditional use for a pool/spa. We are requesting to be over 25'-0" in height between the 60' rear setback line and the 85' rear setback line for 35'-0" height allowance.

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	3,107 SF	N/A	4,522 SF	4,522 SF	45.54%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	5,826 SF	N/A	7,000 SF	7,000 SF	20.15%
FRONT YARD AREA					
TOTAL DRIVEWAY AREA	3,107 SF	4,658 SF	3,784 SF		22%
DRIVEWAY IN FRONT YARD AREA	3,109 SF	1,479 SF	2,235 SF		under
HARDSCAPE AREA	2,071 SF	1,760 SF	1,895 SF		under
POOL AREA	517 SF	N/A	237 SF		under

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?

510 Lynnwood Blvd has a lot size of 25,896 SF, but is designated as a Residence "B" lot which is intended to be 40,000 SF in size. The lot is also narrow at 100'-7" wide, and lots in Residence "B" are intended to be 125'-0" wide. Additionally, the houses on this section of Lynnwood sit back much further than other homes on Lynnwood, generating a much greater front contextual setback. Because of these reasons, we are contending with a smaller building envelope.

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

The strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of 510 Lynnwood Blvd by creating a building envelope that is not consistent with the Residence "B" lot size and width description. With a lot size of almost half of what is considered standard for Residence "B", it becomes much harder to fit modern room sizes and modern programming into the building envelope. The family that we are designing for has four children, and that necessitates more bedrooms and adequate space for parking for future cars. We have attempted to develop the most efficient layout while trying to meet the zoning requirements for the undersized and more narrow lot.

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 granting of this variance would be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance due to four main reasons: 1) the main mass of the house is completely within the building envelope established for the lot. Because of this, the house will maintain a scale, when viewed from the street, that is consistent with its lot size.

2) The front setback variance request is only for a front stoop, and that front stoop is in line with the stoop of the neighbor to the left so as to give a sense of consistency and harmony within the neighborhood.

3) While the footprint and GFA are over the allowable for this lot size, they are not over the allowable for a typical residence "B" lot.

4) The family we are designing for has four children, and when we are considering space (such as garage space), we are trying to be cognizant of the fact that it's best if multiple cars are not parked in front of the house or sitting in the driveway most of the time.

