



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JANUARY 20, 2026, 04:30 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JANUARY 20, 2026, 04:30 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 December 16, 2025.

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

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

III. Unfinished Business

A. 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. New Business

A. The application of the Whitehair family, #A25-99, 206 Lynwood Boulevard, for variances to the side yard setback and maximum footprint.

Attachment: [APPLICATION.pdf](#)

Attachment: [135_1-1-_-TITLE.pdf](#)

Attachment: [135_2-2-_-PHOTO-TAX-MAP.pdf](#)

Attachment: [135_3-3-_-REQUESTS.pdf](#)

Attachment: [135_4-4-_-SF-TABLE.pdf](#)

Attachment: [135_5-5-_-ADJACENT-HOMES.pdf](#)

Attachment: [135_6-6-_-SURVEY.pdf](#)

Attachment: [135_7-7-_-SITE-PLAN-EXISTING.pdf](#)

Attachment: [135_8-8-_-HOUSE-PHOTOS.pdf](#)

Attachment: [135_9-_-SITE-PLAN-PROPOSED.pdf](#)

Attachment: [135_10-10-FLOOR-PLAN.pdf](#)

Attachment: [135_11-11-_-ELEV-N-S.pdf](#)

Attachment: [135_12-12-_-ELEV-E-W.pdf](#)

Attachment: [135_13-13-_-3D-VIEWS.pdf](#)

Attachment: [STAFF REPORT 206 Lynwood Blvd.pdf](#)

Attachment: [135_Prins---Support-Letter-for-Variance-206-Lynnwood-Blvd.pdf](#)

B.The application of the 622 Enquirer, LLC, #A25-102, 622 Enquirer Avenue, for a Conditional Use for swimming pool and variances to the front and side yard setbacks and maximum footprint.

Attachment: [APPLICATION.pdf](#)

Attachment: [1-12-25 Burns Board of Zoning Appeals Set.pdf](#)

Attachment: [STAFF REPORT 622 Enquirer Ave.pdf](#)

C.The application of the 2023 Fridrich Community Property Trust, #A25-104, 4431 Tyne Boulevard, for variances to the side yard setback and a Conditional Use for a swimming pool.

Attachment: [140 Fridrich-BZA-Application-12-19-2025.pdf](#)

Attachment: [140 Fridrich-BZA-Submittal-12-19-2025.pdf](#)

Attachment: [STAFF REPORT 4431 TYNE BLVD.pdf](#)

V.Other Business: None Scheduled

VI.Other Public Comment

VII.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held February 17, 2026 at 4:30 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



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

Call to Order

Chairman Chris Tardio called the meeting to order at 5:18 p.m.

Board Members Present

Chairman Chris Tardio
Charlie Atwood
Johnny Phipps
Carter Dawson
Ron Farris

Board Members Not Present

Vice-Chairman Marissa Russ
Erick Clifford

City Staff Present

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

Approval of Minutes

The minutes of the Board of Zoning Appeals held November 18, 2025.

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

New Business

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

Preston Quirk, Architect Quirk Designs, reviewed the plan as submitted for the property at 610 Westview Ave.

Questions from the board were answered by Quirk.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Farris

Comments from the board ensued.

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

Board member Johnny Phipps recused himself from the dais at 5:26 p.m.

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.

Mamie Finch, BFT Land Design, reviewed the plan for the swimming pool and variances to the rear yard setback as submitted.

Questions from the board were addressed by Finch.

Public Comment Opened

Ray Hayles, 1207 Canterbury Drive, spoke in favor of the proposal.

Planning Director Mary Samaniego stated that one letter of support had been received.

Public Comment Closed

Motion to approve: Farris Second: Dawson

A period of comment from the board ensued.

Vote: Dawson, Tardio, Farris, Atwood All aye

Johnny Phipps rejoined the board on the dais at 5:35 p.m.

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

Jeff Steele, architect for the Millers, reviewed the plans as submitted requesting the variances.

Alastair Miller, homeowner also spoke about the project.

Questions from the board were answered by Steele.

Public Comment Opened

Grace Clayton, 814 Westview Avenue, spoke in favor of the proposed plan.

Ann Bearden, 807 Lynnwood Boulevard, spoke in favor of the proposed plan.

Planning Director Mary Samaniego confirmed there were 7 letters in support of the project. *All letters are available in the minutes packet*

Public Comment Closed

Questions from the board were addressed by Miller and Steele.

Motion to approve: Phipps Second: Atwood

Comments from the board ensued

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

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.

Gavin Duke, Duke Design Group, reviewed the plans as submitted for the request for the conditional use for a swimming pool and rear and side yard setback variances.

Questions from the board were answered by Duke.

Public Comment Opened

Frank Sheffield, 200 Sunnyside Drive, asked that the height/location to avoid flooding, and screening of the pool be addressed.

Sheffield's concerns were addressed by Duke and Planning Director Mary Samaniego.

Public Comment Closed

Chairman Tardio inquired about letters from neighbors.

Planning Director Samaniego stated that six letters of support from neighbors had been received.

Motion to approve with the condition that reasonable screening be placed to address the adjacent neighbors concerns: Tardio Second: Farris

A period of comments from board members ensued.

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

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.

Erin Cypress, project architect Pfeffer Torode Architecture, stated that Scott Dismukes is the landscape architect, began by reviewing the size of the lot and the plan for the property and the need for the variances to the rear, side, and front yard setbacks, maximum height, maximum footprint, maximum gross floor area, and driveway turnaround area.

A period of questions from the board ensued and were addressed by Cypress.

Public Comment Opened

Planning Director Mary Samaniego stated she had received one letter of support and one letter of concern from neighbors. *These are available in the minutes packet.*

Chairman Tardio asked that Cypress indicate where each letter came from on the map; Cypress pointed out the location of each home.

Chairman Tardio asked what the concern was; Planning Director read the letter as submitted.

Additional questions from the board followed which were addressed by Cypress.

Scott Dismukes landscape architect with Firma Landscape Architecture and Planning Studio, addressed the driveway.

Chairman Tardio asked Planning Director Samaniego to list the variances the board was deciding. Samaniego provided the information.

Motion to approve as submitted: Tardio Second: Dawson

A board discussion and comments ensued, which included additional questions for Cypress which she addressed.

Motion to postpone for 60 days: Farris Second: Farris

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

Other Business: Revision to 2026 meeting schedule

Planning Director Mary Samaniego stated that the meeting time moving forward would change to 4:30 beginning with the next meeting.

Other Public Comment - None

The meeting adjourned at 6:41 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry, CMC



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



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Preston Quirk, Architect Quirk Designs, reviewed the plan as submitted for the property at 610 Westview Ave.

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No Public Comment

Public Comment Closed

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Comments from the board ensued.

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

Board member Johnny Phipps recused himself from the dais at 5:26 p.m.

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.

Mamie Finch, BFT Land Design, reviewed the plan for the swimming pool and variances to the rear yard setback as submitted.

Questions from the board were addressed by Finch.

Public Comment Opened

Ray Hayles, 1207 Canterbury Drive, spoke in favor of the proposal.

Planning Director Mary Samaniego stated that one letter of support had been received.

Public Comment Closed

Motion to approve: Farris Second: Dawson

A period of comment from the board ensued.

Vote: Dawson, Tardio, Farris, Atwood All aye

Johnny Phipps rejoined the board on the dais at 5:35 p.m.

Attachment: [STANLEY COMMENTS.pdf](#)

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

Jeff Steele, architect for the Millers, reviewed the plans as submitted requesting the variances.

Alastair Miller, homeowner also spoke about the project.

Questions from the board were answered by Steele.

Public Comment Opened

Grace Clayton, 814 Westview Avenue, spoke in favor of the proposed plan.

Ann Bearden, 807 Lynnwood Boulevard, spoke in favor of the proposed plan.

Planning Director Mary Samaniego confirmed there were 7 letters in support of the project. *All letters are available in the minutes packet*

Public Comment Closed

Questions from the board were addressed by Miller and Steele.

Motion to approve: Phipps Second: Atwood

Comments from the board ensued

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

Attachment: [BEARDON COMMENT.pdf](#)

Attachment: [CARTER LETTER.pdf](#)

Attachment: [COOK LETTER.pdf](#)

Attachment: [FARRELL COMMENTS.pdf](#)

Attachment: [GRIFFIN LETTER.pdf](#)

Attachment: [JACQUES COMMENT.pdf](#)

Attachment: [OLDACRE COMMENT.pdf](#)

Attachment: [RAGAN LETTER.pdf](#)

Attachment: [THOMPSON LETTER.pdf](#)

Attachment: [WALDO LETTER.pdf](#)

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.

Gavin Duke, Duke Design Group, reviewed the plans as submitted for the request for the conditional use for a swimming pool and rear and side yard setback variances.

Questions from the board were answered by Duke.

Public Comment Opened

Frank Sheffield, 200 Sunnyside Drive, asked that the height/location to avoid flooding, and screening of the pool be addressed.

Sheffield's concerns were addressed by Duke and Planning Director Mary Samaniego.

Public Comment Closed

Chairman Tardio inquired about letters from neighbors.

Planning Director Samaniego stated that six letters of support from neighbors had been received.

Motion to approve with the condition that reasonable screening be placed to address the adjacent neighbors concerns: Tardio Second: Farris

A period of comments from board members ensued.

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

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.

Erin Cypress, project architect Pfeffer Torode Architecture, stated that Scott Dismukes is the landscape architect, began by reviewing the size of the lot and the plan for the property and the need for the variances to the rear, side, and front yard setbacks, maximum height, maximum footprint, maximum gross floor area, and driveway turnaround area.

A period of questions from the board ensued and were addressed by Cypress.

Public Comment Opened

Planning Director Mary Samaniego stated she had received one letter of support and one letter of concern from neighbors. *These are available in the minutes packet.*

Chairman Tardio asked that Cypress indicate where each letter came from on the map; Cypress pointed out the location of each home.

Chairman Tardio asked what the concern was; Planning Director read the letter as submitted.

Additional questions from the board followed which were addressed by Cypress.

Scott Dismukes landscape architect with Firma Landscape Architecture and Planning Studio, addressed the driveway.

Chairman Tardio asked Planning Director Samaniego to list the variances the board was deciding. Samaniego provided the information.

Motion to approve as submitted: Tardio Second: Dawson

A board discussion and comments ensued, which included additional questions for Cypress which she addressed.

Motion to postpone for 60 days: Farris Second: Farris

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

Attachment: [LAMB COMMENTS.pdf](#)

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

Other Business: Revision to 2026 meeting schedule

Planning Director Mary Samaniego stated that the meeting time moving forward would change to 4:30 beginning with the next meeting.

Other Public Comment - None

The meeting adjourned at 6:41 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry, CMC

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General Attachment: STANLEY COMMENTS.pdf

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

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General Attachment: BEARDON COMMENT.pdf

From: [Eric Bearden](#)
To: [Mary Samaniego](#)
Subject: 809 Lynnwood Blvd
Date: Tuesday, December 16, 2025 9:53:28 AM

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

Dear Ms. Samaniego,

I am emailing in regard to the property located at 809 Lynnwood Boulevard on behalf of my neighbors, the Millers, and their desire to add an addition to their existing home. With myself being an architect, I have great interest in understanding what is being planned. I have reviewed the architectural plans and elevations in detail with respect to the lot and the existing house. Based on my review, I feel the proposed renovation speaks to the aesthetic nature of the existing house and blends well with the era and style of not only the house, but the neighborhood as well. I live directly next door to the Millers and the addition will face my house. I do not have any concerns about the proposed renovation and I am in full support of this project.

Regards,

Eric D. Bearden, Architect, AIA
Principal
D: 615.804.5758
Gresham Smith
222 Second Ave. South
Suite 1400
Nashville, TN 37219
eric.bearden@greshamsmith.com

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General Attachment: CARTER LETTER.pdf

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

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General Attachment: COOK LETTER.pdf

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

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General Attachment: FARRELL CIOMMENTS.pdf

From: [Derek Farrell](#)
To: [Mary Samaniego](#)
Cc: [alastaircmiller](#); [Lauren Abide Miller](#); [Allie Abide Farrell](#)
Subject: Support for renovation @ 809 Lynnwood
Date: Tuesday, December 16, 2025 9:55:29 AM

You don't often get email from dfarrell16@gmail.com. [Learn why this is important](#)

Dear Mary,

My wife, Allie, and I would like to eagerly provide support for the renovation design plans at 809 Lynnwood Blvd.

We believe that the vision for the renovation will align appropriately with the long-standing tradition and high standards of the neighborhood's expectations.

Your Neighbor,
Derek & Allie Farrell
636 Royal Oaks Pl, Nashville, TN

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General Attachment: GRIFFIN LETTER.pdf

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

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General Attachment: JACQUES COMMENT.pdf

From: [Jacques, Lauren](#)
To: [Mary Samaniego](#)
Cc: [Richard Jacques \(rjacques@bnco.com\)](#); [Lauren Abide Miller](#)
Subject: Supportive of Case Number A25-88 (809 Lynwood Boulevard)
Date: Tuesday, December 16, 2025 9:41:13 AM
Importance: High

Mary,

I hope you are well. My husband, Richard Jacques, and I own the property at 911 Westview Avenue. We are aware of Lauren and Alastair Miller's application to the City of Belle Meade for approval to replace their existing carport with a three-car garage on their property at 809 Lynwood Boulevard. **Richard and I are supportive of this project.** We believe that the garage will be a significant improvement to the property and the city at large.

Would you please include this note of support in their application? I understand they have a hearing tonight, and I would like the Board to be aware of this neighborly support.

Thank you for your consideration. If you have any questions, please do not hesitate to let me know.

Best,
Lauren

Bradley



Lauren Jacques
Partner
e: ljacques@bradley.com w: bradley.com
d: 615.252.4637 c: 615.852.0647
Bradley Arant Boult Cummings LLP
ONE 22 ONE, 1221 Broadway, Suite 2400
Nashville, TN 37203

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General Attachment: OLDACRE COMMENT.pdf

From: [Mary O](#)
To: [Mary Samaniego](#)
Subject: Miller - 809 Lynnwood Variance
Date: Tuesday, December 16, 2025 9:49:10 AM

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

Mary,

We live at 400 Sunnyside Drive and are writing as Belle Meade residents in support 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 improvement to the neighborhood, notably upgrading an existing nonconforming carport to a thoughtfully designed enclosed garage. Their plans feature architectural details complimenting the design of the home and the neighborhood.

We are excited about the improvements that the Millers are planning. Please feel free to reach out to me directly with any questions. My cell phone number is 615-762-0771.

