



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING RECHEDULED AGENDA PACKET
MARCH 3, 2026, 04:30 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING RECHEDULED
MARCH 3, 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 January 20, 2026.

Attachment: [BZA Minutes January 20 2026.pdf](#)

Attachment: [BZA Minutes Packet January 20 2026.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](#)

Attachment: [149_BZA-Application_510-Lynwood-Blvd_2.11.2025.pdf](#)

Attachment: [149_Submission-Drawings_Feb_2025.pdf](#)

Attachment: [Aerial Photos Connected 2.11.2026.pdf](#)

Attachment: [510 Lynwood Blvd Front Elevation.pdf](#)

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

Attachment: [SNAP COMMENTS II.pdf](#)

Attachment: [STEVENSON COMMENTS.pdf](#)

IV. New Business

A. The application of the Rees family, #A26-02, 204 Lynwood Boulevard, for variances to the corner yard setbacks and maximum footprint.

Attachment: [144_MLH-204_BZA-Application_2026-01-16.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z1.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z2.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z3.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z4.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z5.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z6.pdf](#)

Attachment: [144_MLH-L_204-Lynwood_Z7.pdf](#)

Attachment: [STAFF REPORT 204 Lynwood Blvd.pdf](#)

Attachment: [ISAACS COMMENTS.pdf](#)

Attachment: [WHITEHAIR COMMENTS.pdf](#)

Attachment: [WHITEHAIR COMMENTS 2.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 March 17, 2026 at 4:30 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
JANUARY 20, 2026, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Chairman Chris Tardio called the meeting to order at 4:30 p.m.

Board Members Present

Chairman Chris Tardio
Erick Clifford
Charlie Atwood
Johnny Phillips
Ron Farris

Board Members Not Present

Vice-Chairman Marissa Russ
Carter Dawson

Chairman Tardio asked if there were any conflicts of interest, Ron Farris stated that he had a conflict with Item IV. B

Approval of Minutes

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

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

Unfinished Business

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.

The applicant rescheduled their presentation for the February 17, 2026 meeting.

New Business

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

Preston Quirk, architect, Quirk Designs, representing the Whitehairs, reviewed the plans for a screened porch, as submitted, to support the request for the variances to the side yard setback and maximum footprint, adding that the unusual shape of the lot created a hardship.

Questions from the board followed the presentation which were answered by Quirk.

Public Comment Opened

Planning Director Mary Samaniego stated that letters of support had been submitted. *(These are available in the Minutes Packet)*

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Farris

A brief period of comment from the board ensued.

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

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.

Ron Farris Recused himself at 4:42 p.m.

Ron Farris, architect, Farris Concepts in Architecture; and Landscape Architect Jason Gabbard reviewed the plans as submitted.

Questions from the board followed the presentation which were addressed by Gabbard.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Phipps

A period of brief comments from the board ensued.

Motion amended to approve as submitted including execution of the landscape plan consistent with the recommendation of Planning Director Mary Samaniego:
Atwood Second: Phipps

Vote: Clifford, Tardio, Phipps, Atwood All aye

Ron Farris rejoined the board on the dais at 5:01 p.m.

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.

Gavin Duke, landscape architect, Duke Design Group, reviewed the plans for the pool as submitted. Duke stated the lot is irregularly shaped, and the creek and the FEMA floodplain created the need for the variance to the side

yard setback.

A period of questions from the board followed the presentation which were answered by Duke.

Public Comment Opened

No Public Comment

Duke submitted two letters in support of the project. *(These are available in the Minutes Packet)*

Public Comment Closed

Motion to approve as submitted: Atwood Second: Phipps

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

Other Business: None Scheduled

Other Public Comment

Steve Fridrich, 4431 Tyne Boulevard wanted to make the board aware about a recent scam asking for payment of additional monies by wire transfer.

A brief discussion ensued; Planning Director Samaniego stated that the city was aware and that the police and FBI were involved.

The meeting adjourned at 5:10 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



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



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Charlie Atwood
Johnny Phillips
Ron Farris

Board Members Not Present

Vice-Chairman Marissa Russ
Carter Dawson

Chairman Tardio asked if there were any conflicts of interest, Ron Farris stated that he had a conflict with Item IV. B

Approval of Minutes

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

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

Unfinished Business

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.

The applicant rescheduled their presentation for the February 17, 2026 meeting.

New Business

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Preston Quirk, architect, Quirk Designs, representing the Whitehairs, reviewed the plans for a screened porch, as submitted, to support the request for the variances to the side yard setback and maximum footprint, adding that the unusual shape of the lot created a hardship.

Questions from the board followed the presentation which were answered by Quirk.

Public Comment Opened

Planning Director Mary Samaniego stated that letters of support had been submitted. *(These are available in the Minutes Packet)*

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Farris

A brief period of comment from the board ensued.

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

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

Attachment: [Neighbor Comments.pdf](#)

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.

Ron Farris Recused himself at 4:42 p.m.