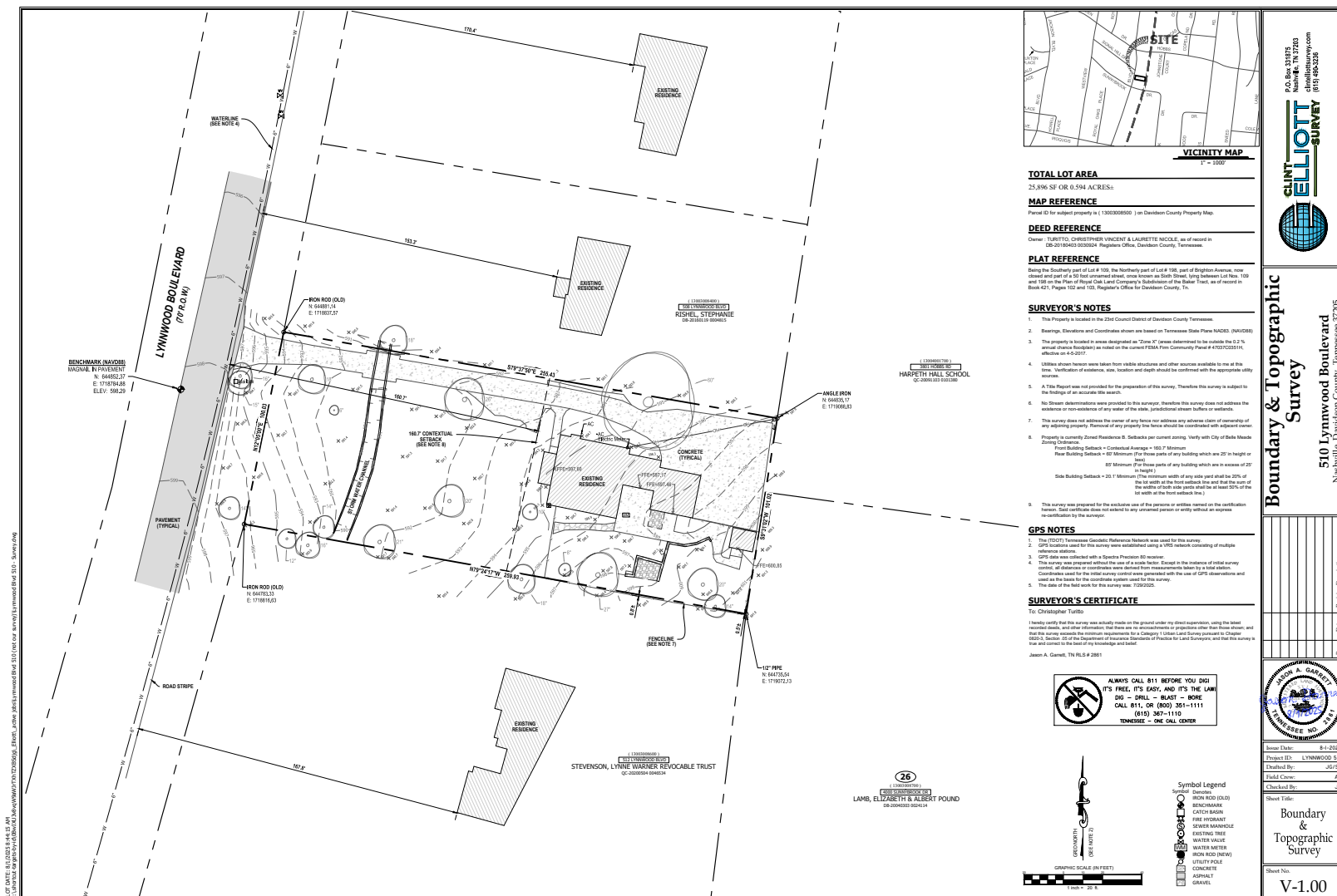
How would the resulting construction not be out of harmony with other homes in the neighborhood?