Hunter and Mary D. Oldacre

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General Attachment: RAGAN LETTER.pdf

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

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General Attachment: THOMPSON LETTER.pdf

From: [carolinehallthompson](#)
To: [Mary Samaniego](#)
Cc: [laurenabide@gmail.com](#); [alastaircmiller@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

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General Attachment: WALDO LETTER.pdf

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

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General Attachment: LAMB COMMENTS.pdf

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



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General Attachment: SNAP COMMENTS - CONCERN.pdf

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,

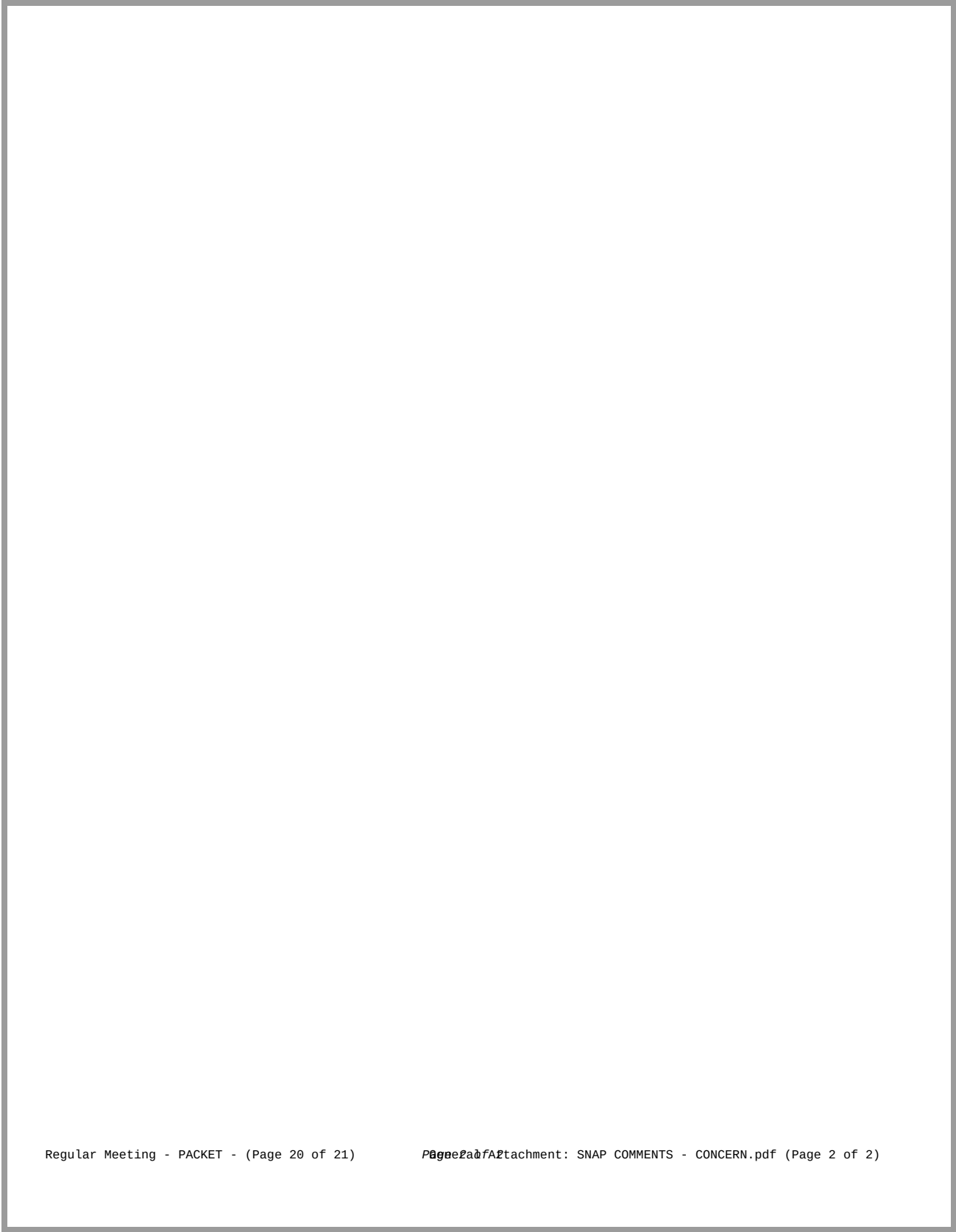
We are writing as the owners of the property adjacent to 510 Lynnwood regarding the requested setback variance currently under consideration.

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.



[^ Back to Minutes ^](#)

General Attachment: SNAP COMMENTS - CONCERN.pdf

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

[SNAP COMMENTS - CONCERN.pdf \(LINK\)](#)



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.

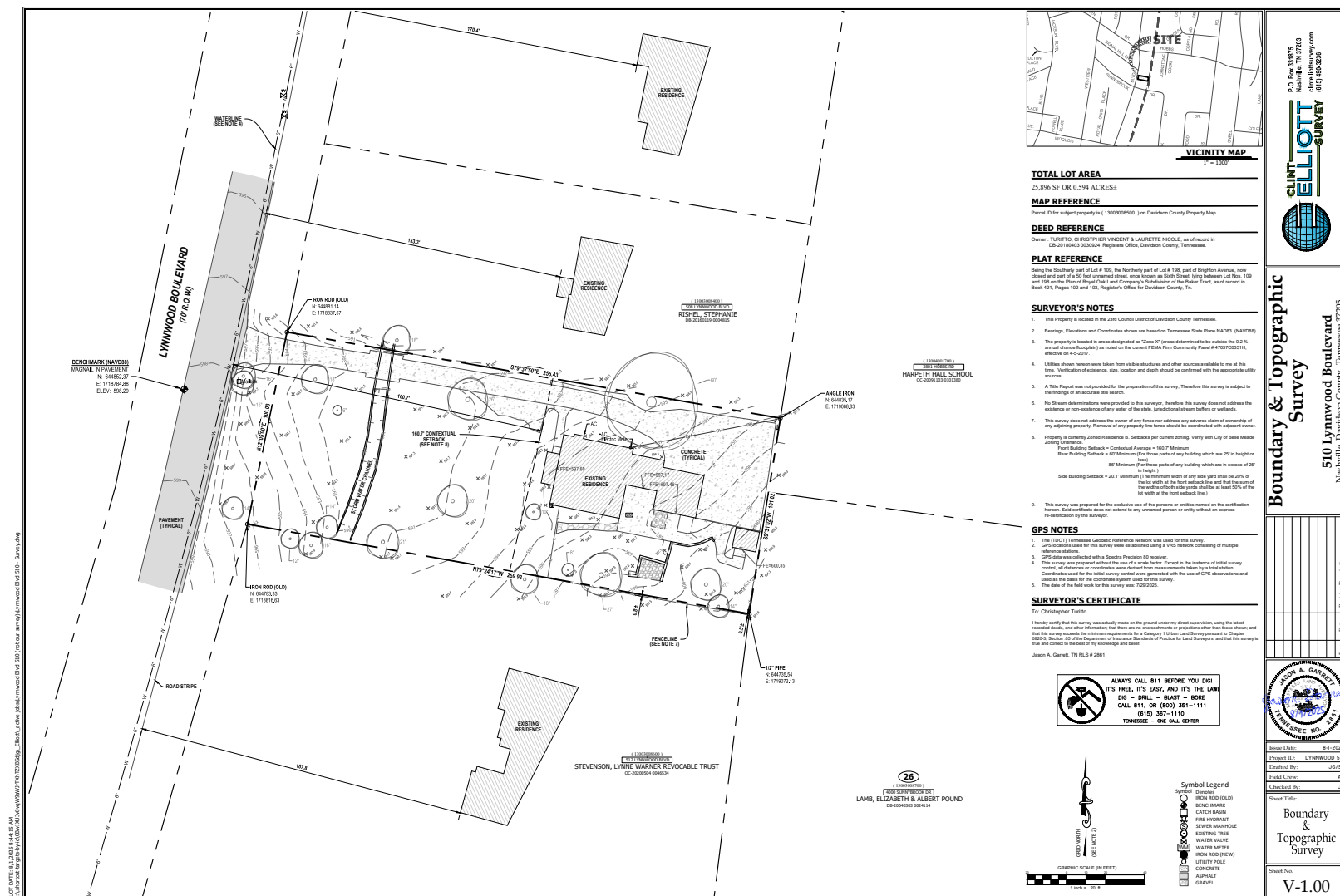
How would the resulting construction not be out of harmony with other homes in the neighborhood?

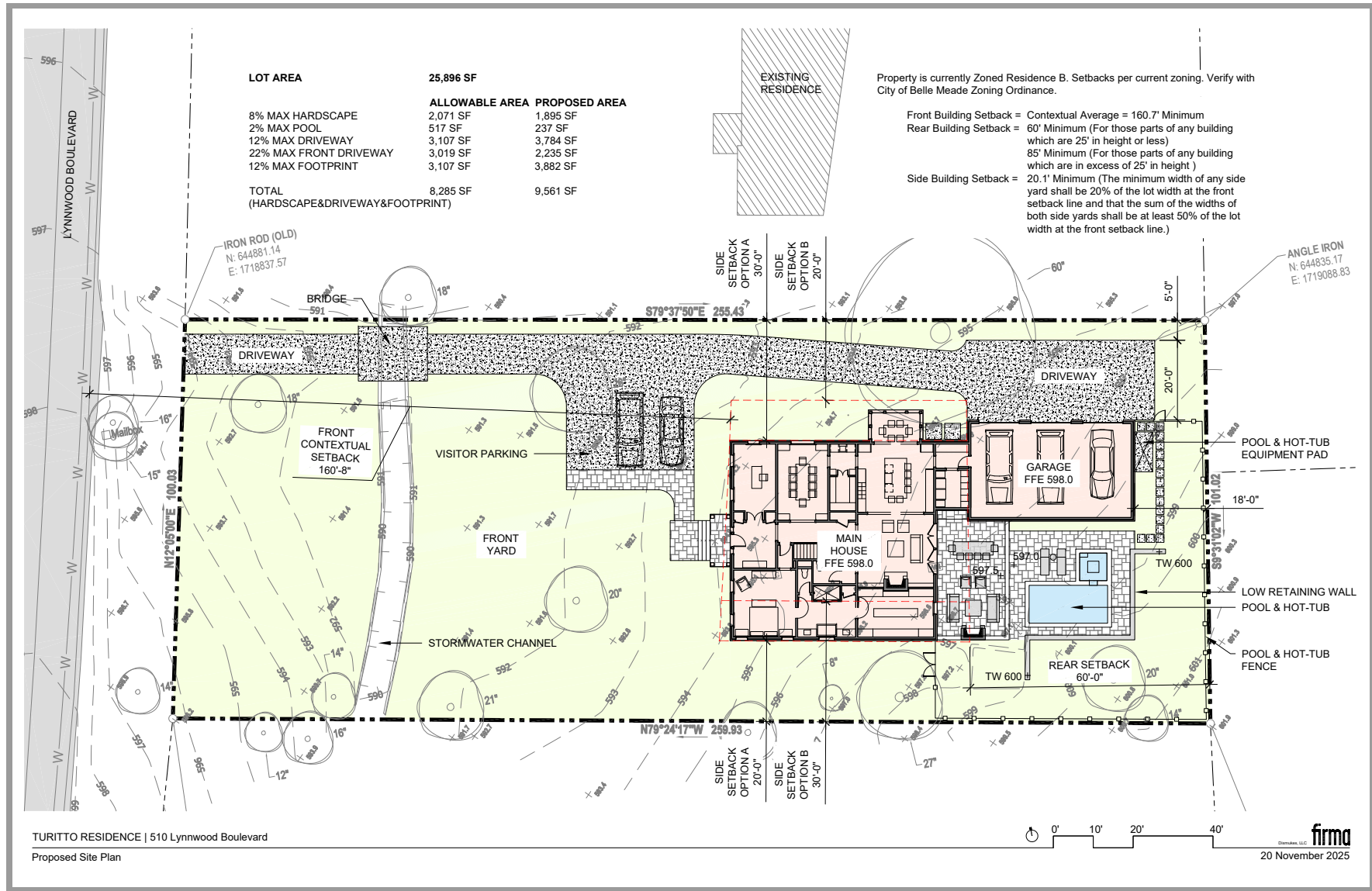
The resulting construction would not be out of harmony with the other homes in the neighborhood

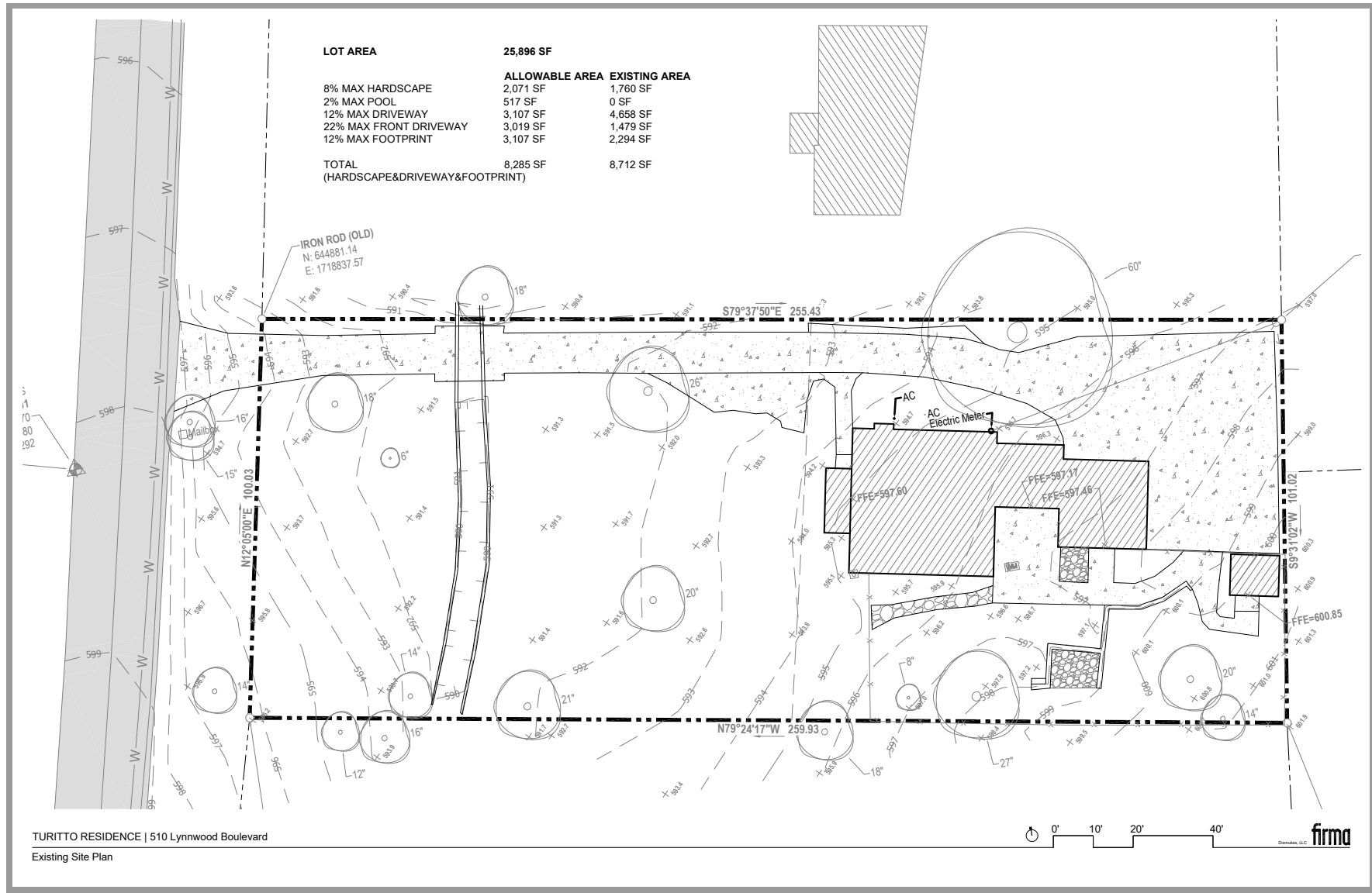
because it is under the calculations for a typical residence "B" lot. We have also established the main two story height mass of the home to be within the front, side and rear setbacks. The portions of the home that we are requesting to be over the setbacks for are one story components of the house, 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:

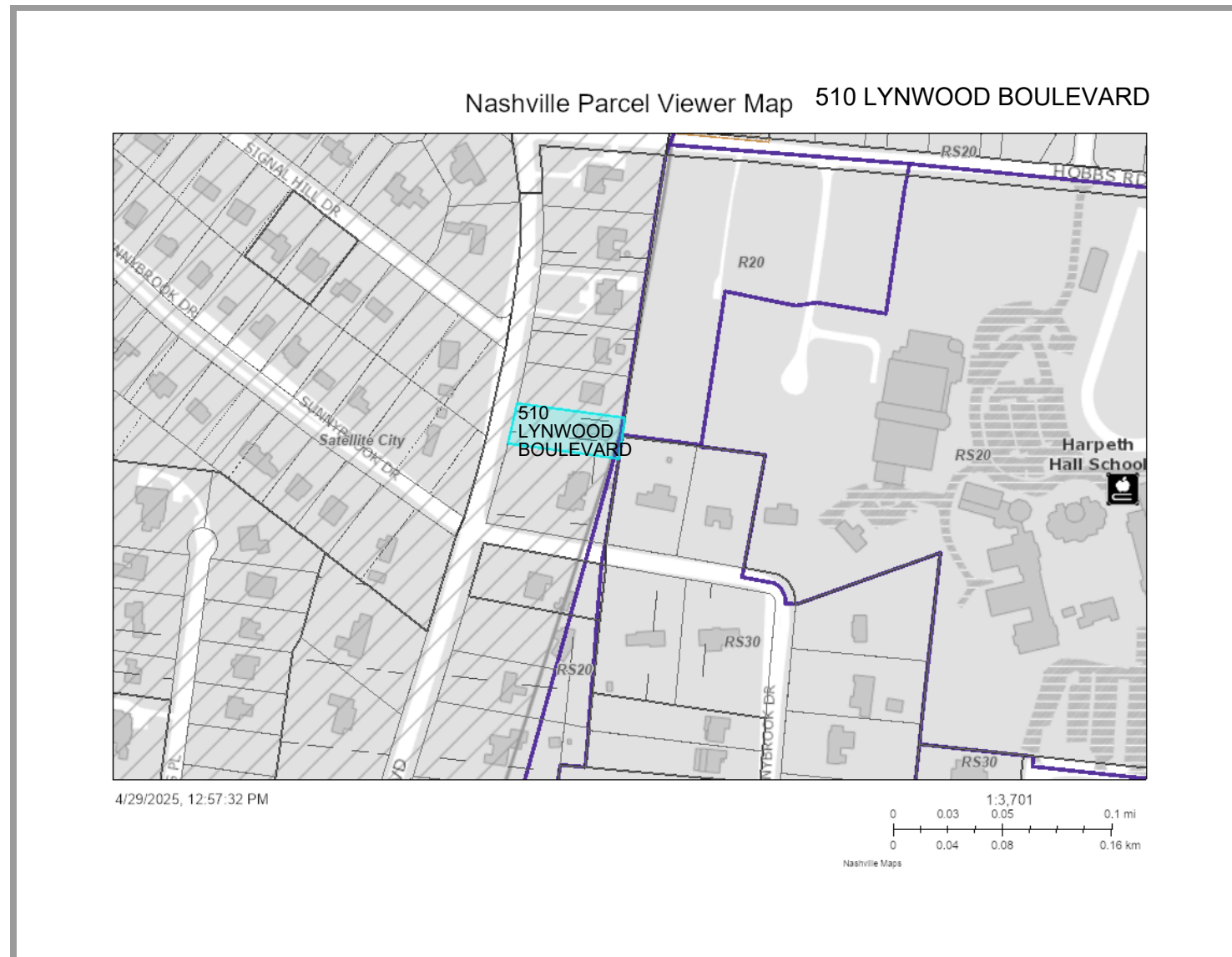
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property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

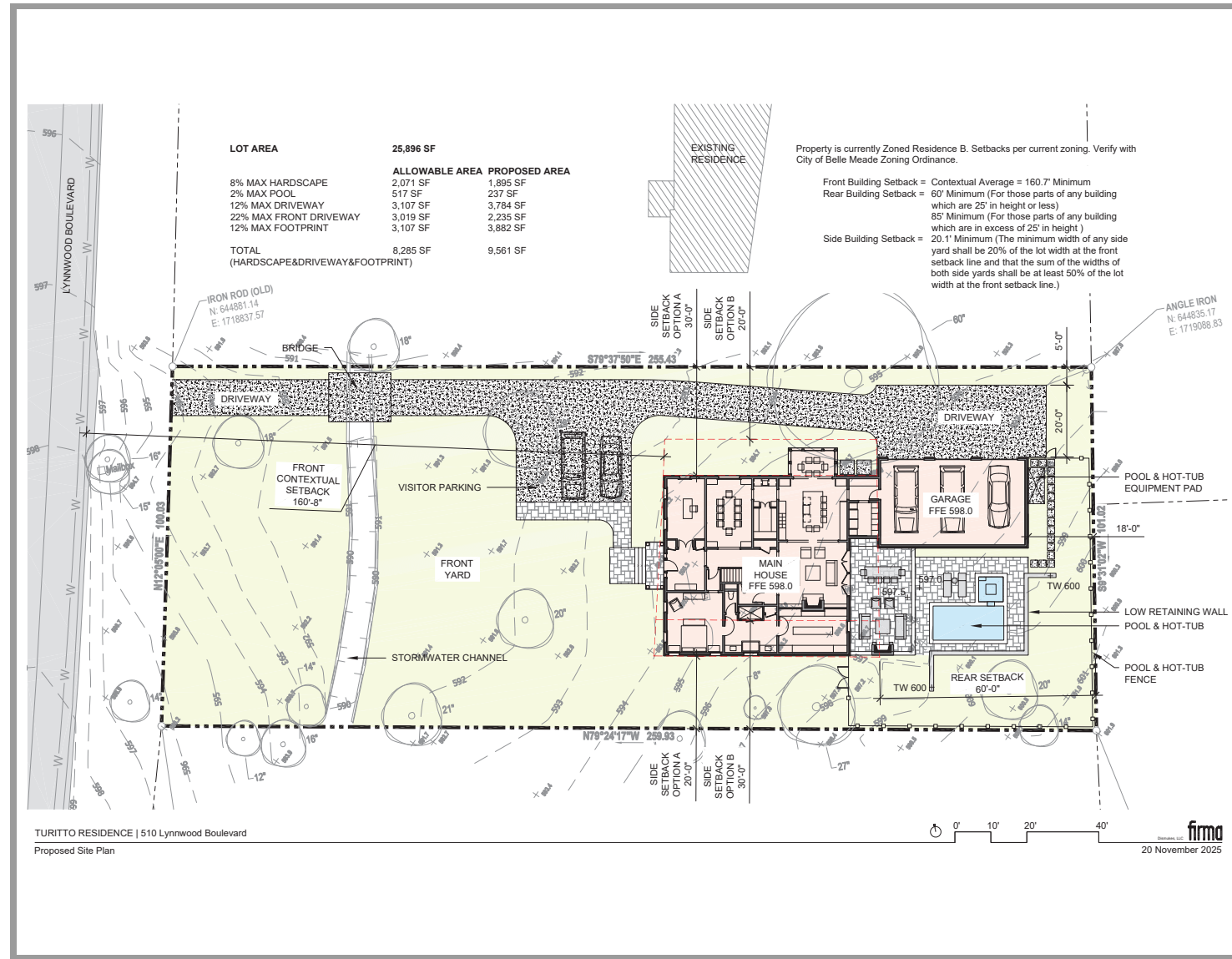
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

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

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	4675	5129	5538	18.5
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	8767	6376	6785	0
FRONT YARD AREA	8924	8924	8924	0
TOTAL DRIVEWAY AREA	1963	4618	4618	135
DRIVEWAY IN FRONT YARD AREA	1070	2672	2672	150
HARDSCAPE AREA	3117	5429	5013	61
POOL AREA	779	0	0	0
F.A.R. =	8767			
LOTS <40,000 sq. ft. x .225 =	8767			
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?

LOT IS NARROW WITH AN IRREGULAR SHAPE -
MIDDLE OF LOT IS NARROW AT REAR OF HOUSE.

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?

WIDTH OF PROPOSED PORCH WOULD HAVE TO
REDUCE TO 20' 8" FROM PROPOSED 35' 9" WIDTH.

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?

PORCH IS NOT VISIBLE FROM LYNNWOOD BLVD AND
ALIGNS WITH SIDES OF REAR PORTION OF HOUSE.
REAR PORTION OF HOUSE IS INSET FROM FRONT
SECTION 15' ON SOUTH SIDE AND 14' ON NORTH
SIDE.

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

ADDITION WOULD MATCH WIDTH OF NARROWER
REAR PORTION OF EXISTING HOME.

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.

Preston H Quirk, architect

2025-12-01

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION







The Whitehair Residence was built in 1924, and has been added onto at least once in the past. It is a 1 story cottage home with hipped roofs. The lot has 39,986 sf and is an irregular shape. The lot has a garage outbuilding on the rear of the lot.

The owners are proposing to remove a trellis covered rear deck & firepit area and build a new rear screened porch. The left side of the existing house is over the left side setback line in two places (7' 4" and 6' 8" max).

The proposed porch is over the left setback line by 14' 4", but is in line with the left rear portion of the home, and this left wall is inset 14' 3" from the left side of the front portion of the home. The proposed porch will not be visible from Lynnwood Blvd. The side setback requirement is 28.4', a variance of 14.42' is requested making the setback 13.98' at the NE corner of the porch - a setback variance of just under 51%.

The existing home is over the footprint allowance by 9.7% (454sf). The proposed porch is a total of 929 sf - 520 sf where the existing deck is plus 409 sf where the firepit area is located. The total footprint with the new porch would be 18.5% over the footprint allowance (an 8.8% increase from the existing condition which is 9.7% over the allowable footprint).

Drive & parking areas on this lot are not being changed, but are over the allowable front drive area and total drive and parking areas. The hardscape areas are over the allowable areas also, but removal of the firepit area reduces the hardscape overage from 136% to 123% (416 sf of hardscape is being removed). These overages are largely due to the lot having frontage on 2 streets with a separate drive to the rear garage.

The existing home & garage have 6376 square feet (sf) of gross area, which is below the allowable FAR.

In considering the variance requests, the unusual & irregular shape of this lot is narrow at the midpoint where this porch would replace the existing rear deck, and the proposed porch is in line with the existing walls of the narrower rear portion of the house. The porch is not visible from Lynnwood Blvd.

ADDRESS 206 Lynnwood Blvd.					
LOT SF 38966 sf	ALLOWABLE	EXISTING	TOTAL CHANGE	NEW TOTAL	% OVER
	SF				
FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF	4675	5129	+ 409	5538	18.5%
FOOTPRINT (ESTATE A) 8% OF LOT SF					
FAR					
LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF	8767	6376	+ 409	6785	0
LOTS > 40,00 SF = 0.200 X LOTS SF					
FRONT YARD SF					
DRIVEWAY 12%	8924				
DRIVEWAY 12%	1070	2672	0		150%
DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF	1963	2672	0		36%
TOTAL SF FRONT & REAR DRIVES = 4618 SF					
HARDSCAPE TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES,					
HARDSCAPE MAX. 8% OF LOT SF	3117	5429	-416	5013	61%
POOL (WATER AREA) = MAX. 2% OF LOT SF	779	0	0		0
HARDSCAPE + POOL = MAX. 8%	3117	5429	-416	5013	61%