Ron Farris, architect, Farris Concepts in Architecture; and Landscape Architect Jason Gabbard reviewed the plans as submitted.

Questions from the board followed the presentation which were addressed by Gabbard.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Phipps

A period of brief comments from the board ensued.

Motion amended to approve as submitted including execution of the landscape plan consistent with the recommendation of Planning Director Mary Samaniego: Atwood Second: Phipps

Vote: Clifford, Tardio, Phipps, Atwood All aye

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Conditional Use for a swimming pool.

Gavin Duke, landscape architect, Duke Design Group, reviewed the plans for the pool as submitted. Duke stated the lot is irregularly shaped, and the creek and the FEMA floodplain created the need for the variance to the side yard setback.

A period of questions from the board followed the presentation which were answered by Duke.

Public Comment Opened

No Public Comment

Duke submitted two letters in support of the project. *(These are available in the Minutes Packet)*

Public Comment Closed

Motion to approve as submitted: Atwood Second: Phipps

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

Attachment: [Neighbor Comments.pdf](#)

Other Business: None Scheduled

Other Public Comment

Steve Fridrich, 4431 Tyne Boulevard wanted to make the board aware about a recent scam asking for payment of additional monies by wire transfer.

A brief discussion ensued; Planning Director Samaniego stated that the city was aware and that the police and FBI were involved.

The meeting adjourned at 5:10 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry

[^ Back to Minutes](#) General Attachment: 135_Prins---Support-Letter-for-Variance-206-Lynnwood-Blvd.pdf

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,



Bill and Bronte Prins

brontelawson@gmail.com

william.g.prins@gmail.com

[^ Back to Minutes ^](#)

General Attachment: Neighbor Comments.pdf

Neighbor Support Letter

To Whom It May Concern:

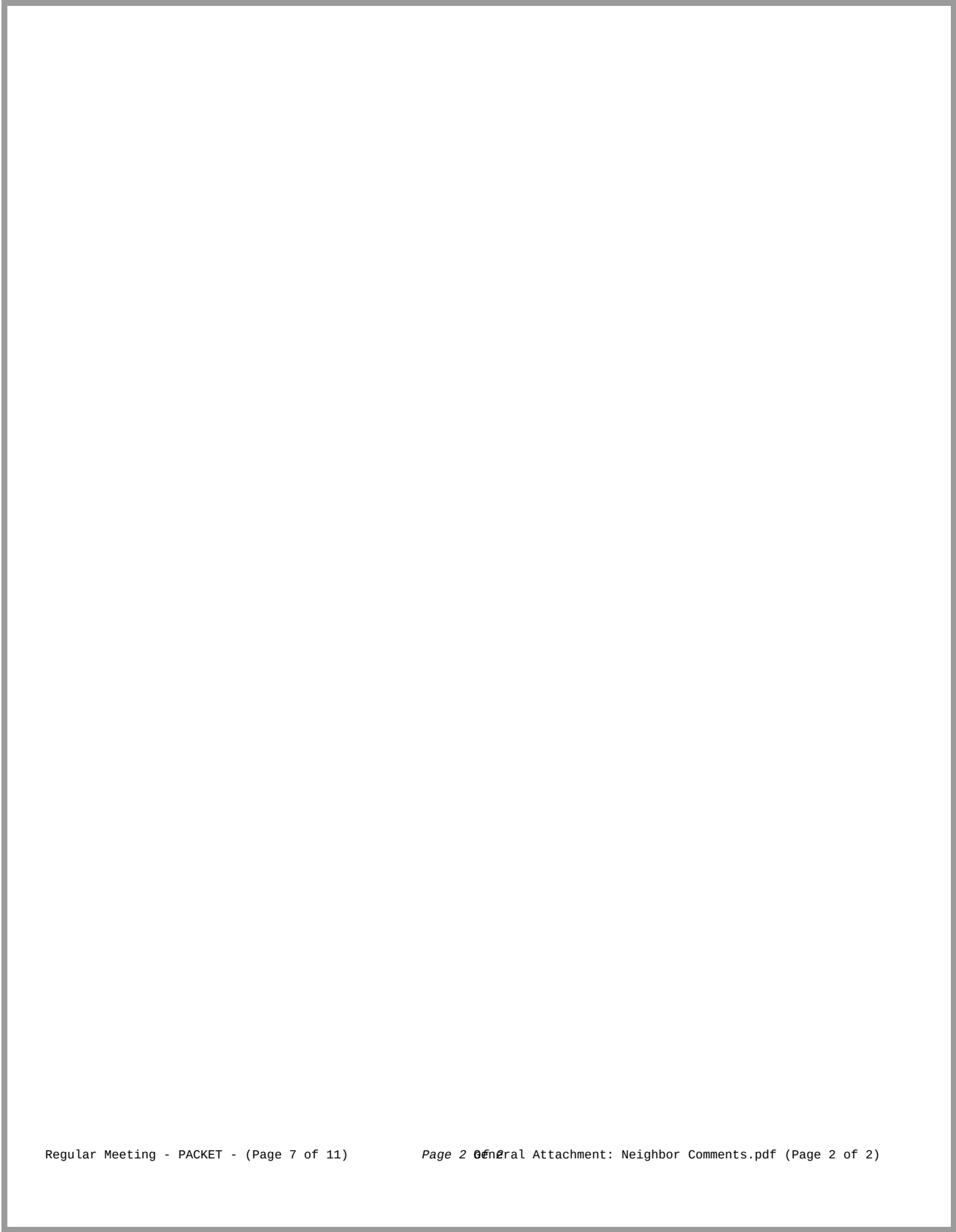
I am a neighboring property owner to 206 Lynnwood Blvd. I have reviewed the proposed screened porch addition at this address and I have no objection to the requested setback variance.