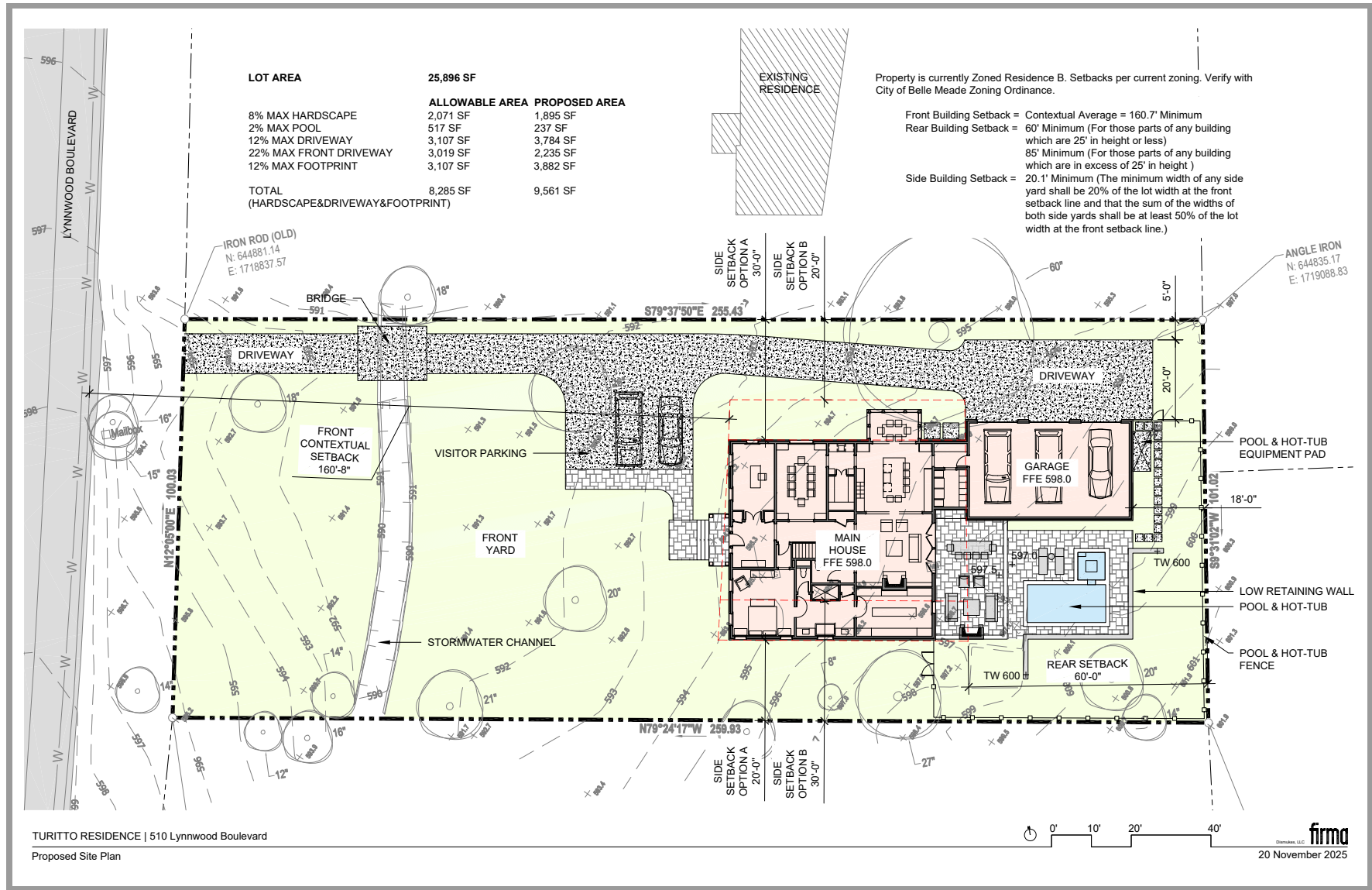
The resulting construction would not be out of harmony with the other homes in the neighborhood