DRIVES:
FRONT - 2672 SF
LEFT SIDE - 1015 SF
REAR - 931 SF

Adjacent Homes



204 Lynnwood Blvd
1887 sf



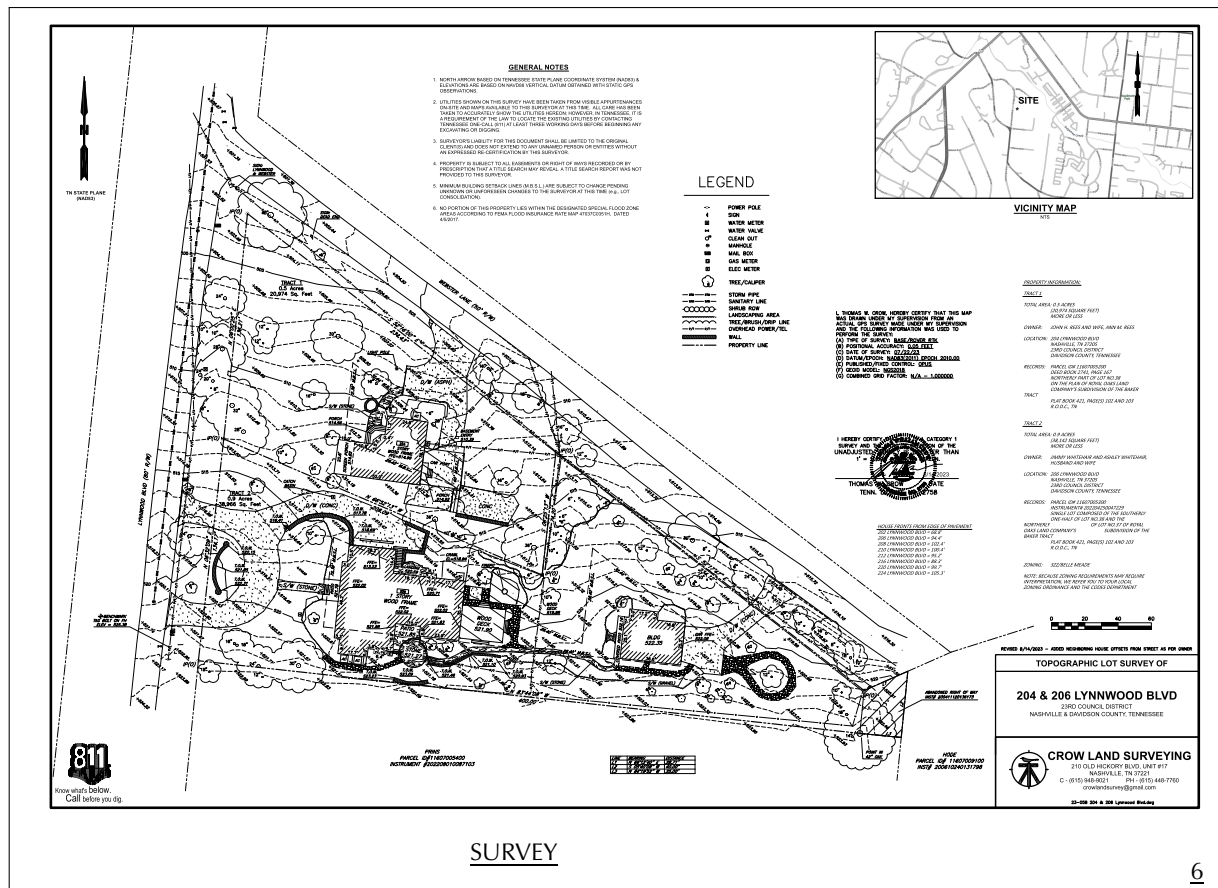
208 Lynnwood Blvd
4396 sf

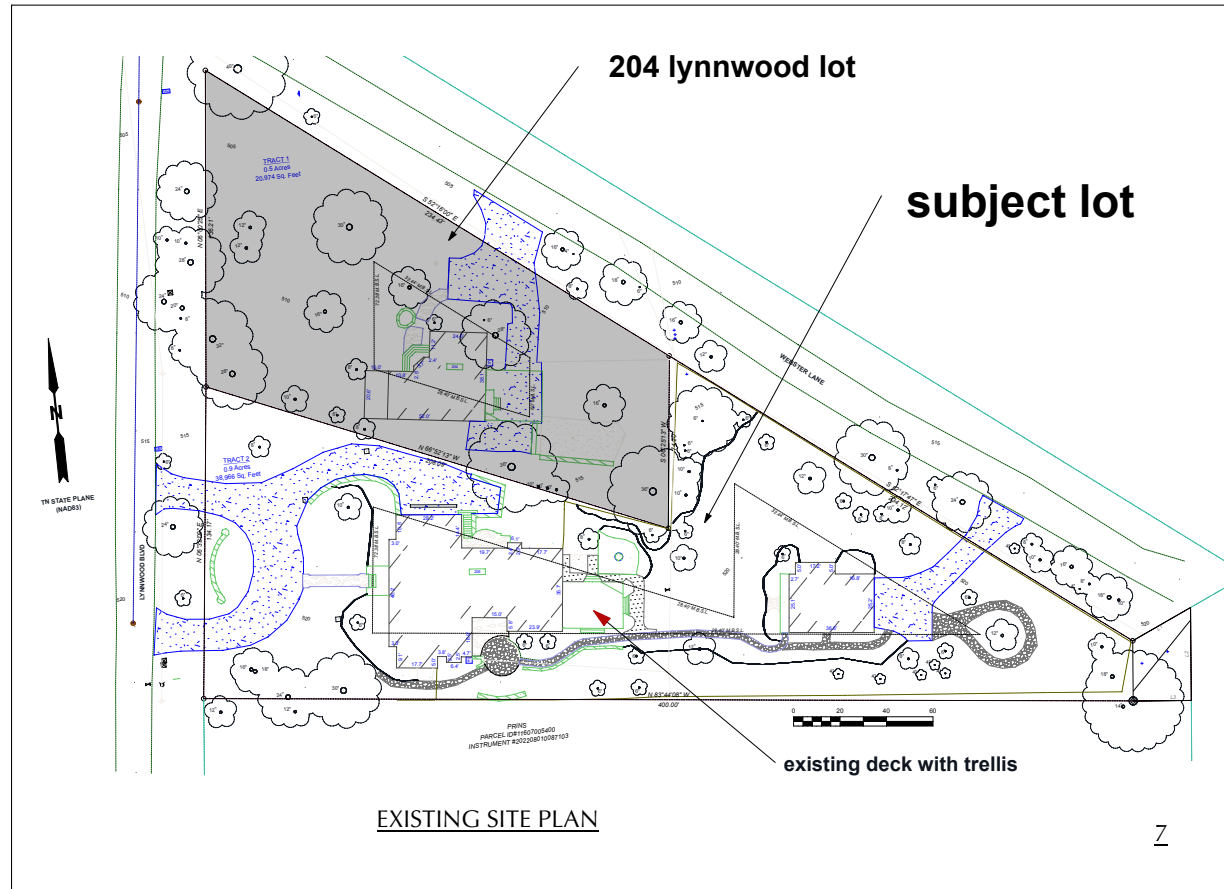


203 Lynnwood Blvd
8928 sf



207 Lynnwood Blvd
6140 sf







right side, SE corner

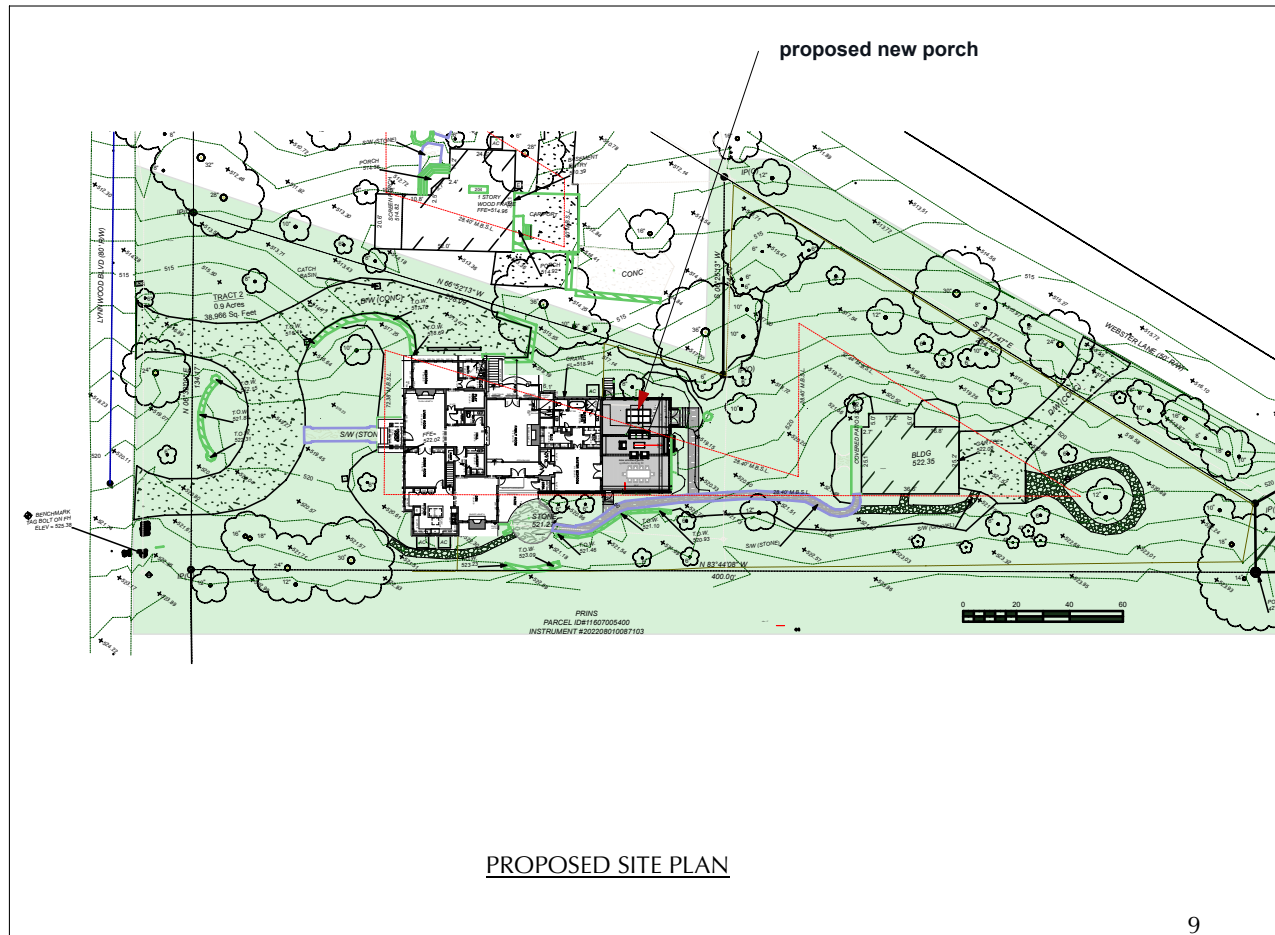


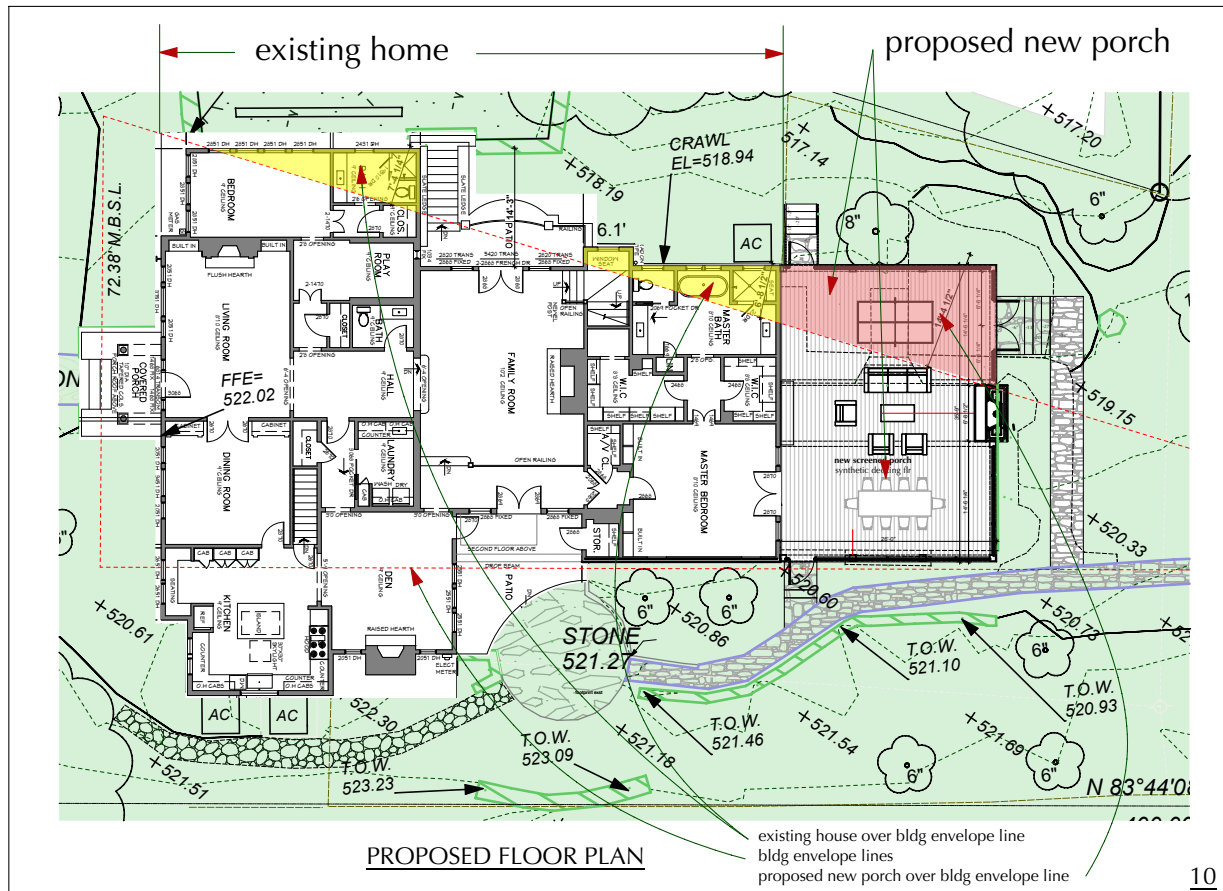
right side, SE corner



rear, NE corner

EXISTING RESIDENCE PHOTOS





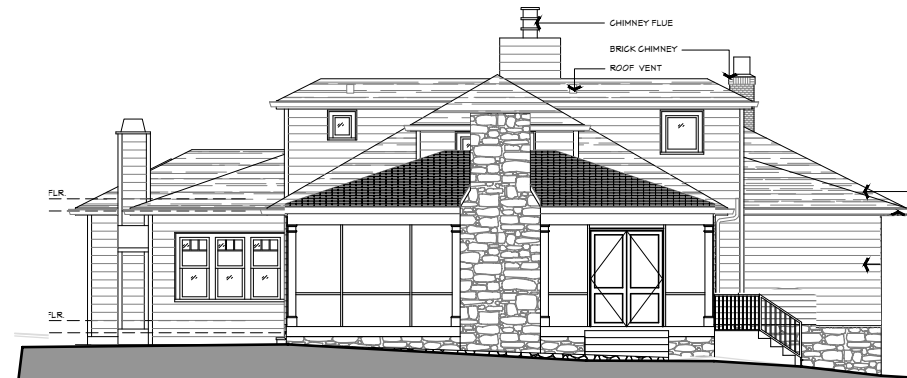


right side/south



left side/ north

PROPOSED ELEVATIONS



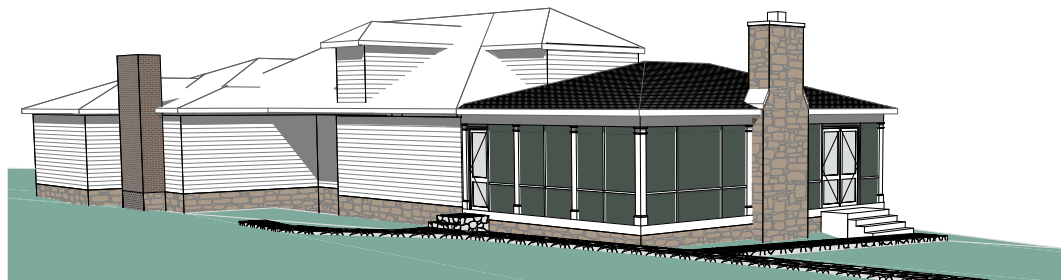
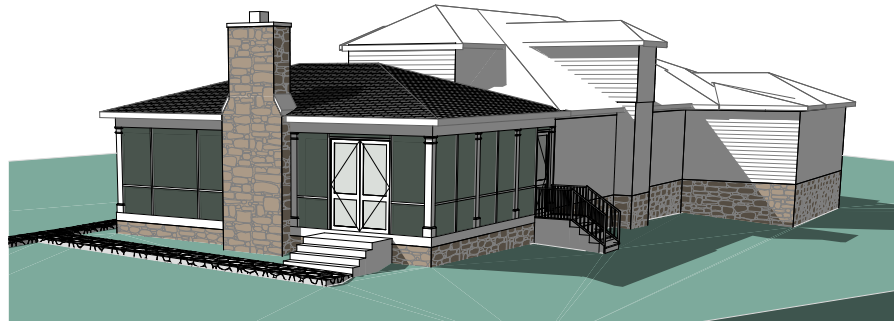
rear/east



front/west

PROPOSED ELEVATIONS

12



Perspective Views

13

Staff Report

Agenda No.: IV.A.
Case No.: A25-99
Staff: Mary Samaniego, Planning Director
Applicant: The Whitehair family
Request: Variances for the side yard setback and maximum allowable footprint.
Location: 206 Lynwood Boulevard

Summary:

The applicant/property owner is requesting two variances to allow the construction of a screen porch that exceeds the maximum allowable building footprint and rear yard setback. The specific request is to construct 875 square feet screen porch in the rear of the residence approximately 14' from the SIDE property line.