Name:

Address:

Signature:

Date:



[^ Back to Minutes ^](#)

General Attachment: Neighbor Comments.pdf

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

[Neighbor Comments.pdf \(LINK\)](#)

[^ Back to Minutes ^](#)

General Attachment: Neighbor Comments.pdf

From: robert@echols.com
Subject: Fwd: BZA Support for the Fridrich's Proposed Plans
Date: January 15, 2026 at 3:09 PM
To: steve@stevefridrich.com



For your records.

----- Original Message -----

Subject:BZA Support for the Fridrich's Proposed Plans
Date:2026-01-15 14:48
From:robert@echols.com
To:msamaniego@citybellemead.org

Mary,

I own both 4440 Tyne and 4444 Tyne.

I have no objections to the Fridrich's proposed plans.

Their request for a variance appears to be both minimal and reasonable.

We fully support their application.

Thanks,

Robert Echols



[^ Back to Minutes ^](#)

General Attachment: Neighbor Comments.pdf

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

[Neighbor Comments.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.

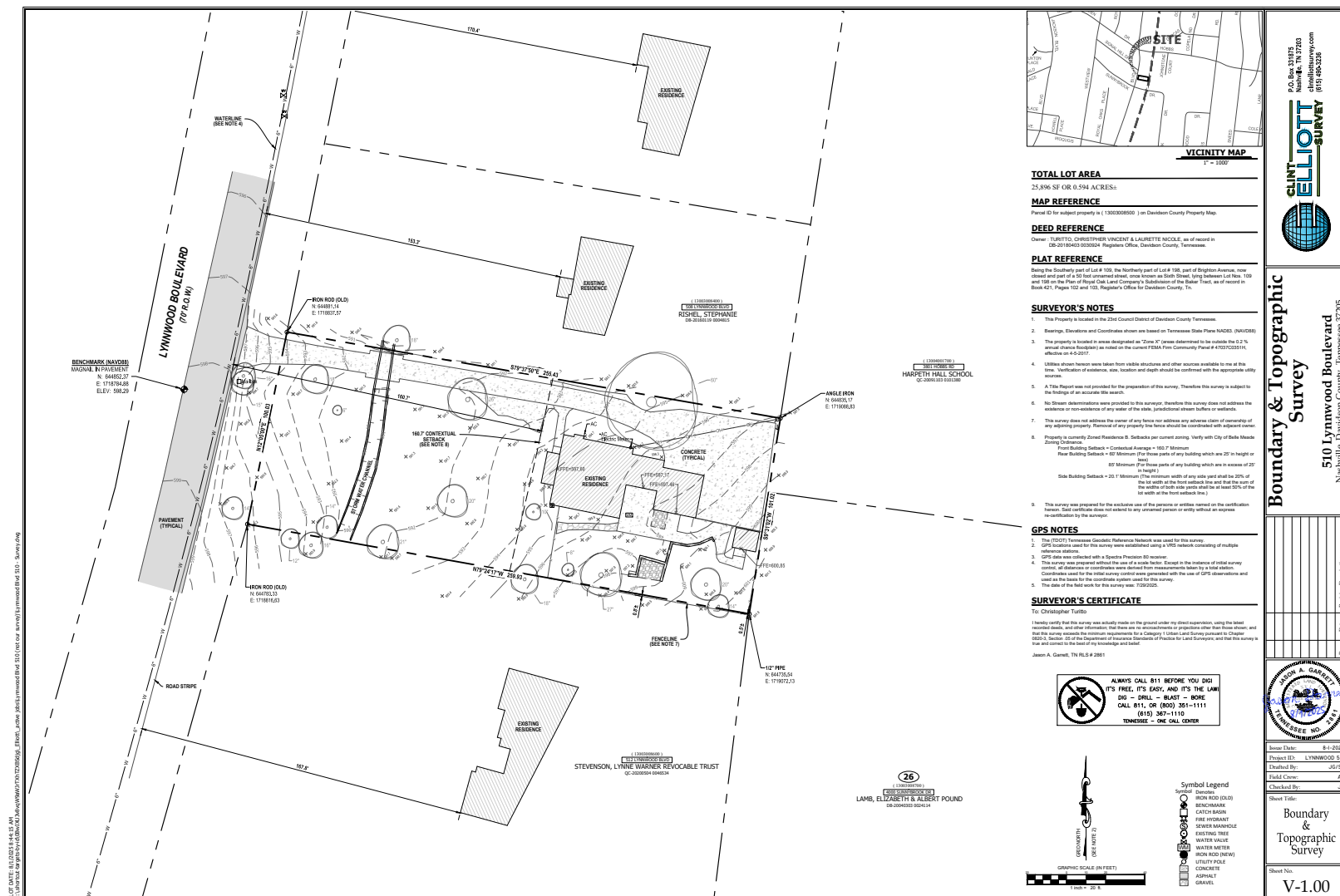
How would the resulting construction not be out of harmony with other homes in the neighborhood?