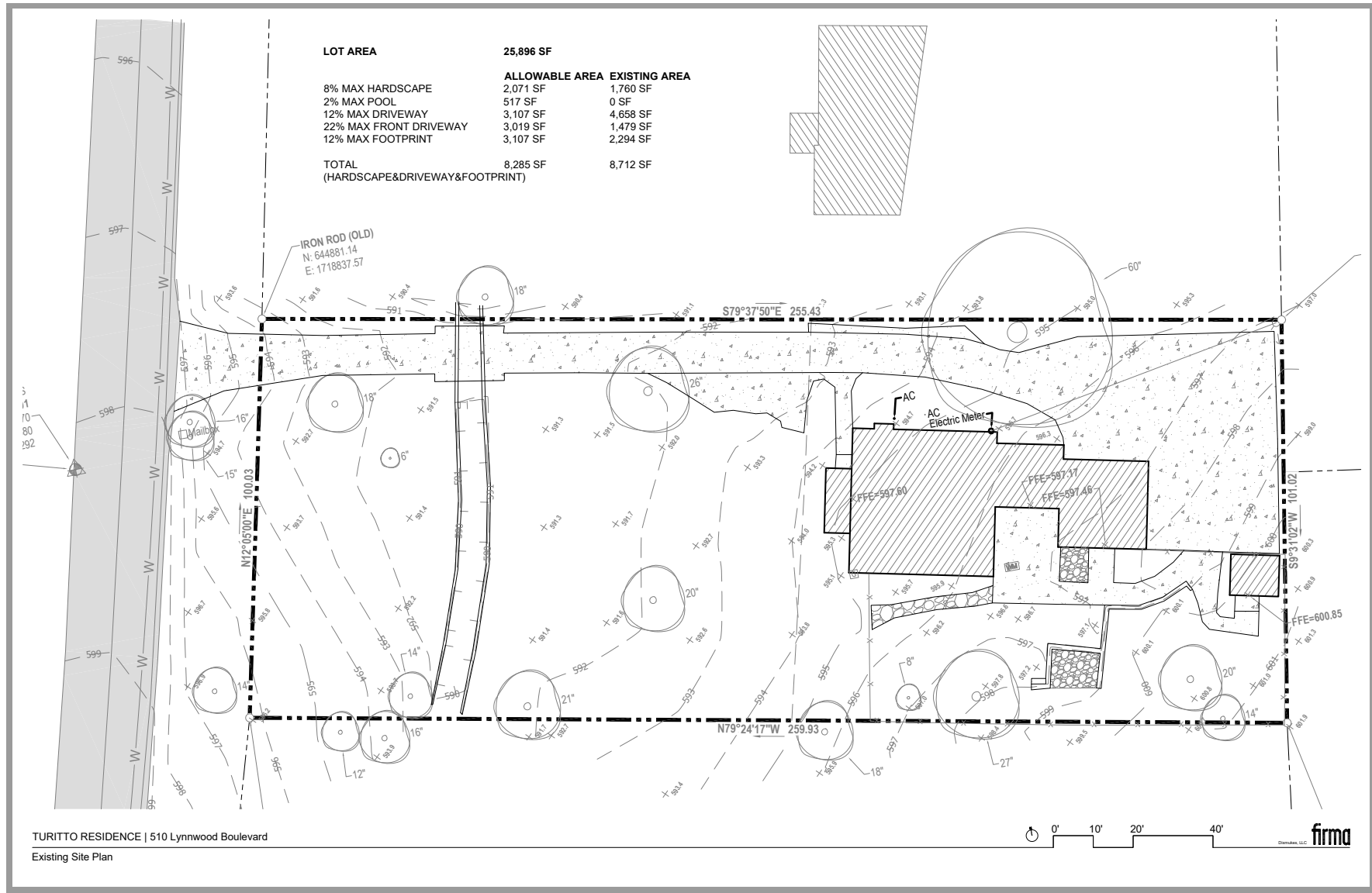
because it is under the calculations for a typical residence "B" lot. We have also established the main two story height mass of the home to be within the front, side and rear setbacks. The portions of the home that we are requesting to be over the setbacks for are one story components of the house, and are located in such a manner to not be heavily visible from the street. The garage is a good example of how we have attempted to place it in such a manner so that it is not as readily viewable from the street. We are also increasing the green buffer at the rear yard from the previous condition, which brings the overall design more in harmony with the neighborhood.

SIGNATURE: Erin Cypress (Owner's rep) _____ (Owner/Agent) **DATE:** 11/20/2025

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







Staff Report

Agenda No.: III.E.
Case No.: A25-97
Staff: Mary Samaniego, Planning Director
Applicant: The Turitto family
Request: Conditional Use for a swimming pool and variances to the rear, side, and front yard setbacks, maximum height, maximum footprint, maximum gross floor area, driveway area and driveway turnaround area.
Location: 510 Lynwood Boulevard

Summary:

The applicant is requesting nine variances for a new residence that exceeds the front, side, and rear setbacks, the maximum allowable building footprint, maximum allowable building area, maximum height, driveway turnaround area, and pool setback and a conditional use for a swimming pool. The specific request for the addition is to construct a new 7,000 square feet residence. The existing residence was approved for demolition by the Historic Zoning Commission at their May 2025 meeting.