Planning Considerations:

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

1. The subject property is 0.90 acres (39,204 square feet).
2. The existing dwelling was constructed in 1924 with a two-car detached garage and an existing rear patio. The proposed screen porch would be placed in the existing patio area.
3. The lot is irregularly shaped with frontage on Lynwood Boulevard and other frontage along Webster Lane in the rear.
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the lot is 4,675 square feet. The existing residence has a building footprint of 5,129 square feet and the proposed addition of the screened in porch provide as overall building footprint of 5,538 square feet (863 square feet over the maximum allowable).
5. Per Section 14-203 Table 1, the Residence B zoning district requires a side yard setback of 28' from the north side property line. The proposed setback for the screened porch is 14' from the side property line (a 14' encroachment).

Findings of Fact and Staff Recommendation:

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

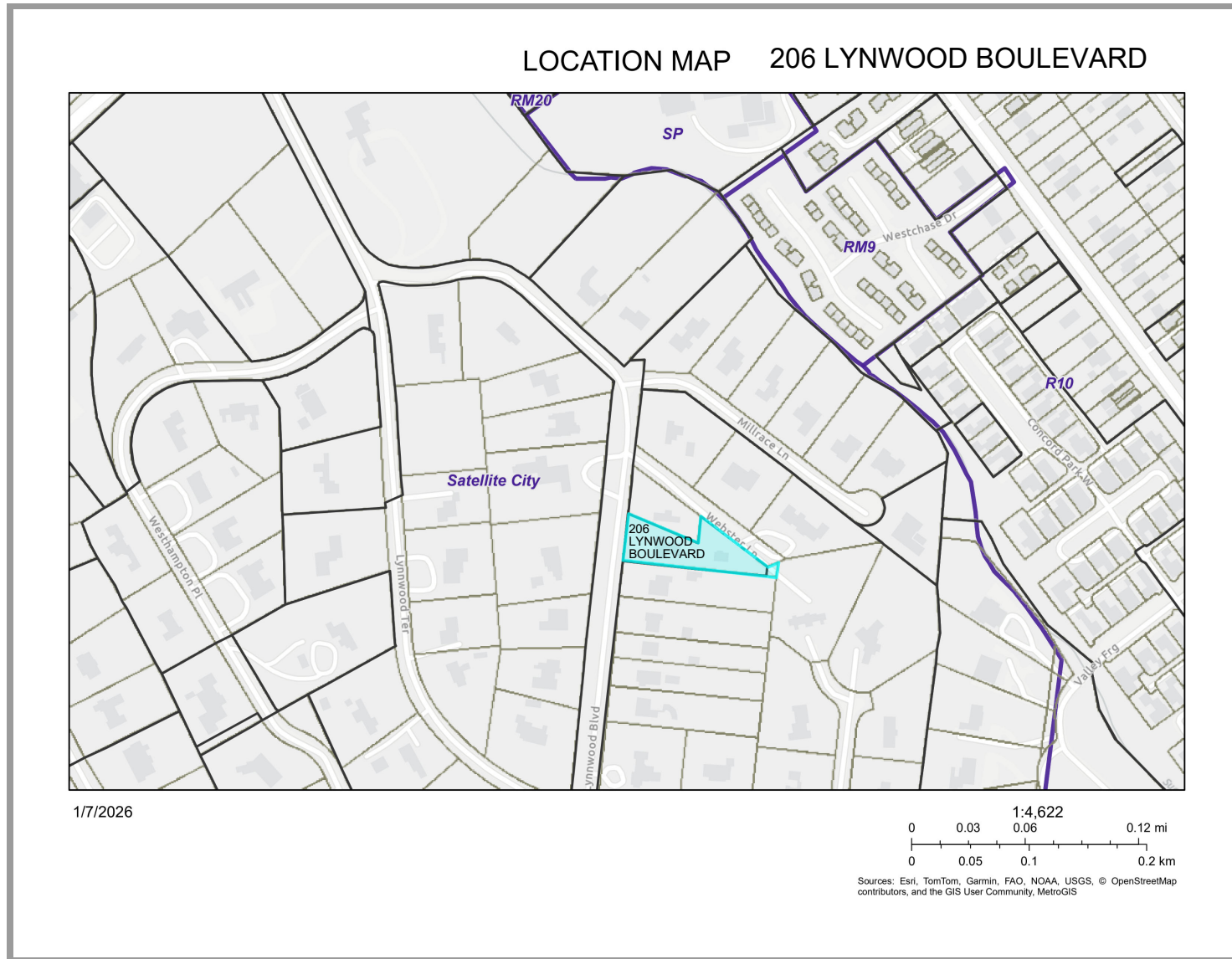
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

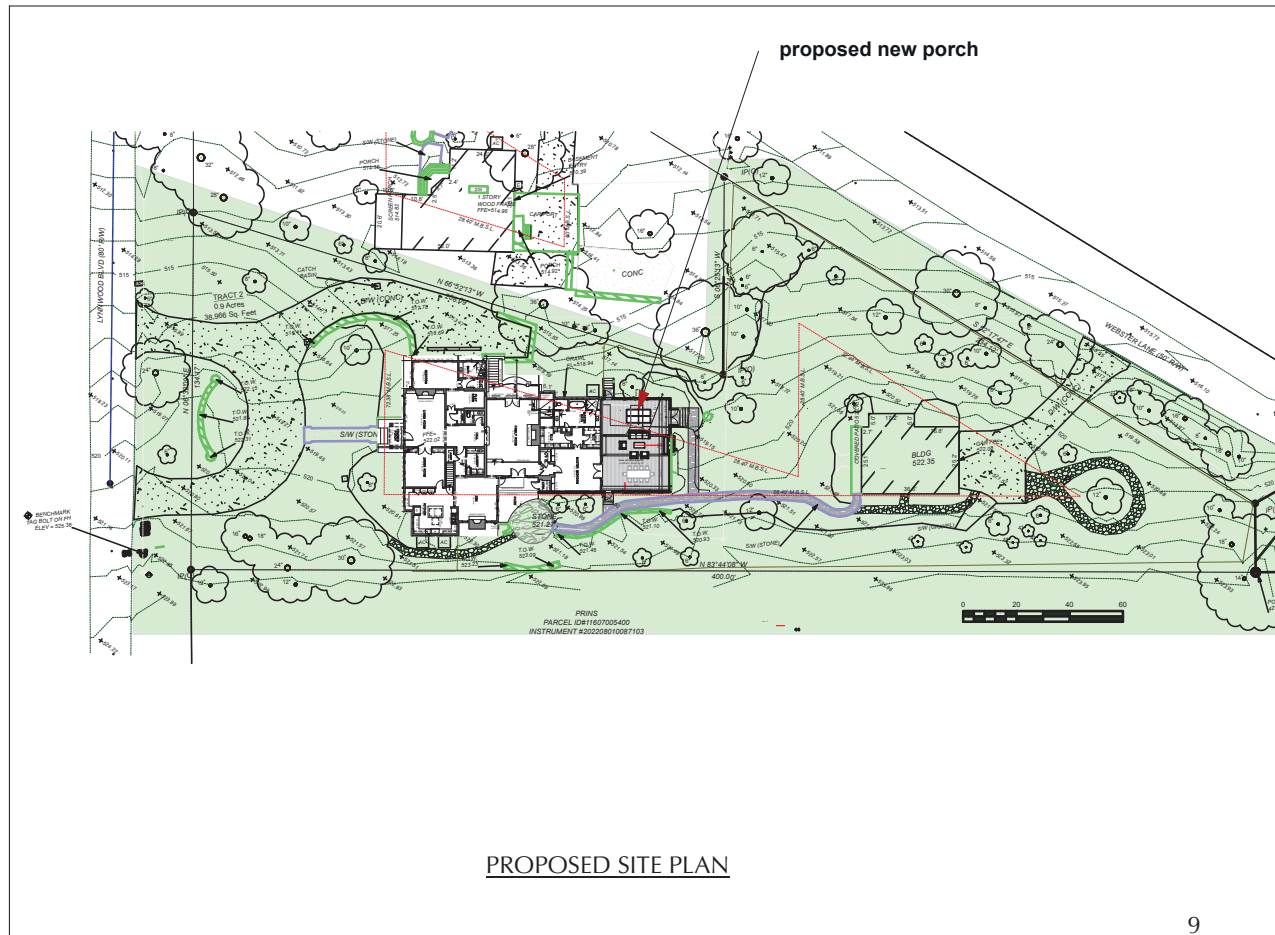
The applicant is proposing to exceed the maximum footprint and side setbacks that were adopted in the Zoning Ordinance to benefit the public good. The applicant is proposing to exceed the maximum footprint that were adopted in the Zoning Ordinance to benefit the public good. The proposed project is relatively small at over allowable. The location of the screen porch will follow the existing building line. Therefore, it should not add visible bulk to the property witnessed from the street. Part of the reason for the footprint overage is the inclusion of the existing detached garage which accessed and faces Webster Lane so it does not add the massing and scale of the residence. The purpose and intent of these design and bulk provisions, in staff's professional opinion, is to ensure that the placement and scales of dwellings ensures this development pattern of large, open yards. However, this lot is very irregular shaped which creates a significant development impact given the required side yard setback.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





November 19, 2025

City of Belle Meade
Board of Zoning Appeals

Re: Letter of Support for Variance Request – 206 Lynnwood Blvd

Dear Members of the Belle Meade Board of Zoning Appeals,

We are writing as the owners and residents of 208 Lynnwood Blvd, which is adjacent to 206 Lynnwood Blvd. We understand that the owners of 206 Lynnwood Blvd are requesting a variance to allow the construction of a screened-in porch on their property, and we are writing to express our full support for their request.

Thank you for your consideration of our support. Please feel free to contact us if you have any questions or would like any additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bill Prins".

Bill and Bronte Prins

brontelawson@gmail.com

william.g.prins@gmail.com

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

A variance for 5.7% over the allowable footprint.

A front yard variance for a covered front entry extending 28" beyond existing front setback.

Project Calculations:

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

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	3502	3123	3702	5.7
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6566	4241	6092	0
FRONT YARD AREA		7248		
TOTAL DRIVEWAY AREA	3502	2527	3352	0
DRIVEWAY IN FRONT YARD AREA	1594	809	1301	0
HARDSCAPE AREA	2334	1526	2289	0
POOL AREA	583	0	576	0
F.A.R. =	6566			
LOTS <40,000 sq. ft. x .225 =	29,184 x .225			
LOTS > 40,000 sq. ft. x .196 =	N/A			

Variance Approval Criteria

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

The property is located on a narrow and deep lot, which limits the ways the house and garage can be reasonably arranged. This condition makes it difficult to accommodate a functional three-car garage without a modest increase to the allowable

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

Strict application of the zoning ordinance would create practical difficulties by severely limiting how the residence can be laid out on this narrow lot. Without a modest footprint variance, it would not be possible to reasonably accommodate a functional

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

Granting the requested variance would not be detrimental to the public good, as the proposed design remains fully compliant with all other zoning requirements, including Floor Area Ratio, hardscape, and driveway area. The proposed residence is 474

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

The proposed construction is designed to remain consistent with the scale, character, and appearance of other homes in the neighborhood. The residence remains well below the allowable Floor Area Ratio and complies with all other zoning

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.