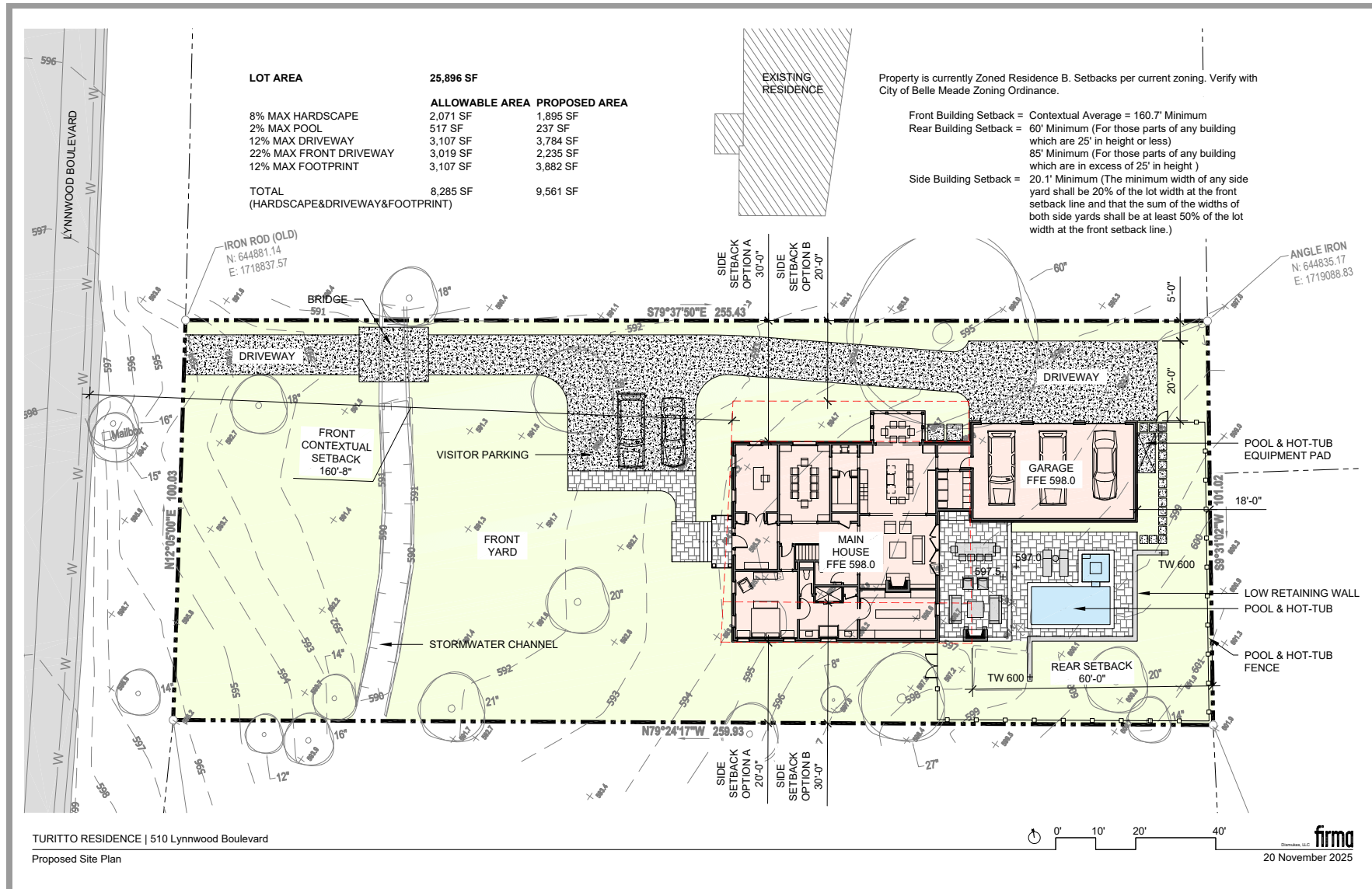
The resulting construction would not be out of harmony with the other homes in the neighborhood