Planning Considerations:

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

1. The subject property is 0.59 acres (25,896 square feet).
2. The lot is rectangular in shape and similar to surrounding properties and does not have steep slopes.
3. A portion of the front yard contains a small brook but is not within the regulatory FEMA floodplain.
4. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the edge of pavement on Lynwood Boulevard is 161'. The proposed front porch of the residence is 157' from edge of pavement.
5. Per Section 14-203 Table 1 footnote 4, the minimum width of any side yard shall be twenty percent (20%) of the lot width at the front building line: provided, however, that the sum of the widths of both side yards shall be at least fifty percent (50%) of the lot width at the front setback line, and provided further that, in the case of a lot having an irregular front lot line, the width of the lot shall be measured at the midpoint of the front setback line. The required side yard setbacks from the north property line is 30' and from the south property line is 20'. The proposed residence is 23' from the north property line.

6. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the residence 18' from the rear property line and the swimming pool 24' from the rear property line.
7. 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 residence at a height of 35' in the rear is 18' from the rear property line (a 67' encroachment).
8. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 3,107 square feet. The proposed residence has a building footprint of 4,522 square feet (1,415 square feet over the maximum allowable).
9. Per Section 14-205(1)(b)(ii) of the Zoning Ordinance, the allowable Floor Area Ratio (FAR) for lots forty thousand (40,000) square feet or less is .225. For the subject property, the allowable area per the FAR equation is 5,826 square feet. The proposed residence has a building area of 7,000 square feet (1,174 square feet over the maximum allowable).
10. 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 3,107 square feet. The proposed driveway is 3,784 square feet (677 square feet over allowable). In this Code section there is also a requirement for a 25' by 25' turnaround area for the garage spaces and a 20' by 25' turnaround area is proposed.
11. 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 517 square feet. The proposed area of water in the swimming pool is 237 square feet.
12. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 2,071 square feet. The proposed area of the hardscape, including the pool, is 1,895 square feet.
13. The proposed swimming pool is outside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement requires a rear yard variance approval.

Findings of Fact and Staff Recommendation:

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

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also

meets all specific standards for such use found in this chapter and in Appendices A-F. *There is not a proposed planting plan. The existing property line shrubs and trees are not anticipated to adequately screen the swimming pool from the adjoining properties.*

2. Swimming pools must be within the building envelope and included in hardscape calculations. Also, swimming pools must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. *The site plan illustrates compliance with the fencing requirements of this provision. The proposed swimming pool is within the allowable hardscape maximums per the Zoning Ordinance. However, the pool equipment is outside of the required building envelope.*

Findings of Fact and Staff Recommendation:

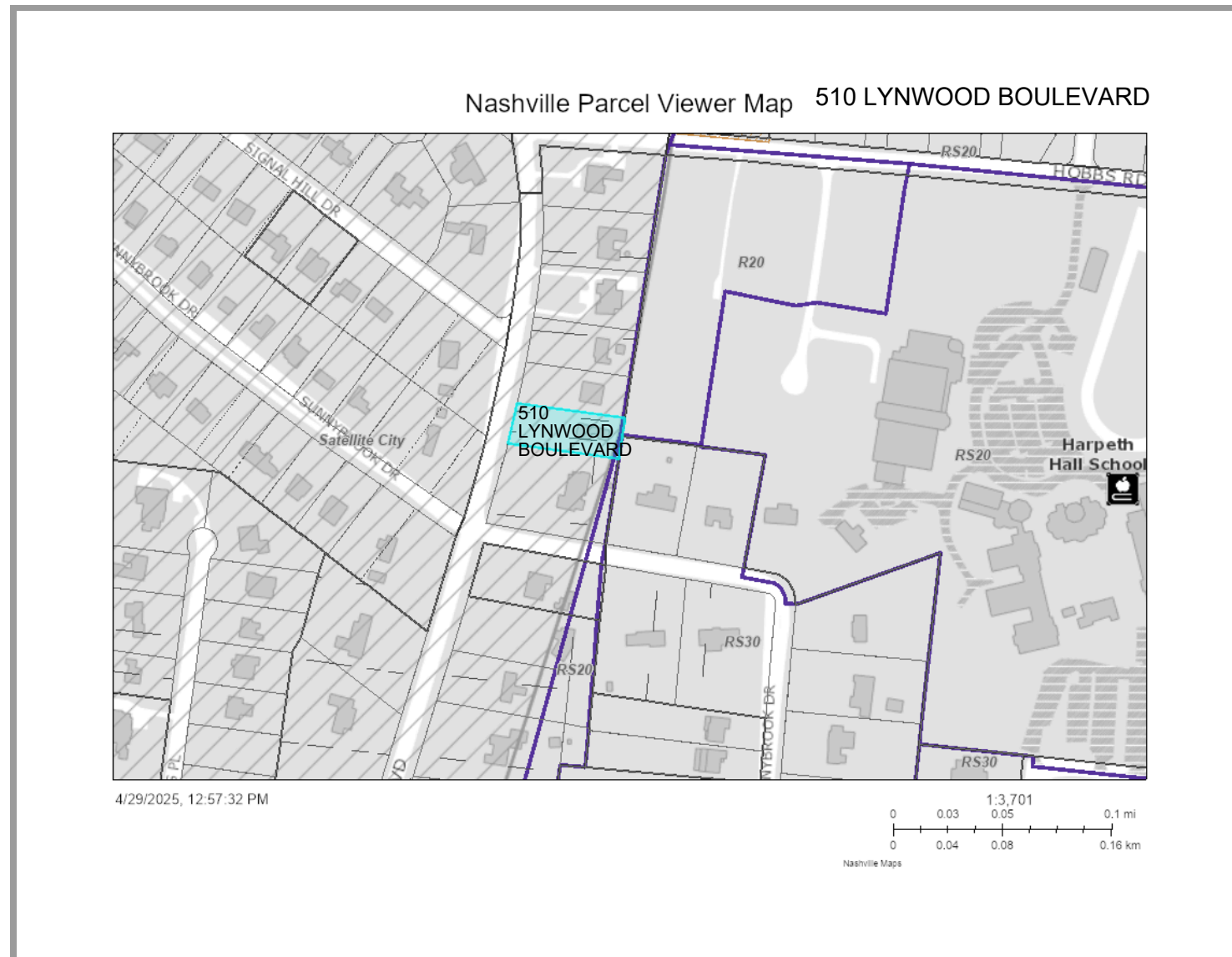
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property had on August 16, 1950, an extraordinarily unusual shape, size or topographic feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