Ron Farris

2025-12-19

Typed Signature of Applicant or Owner

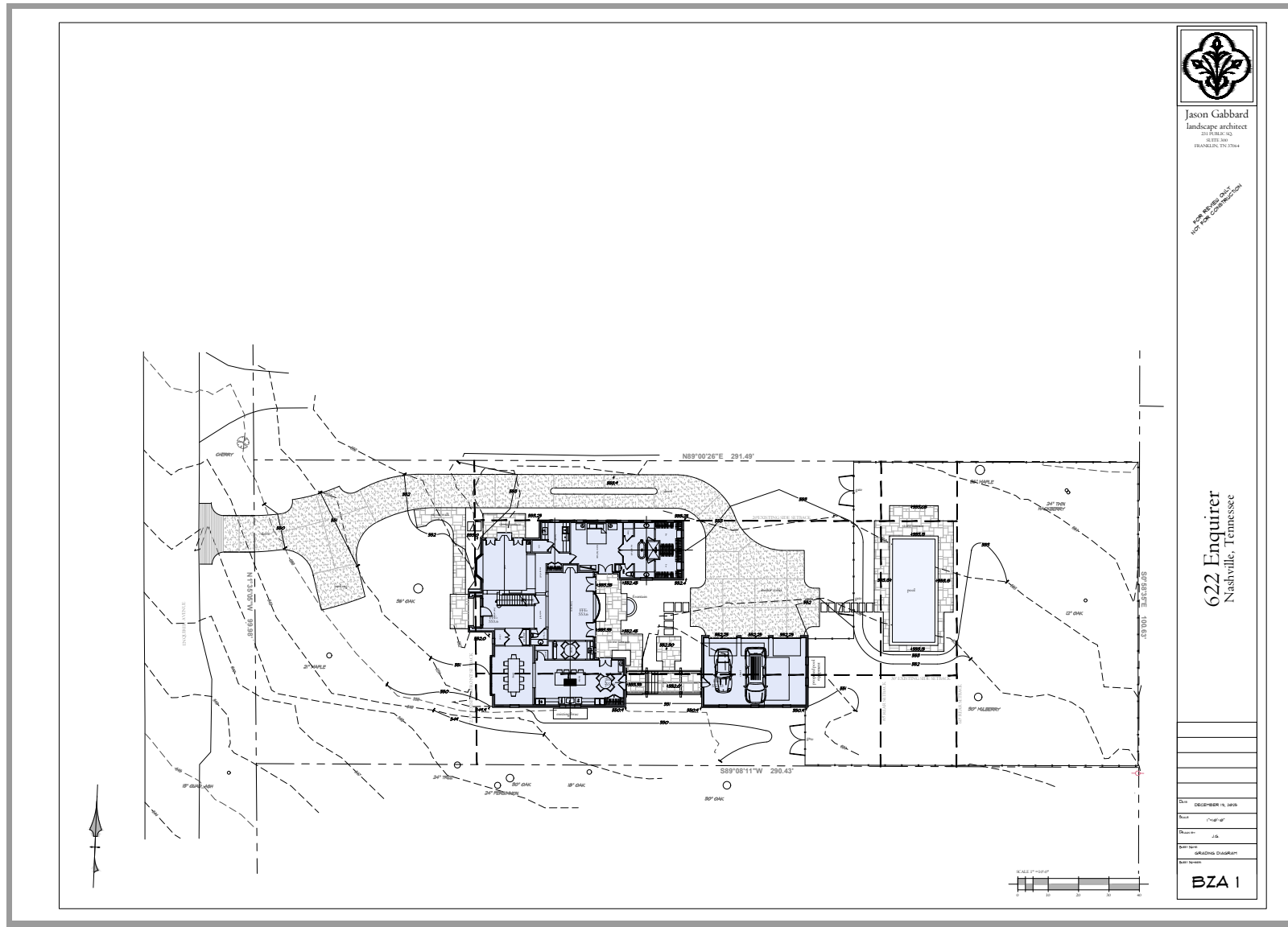
Date

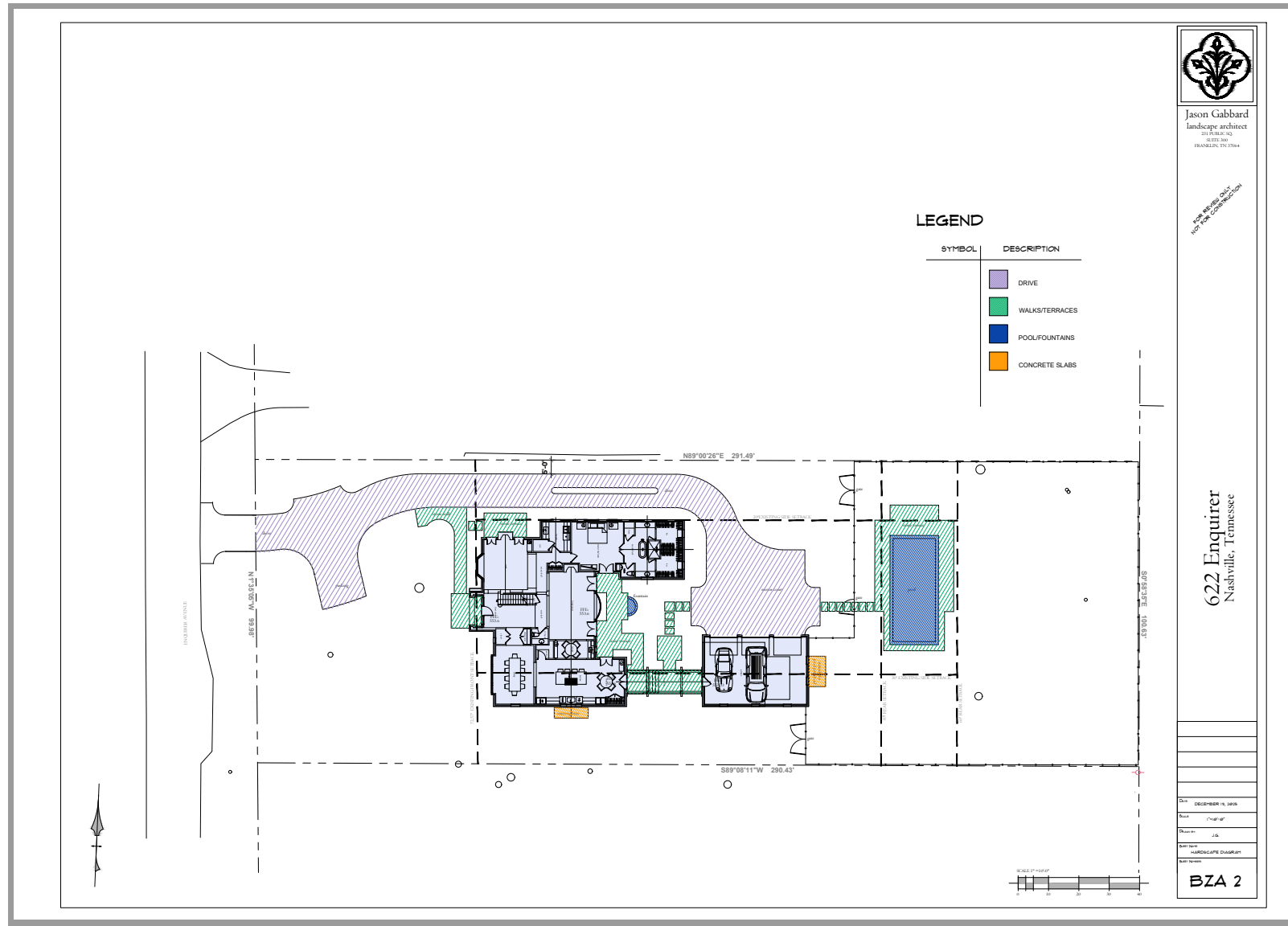
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