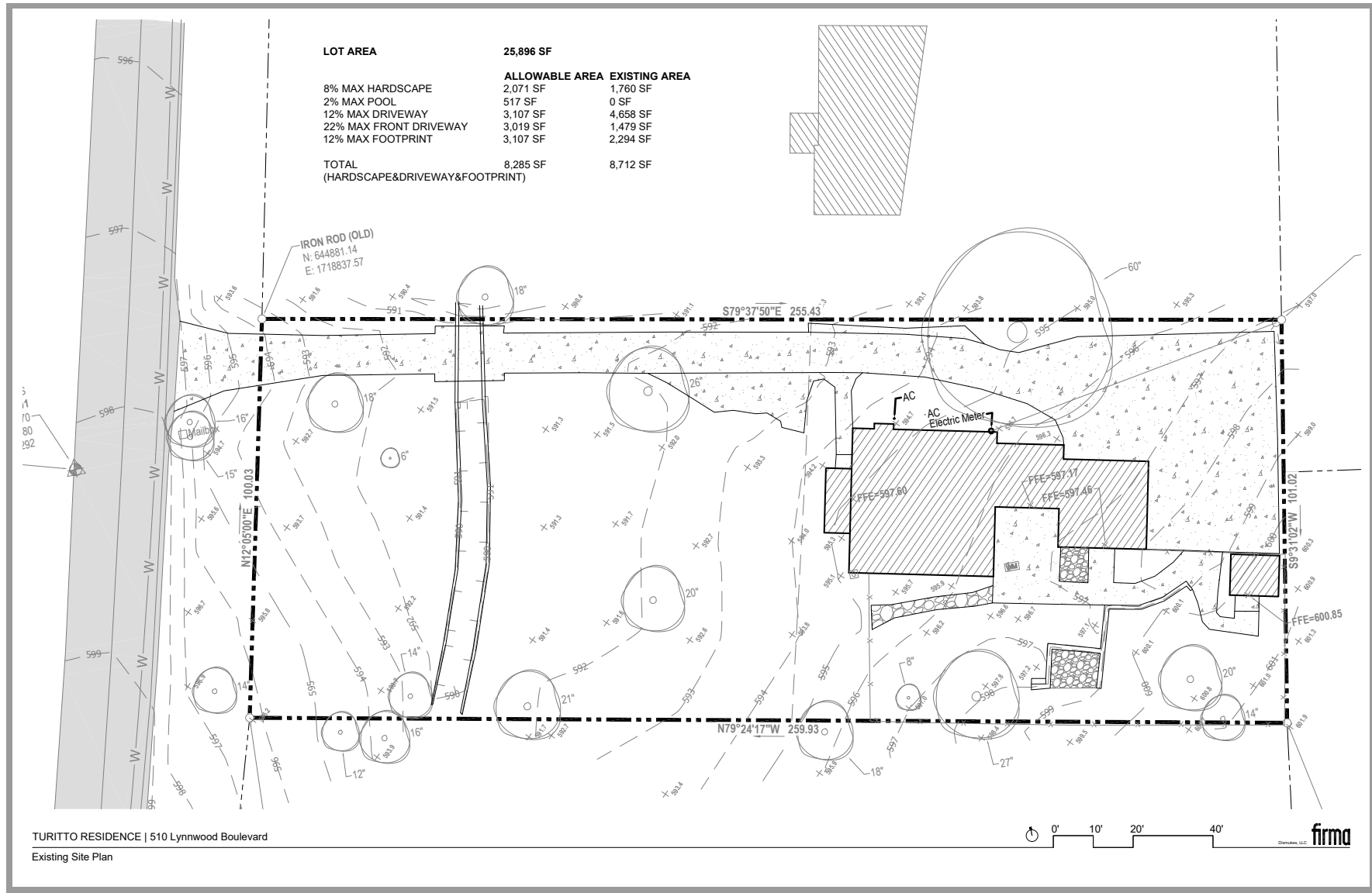
because it is under the calculations for a typical residence "B" lot. We have also established the main two story height mass of the home to be within the front, side and rear setbacks. The portions of the home that we are requesting to be over the setbacks for are one story components of the house,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