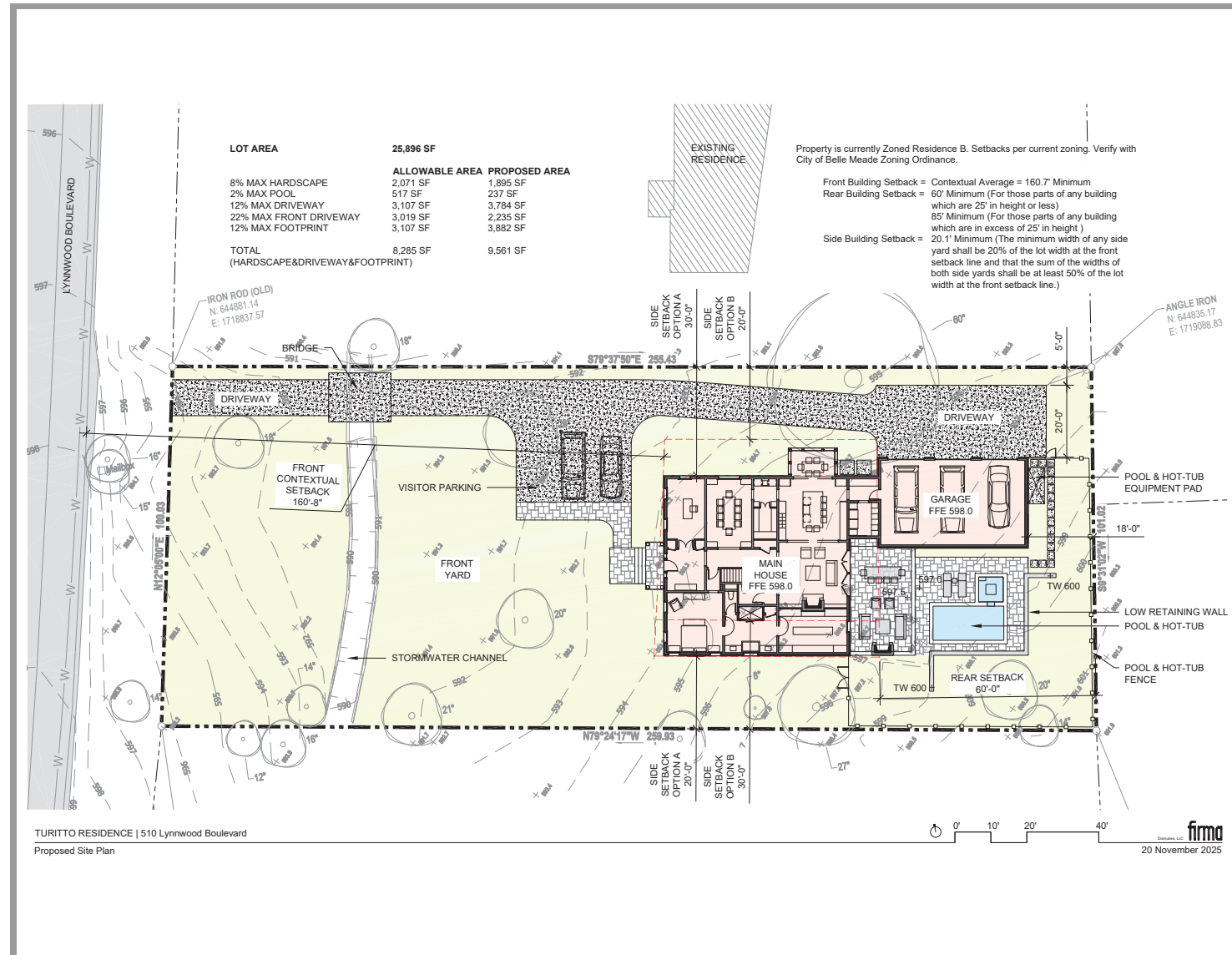
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional topographic conditions, or other extraordinary and exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.
The applicant is proposing to exceed the maximum footprint, building area, setbacks, driveway areas, and height that were adopted in the Zoning Ordinance to benefit the public good. It is staff's professional opinion that these requirements are to limit the massing and scale of dwellings within a given site. The surrounding properties in the immediate area are of a similar size and configuration as the subject property. The intent and purpose of these design and bulk provisions is to ensure that the placement and scales of dwellings enacts this development pattern of large, open yards. The proposed project is significantly out of compliance with multiple zoning provisions. The project is for a completely new residence without any existing conditions constraints. The applicant has the ability to design a residence and site improvements that fit within the parameter of the zoning ordinance while at the same time meeting their personal needs.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





From: [Pound Lamb](#)
To: [Mary Samaniego](#)
Subject: Variances proposed at 510 Lynwood Blvd
Date: Friday, December 12, 2025 3:05:55 PM
Attachments: [image001.png](#)

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

Ms. Samaniego,

My wife, Liz, and I live at 4000 Sunnybrook Drive and are neighbors with Chris and Nikki Turitto along their rear property line. We understand that Chris and Nikki are looking to build a new two story home at their current location on Lynnwood. We met with them for about 2 hours on Thursday and walked through the initial plans that they shared with us. We understand that they are requesting a variance for a swimming pool and a rear setback variance. We are writing this email because we will be traveling on the 16th will be unavailable to attend the meeting and speak on their behalf. We would like the planning commission to know we are in favor of the plans they are requesting and hope they receive approval. Please reach out if you have any other questions from us. My contact info is below.