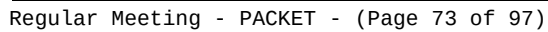


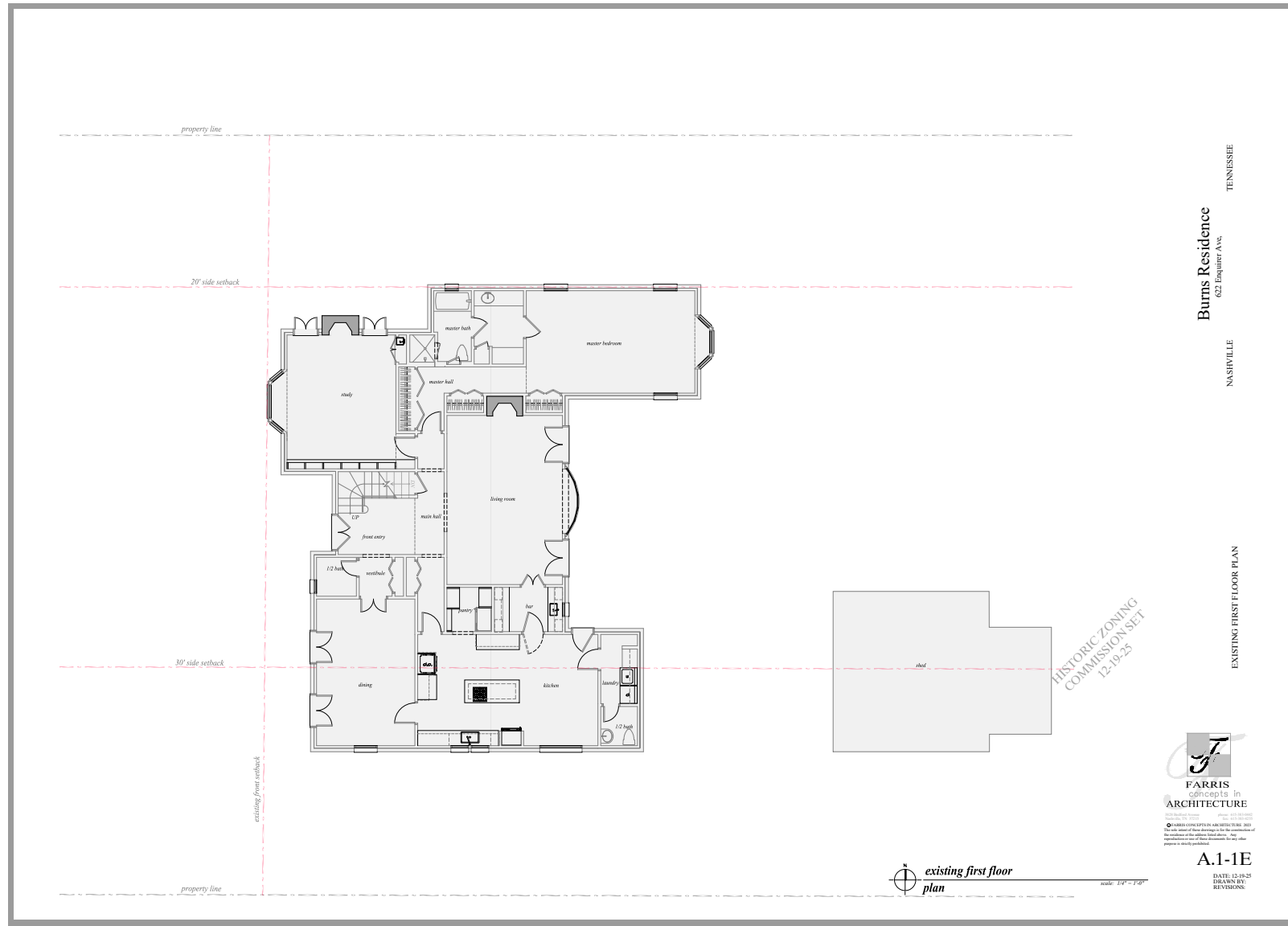




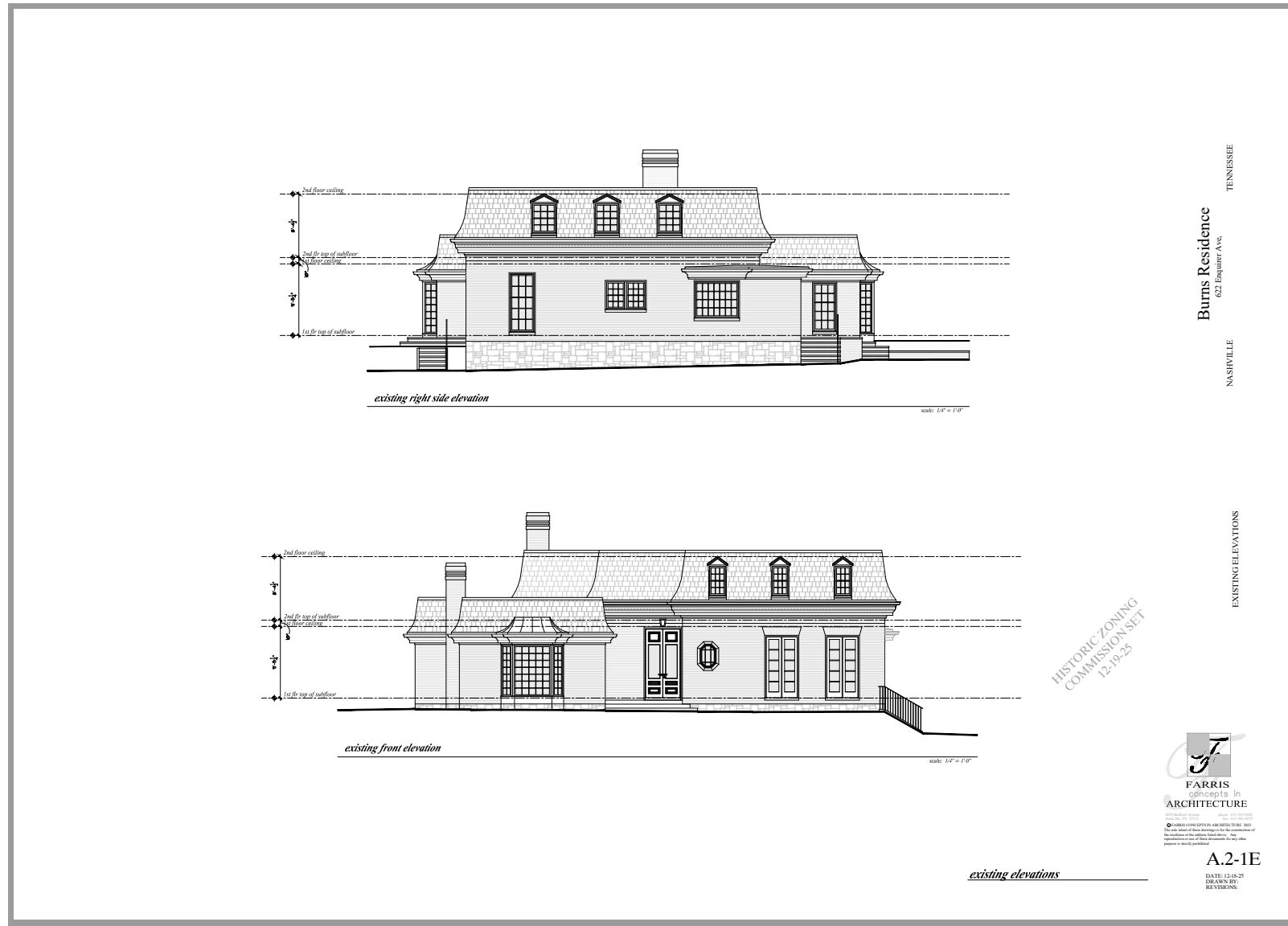


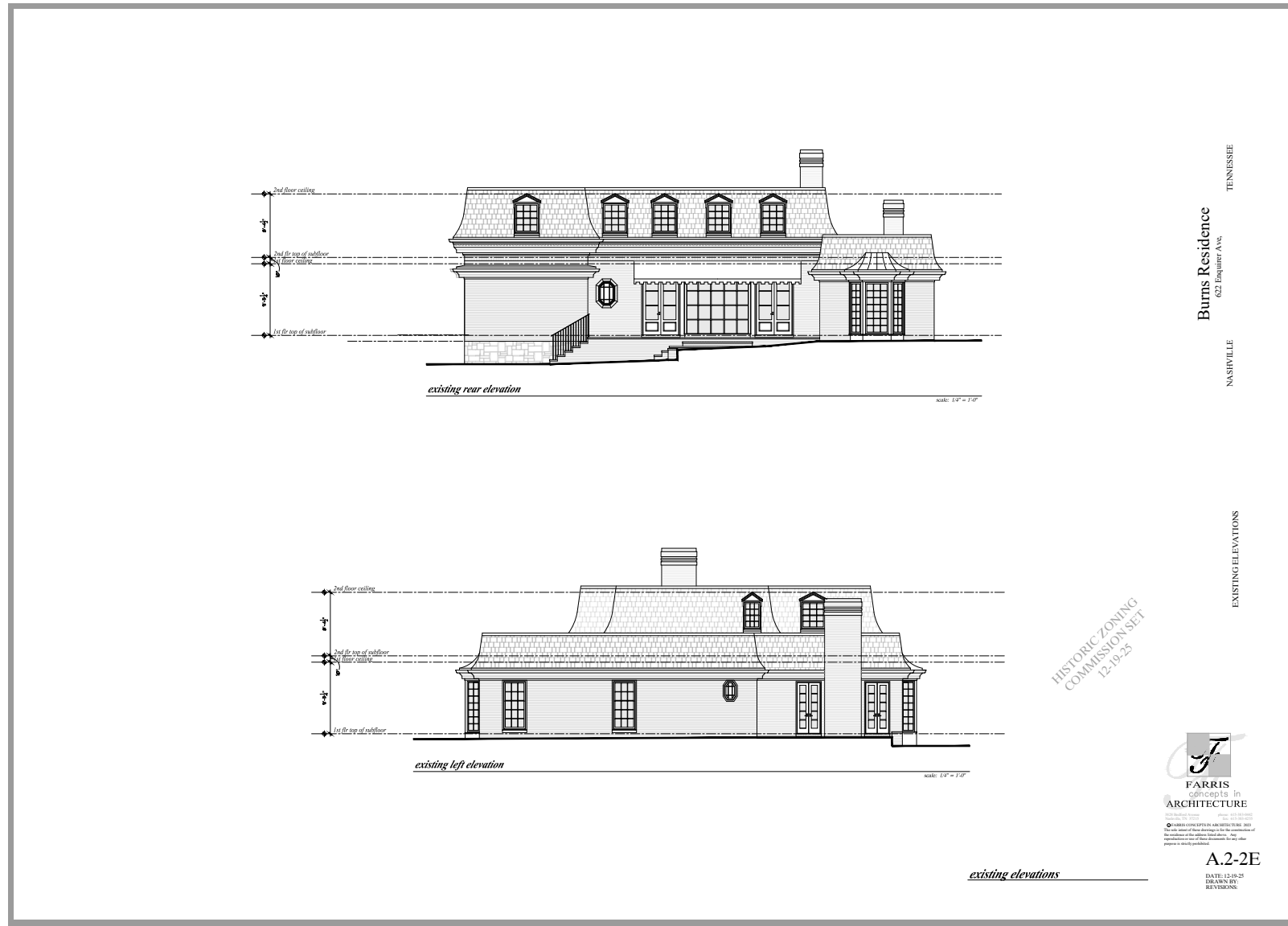


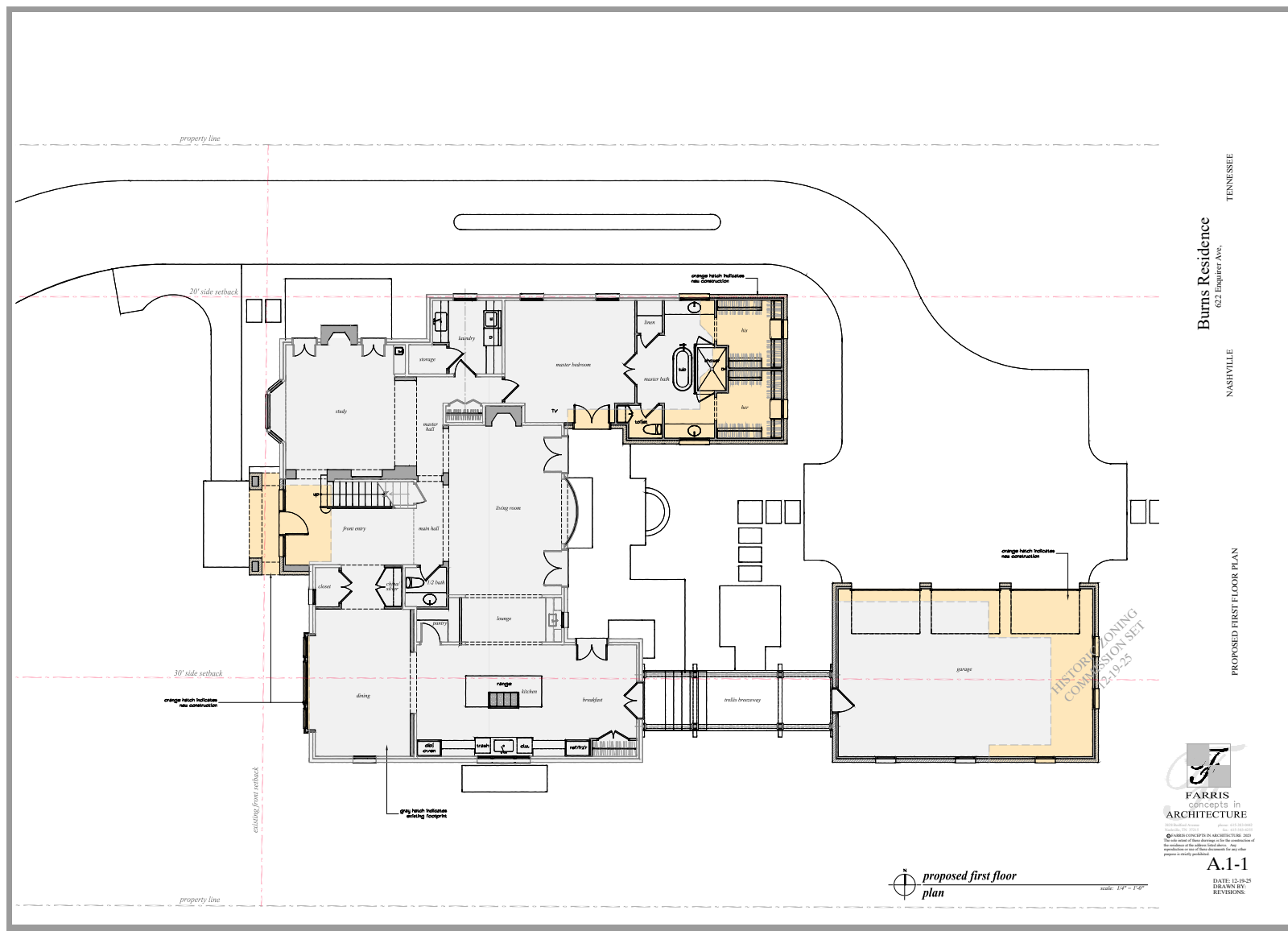


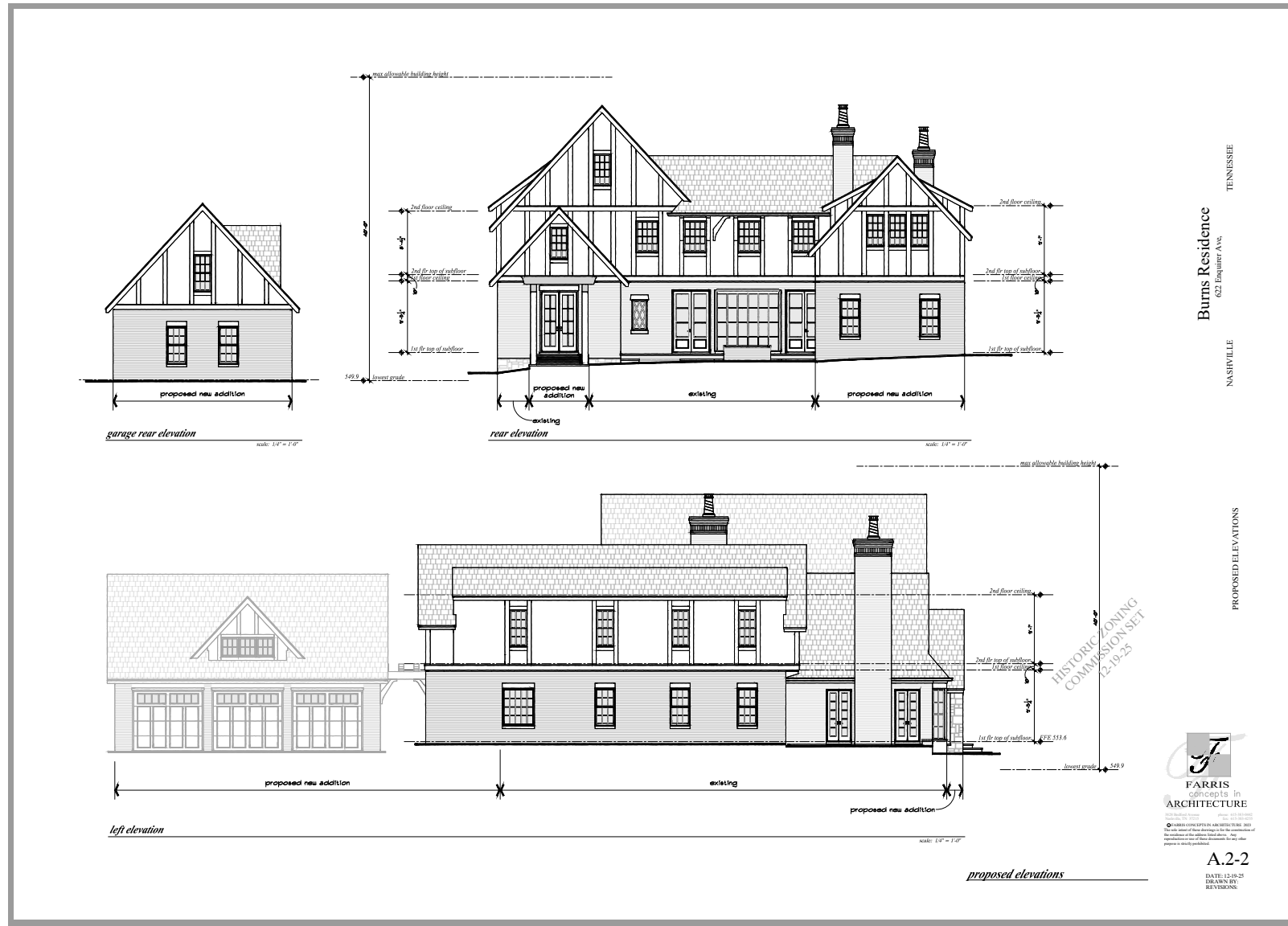












Staff Report

Agenda No.: IV.B.
Case No.: A25-102
Staff: Mary Samaniego, Planning Director
Applicant: 622 Enquirer, LLC
Request: Conditional Use for a swimming pool and variances to the front and side yard setbacks and maximum footprint.
Location: 622 Enquirer Avenue

Summary:

The applicant is requesting three variances for a residential addition that exceeds the front and side setbacks as well as the maximum allowable building footprint. The specific request for the addition to the north side of the residence, a small addition to the front porch, a swimming pool, and the demolition of the existing two-car garage/shop with a three-car detached garage.

Planning Considerations:

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

1. The subject property is 0.67 acres (29,184 square feet).
2. The lot is rectangular in shape and similar to surrounding properties and does not have steep slopes.
3. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the edge of pavement on Enquirer Avenue is 173'. The proposed front porch of the residence is 170' from edge of pavement (3' encroachment).
4. 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 south property line is 30' and from the north property line is 20'. The proposed detached three-car garage is 30' from the south property line (10' encroachment).
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 lot is 3,502 square feet and the existing footprint is 3,123 square feet. The proposed project for the residence as well as detached garage has a building footprint of 3,702 square feet (200 square feet over the maximum allowable).
6. 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 583 square feet. The proposed area of water in the swimming pool is 576 square feet.

7. 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 2,334 square feet. The proposed area of the hardscape, including the pool, is 2,289 square feet.

Findings of Fact and Staff Recommendation:

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

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *There is a proposed planting plan. The existing property line shrubs and trees as well as planting are 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. Additionally, the pool equipment is inside 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

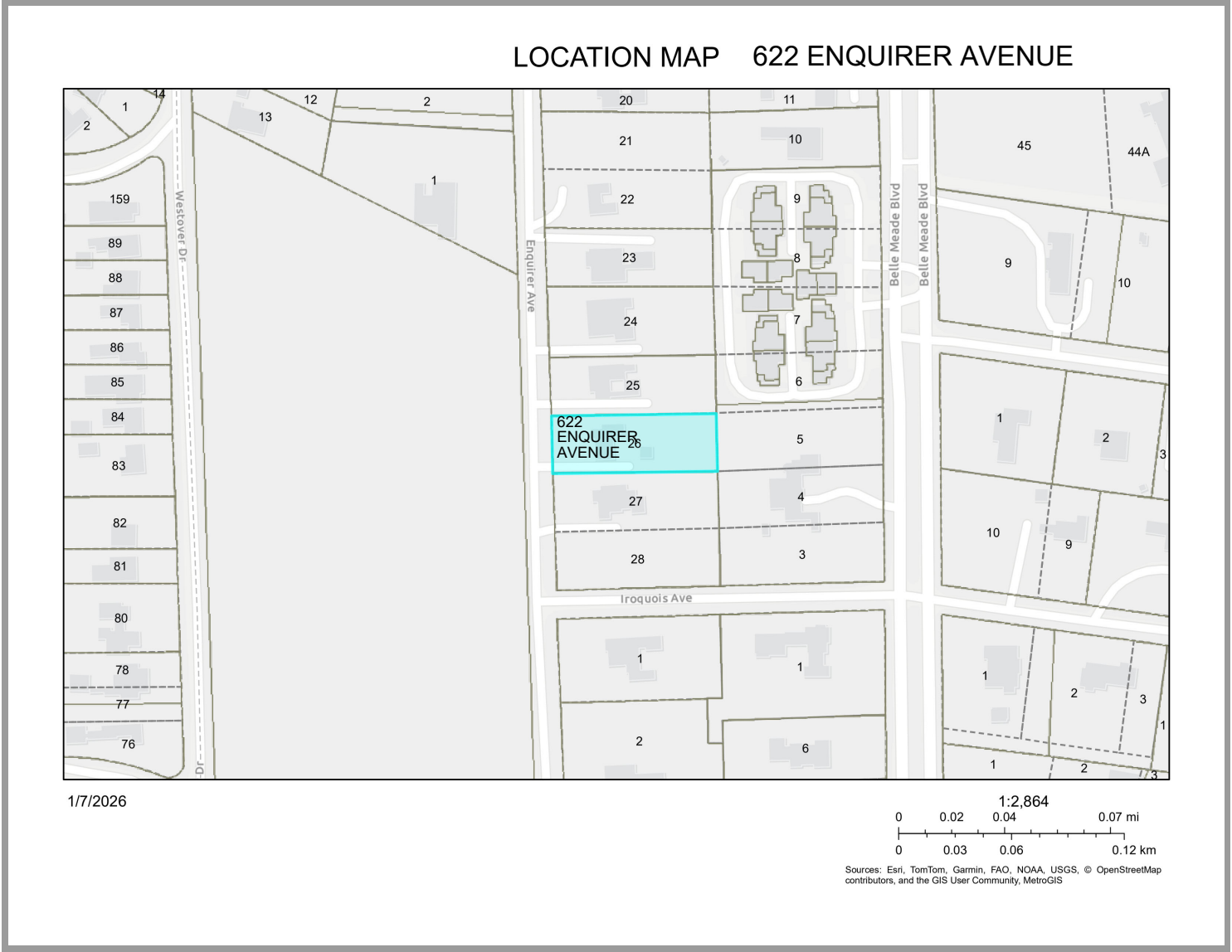
without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