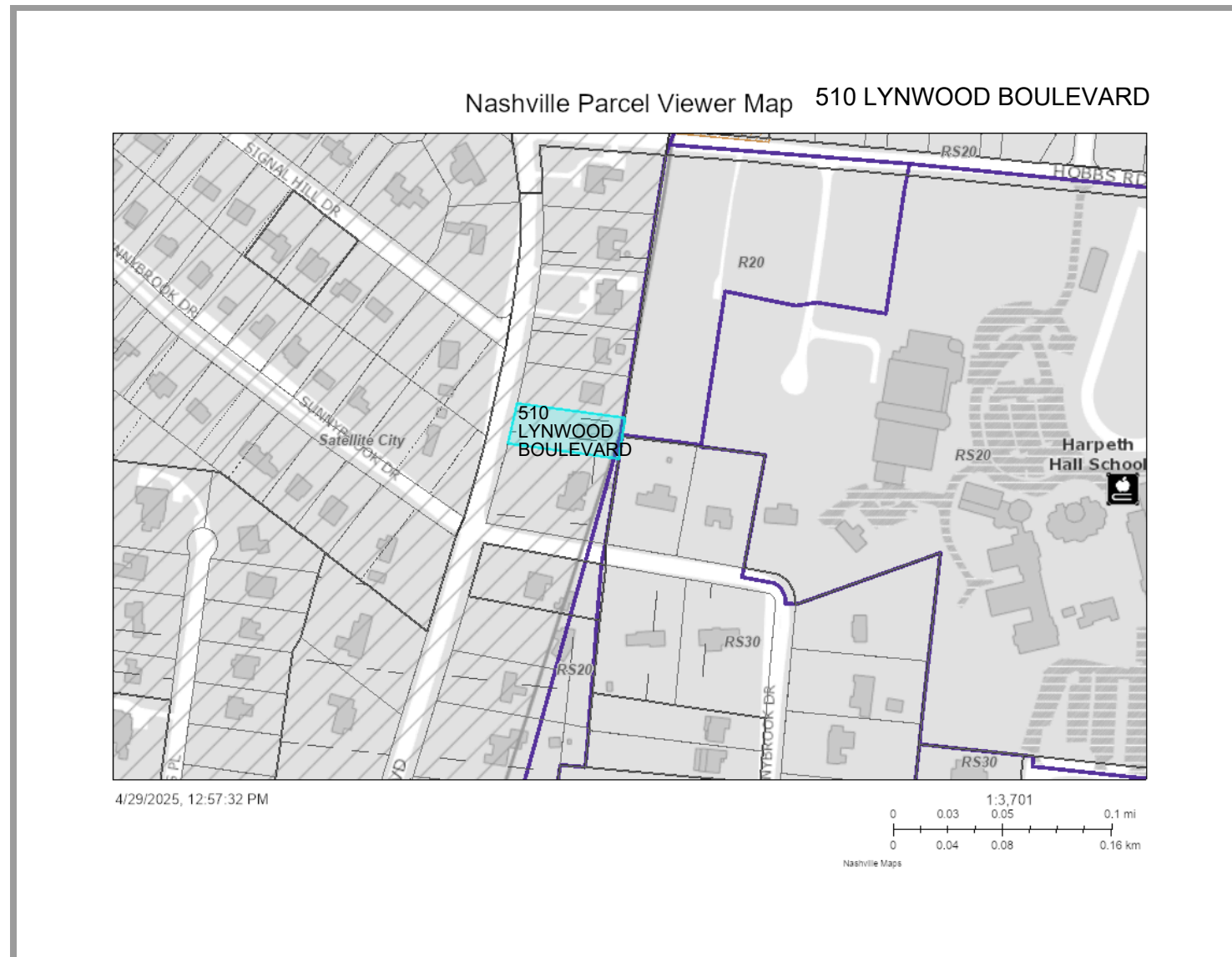
The standards of proof required for Variances are established in the Zoning Ordinance. The Board of Zoning Appeals has the authority to grant such variance as will not be contrary to the public interest and under the restrictions established with the Zoning Ordinance which states that if the property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