Pound Lamb
Founding Partner
pound@bigrigparkingspaces.com
Phone: (615)260-7481
www.bigrigparkingspaces.com



From: [Snap, Stephanie](#)
To: [Mary Samaniego](#)
Cc: [Jason Snap](#)
Subject: New Business #A25-97
Date: Monday, December 15, 2025 3:06:11 PM

You don't often get email from stephanie.snap@dxc.com. [Learn why this is important](#)

To: Belle Meade Board of Zoning Appeals / Variance Committee

Attn: Ms. Samaniego, Planning Director

Dear Members of the Committee,

We are writing as the owners of the property adjacent to 510 Lynnwood regarding the requested setback variance currently under consideration.

We want to begin by stating that we have a positive and respectful relationship with the Turitto family and appreciate the opportunity they have taken to improve their property and the time spent with us to review their plans. However, after careful consideration, we feel compelled to share our concerns about the proposed variance and its potential impact on our home and the surrounding neighborhood.

Our primary concern is the reduced setback between our two homes. The existing setback requirements help preserve privacy, light, air flow, and the overall character of Belle Meade. Granting an exception in this case would materially decrease the space between the structures and could set a precedent that alters the established spacing and feel of the neighborhood.

We also worry that allowing this variance may affect our privacy and the sense of openness that the current setbacks provide. These standards exist to protect neighboring homeowners, and we believe adhering to them is important for maintaining consistency and fairness throughout Belle Meade.

We respectfully ask the Committee to carefully weigh these considerations and the broader implications of granting this variance. While we wish the Turitto family well and appreciate their investment in our community, we do not support the setback exception as proposed.

Thank you for your time and thoughtful consideration.

Sincerely,

Stephanie & Jason Snap

508 Lynnwood Blvd.

PLANNING DEPARTMENT HEARING SCHEDULE – 2026

APPLICATION DEADLINE 4:00 PM	BZA MEETINGS 5:00 PM	HZC MEETINGS 3:00 PM	MPC MEETING 4:00 PM
12/19/2025	01/20/2026	01/13/2026	01/20/2026
01/16/2026	02/17/2026	02/10/2026	02/17/2026
02/20/2026	03/17/2026	03/10/2026	03/17/2026
03/20/2026	04/21/2026	04/14/2026	04/21/2026
04/17/2026	05/19/2026	05/12/2026	05/19/2026
05/15/2026	06/16/2026	06/09/2026	06/16/2026
06/19/2026	07/21/2026	07/14/2026	07/21/2026
07/17/2026	08/18/2026	08/11/2026	08/18/2026
08/21/2026	09/15/2026	09/08/2026	09/15/2026
09/18/2026	10/20/2026	10/13/2026	10/20/2026
10/16/2026	11/17/2026	11/10/2026	11/17/2026
11/20/2026	12/15/2026	12/08/2026	12/15/2026

All meeting occur in at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.

****Please note:** Once an application submittal is determined to be complete by Planning Director, the item will be placed on the next meeting schedule. Final Reports generated by the Planning Director are due to the boards/commissions on the Thursday prior to the meeting. Any revisions or amendments to an active application less than seven days prior to the meeting date may result in a deferral for a month.

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02/20/2026	03/17/2026	03/10/2026	03/17/2026
03/20/2026	04/21/2026	04/14/2026	04/21/2026
04/17/2026	05/19/2026	05/12/2026	05/19/2026
05/15/2026	06/16/2026	06/09/2026	06/16/2026
06/19/2026	07/21/2026	07/14/2026	07/21/2026
07/17/2026	08/18/2026	08/11/2026	08/18/2026
08/21/2026	09/15/2026	09/08/2026	09/15/2026
09/18/2026	10/20/2026	10/13/2026	10/20/2026
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