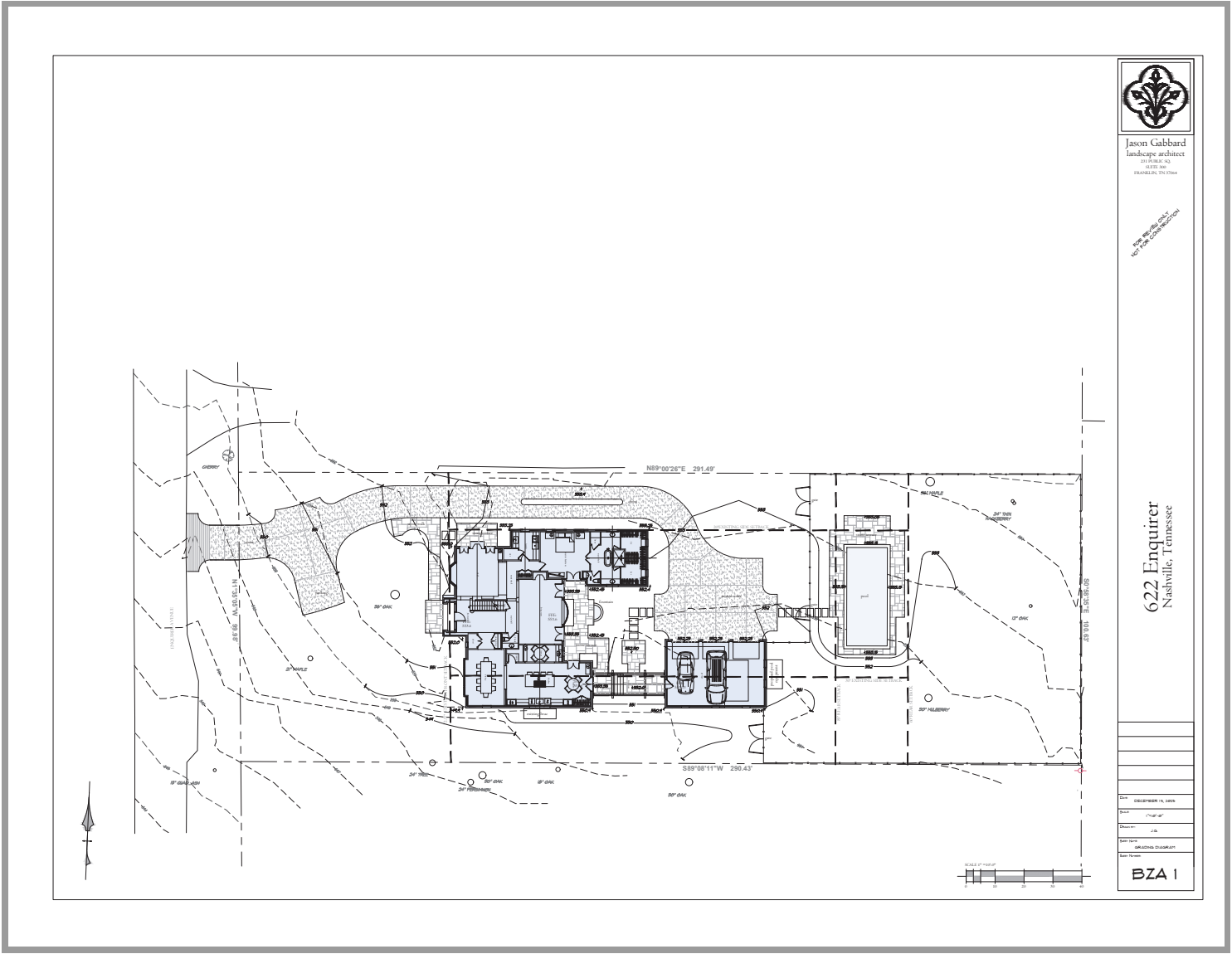
The applicant is proposing to exceed the maximum footprint, and setbacks. It is staff's professional opinion that these requirements are to limit the massing and scale of dwellings within a given site. The surrounding properties in the immediate area are of a similar size and configuration as the subject 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 while exceeding the established setback will still follow the building line of the existing residence. The proposed 3' addition to the front porch is to compliment the architectural style and should not have any overall adverse impact to the rhythm of residences along Enquirer Avenue. The variance request for footprint is a result of requesting a three-car garage instead of a two-car garage. The footprint overage of 200 square feet could be eliminate with the removal of one garage bay.

Staff recommends approval of the conditional use and variance requests based on the written findings of fact with the condition of implementing the landscaping plan prior to the issuance of a certificate of completion.

Attachments:

1. Location Map
2. Staff Analysis of Site Plan







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Steve FridrichPHONE # 615-300-5900APPLICANT EMAIL ADDRESS steve@stevefridrich.comPROPERTY ADDRESS: 4431 Tyne BoulevardREQUEST: VARIANCE ☒CONDITIONAL USE ☒REASON FOR REQUEST: Conditional use approval to extend the footprint of an existing pool;Conditional use approval to construct a spa;Variance request to place spa outside of the building envelope

PROJECT CALCULATIONS

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

Complete Check List

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

Variance Approval Criteria

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

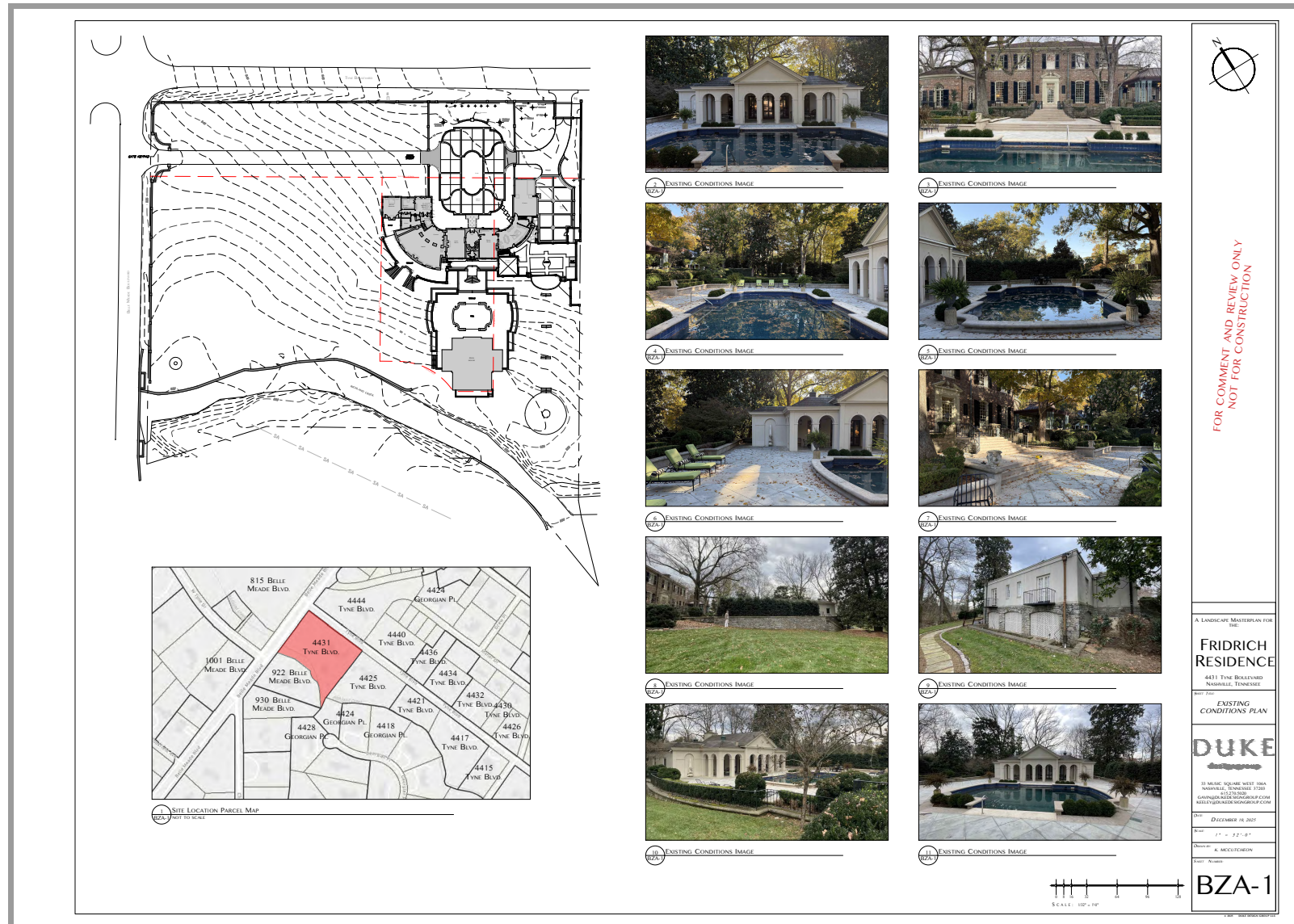
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

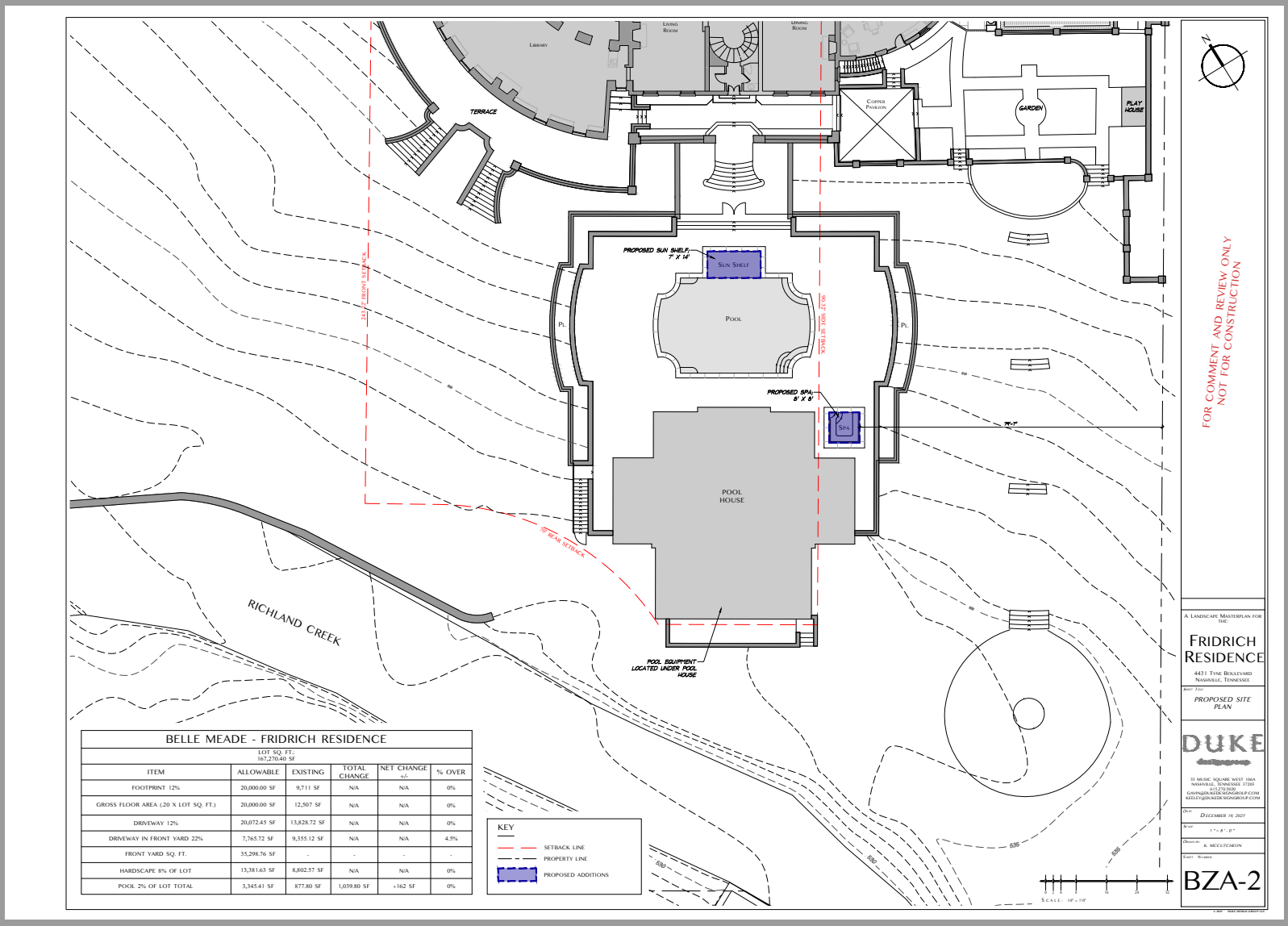
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

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

SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 12/19/2025

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





Staff Report

Agenda No.: IV.C.
Case No.: A25-104
Staff: Mary Samaniego, Planning Director
Applicant: 2023 Fridrich Community Property Trust
Request: Conditional use approval for a swimming pool with a side yard setback variance.
Location: 4431 Tyne Boulevard

Summary:

The applicant is a conditional use approval for an expansion of a swimming pool with associated side yard setback variance. Specifically, the request is to add a 98 square feet sun shelf to the existing 878 square feet swimming pool as well as a freestanding 64 square feet spa.

Planning Considerations:

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

1. The subject property is 3.84 acres 167,270 square feet) and is an irregular rectangular shape.
2. The existing dwelling was constructed in 1932 and includes an attached two-car garage and an existing swimming pool.
3. The lot is irregularly shaped corner lot with the southern border including Richland Creek and its associated regulatory FEMA floodplain.
4. Per the Zoning Ordinance, *"Swimming pool." A structure intended for swimming, recreational bathing or wading that contains water. This includes in-ground, hot tubs, spas, and fixed-in-place wading pool.*
5. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool is 3,345 square feet. The proposed area of water in the swimming pool (including spa) is 1,040 square feet.
6. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 13,381 square feet. The proposed area of the hardscape, including the pool additions, is 8,803 square feet.
7. According to Table 2 of the new Zoning Ordinance, a swimming pool must be enclosed by a fence or wall not less than six feet (6') in height above the exterior adjoining grade. Proposed compliant fence illustrated on site plan immediately surrounding the pool patio area. It will be a combination of exiting wall and iron fencing

8. The required rear yard setback for this property is 90'. The swimming pool is required to be within the setbacks/building envelope. The applicant is proposing to place the swimming pool (freestanding spa) approximately 80' from the side property line (a 10' encroachment).

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 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 1,040 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 side setback that was adopted in the Zoning Ordinance to benefit the public good. The lot is irregularly shaped rectangle with slanted rear property line and has a lot width of 470' which creates a large side yard setback requirement.

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 existing pool house as possible to preserve the side 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