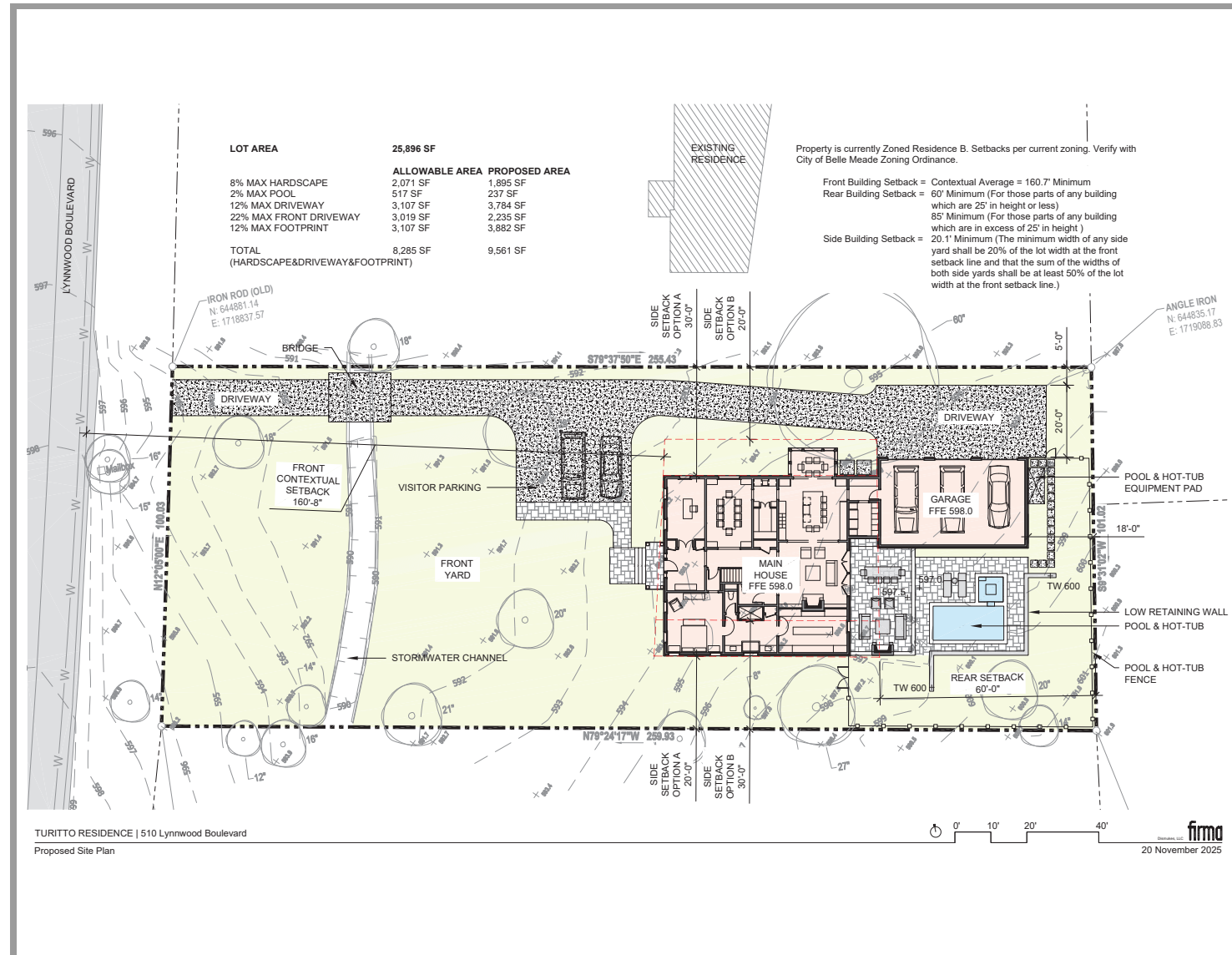
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Chris and Nikki Turitto
PHONE # 917-886-3268
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 ☐

We are requesting a variance to be over the rear setback by 23'-7" for a garage and 28'-5" for A/C condensing units and 5'-7" for a rear covered porch.

REASON FOR REQUEST:

We are requesting a variance to be over the front setback by 3'-6" for a covered front stoop.

We are requesting a variance to be over the side yard setback by 4'-0" for a bump-out for a breakfast space.

We are requesting a variance to be over on allowable footprint by 482.48 SF.

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

PROJECT CALCULATIONS

We are requesting a variance to be over the max allowable driveway for a total of 13.8%.

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	3,107.52	0	3,590 SF	3,590 SF	(1.9 percentage points more than allowable) 15.51%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	3,826.60	0	3,825 SF	3,825 SF	0%
FRONT YARD AREA					
TOTAL DRIVEWAY AREA	3,107 SF	4,658 SF	3,567 SF		(1.8% percentae points more than allowable) 14.8%
DRIVEWAY IN FRONT YARD AREA	3,109 SF	1,479 SF	2,030 SF		0%
HARDSCAPE AREA	2,071 SF	1,760 SF	395 SF		0%
POOL AREA	N/A	N/A	N/A	N/A	N/A

F.A.R. =

LOTS <40,000 sq. ft. and RES C x .225 =

LOTS > 40,000 sq. ft. x .200 =

Complete Check List

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

Variance Approval Criteria

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

The property at 510 Lynnwood Blvd has a combination of lot narrowness and a stringent front contextual setback which

together make for an extraordinary situation relative to the houses found on Lynnwood Blvd. The narrowness combined with a deep front setback make for a building envelope that is unique in size and shape, and results in the design being compressed left to right (side yard to side yard) thus extending beyond the rear setback.

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 the owner of such property, by

requiring the home to be complying with a building envelope that is not consistent with the Residence "B" lot size and width description. We have designed the home to meet the GFA requirements, so the scale of the home is consistent with the overall lot size. The combination of lot narrowness and deep front setback create a building envelope that is

difficult to achieve the total allowable volume within.

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 these variances would be without detriment to the public good and without substantially impairing the intent

and purpose of the zoning ordinance of the City by enabling a home, that meets the GFA requirements, to be permitted. GFA is a foundational element of the zoning code as it protects the integrity and character of the neighborhood by preventing the construction of homes that are too large for the respective property. Our design meets the GFA requirement, and is therefore appropriately scaled for the lot and neighborhood. Additionally, with respect to our footprint variance request, we have designed the overall hardscape to be well under the allowable (only 1.5% of an allowable 8% hardscape is proposed).

We have designed this in such a way to create minimal impact to the site and be responsible with regards to impervious water runoff. The amount of footprint overage we have --if this were applied or reallocated to the hardscape number, it still would not meet or exceed the allowable hardscape percentage.

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

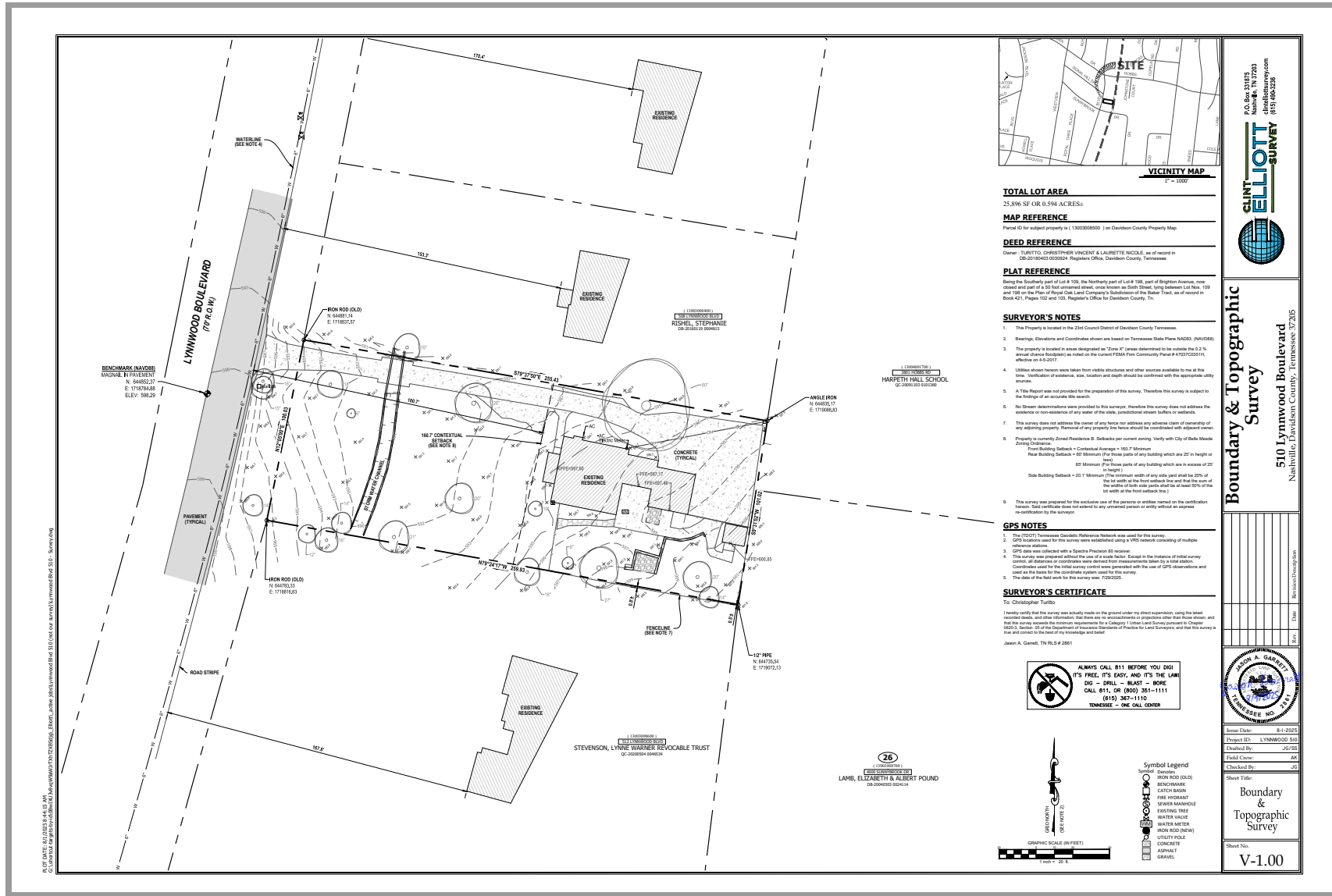
The resulting construction would not be out of harmony with other homes in the neighborhood due to meeting the GFA

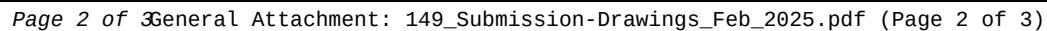
requirement and by keeping a simple overall hardscape design that is well under allowable. These two factors make for a home that is appropriately sized and scaled to the neighborhood. The simple hardscape design aims to protect the overall site from excessive disruption and future impervious water issues, which is also in harmony with the neighborhood. The main mass of the home is within the setbacks, so that when it is viewed from the street is also responding to the lot width. The height variance is a response to the stringent front setback, and the overall height of the home will be consistent with

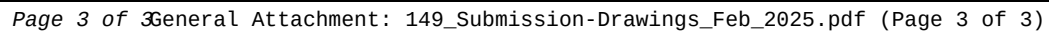
what is found on Lynnwood Blvd. The driveway square footage variance request is also a response to the house being set so far back from the road, and the need to have driveway extending further back onto the site than is otherwise typical for Lynnwood Blvd. Lastly, our footprint variance request is in harmony with other homes in the neighborhood due to the fact that the overall home volume is meeting the requirements.

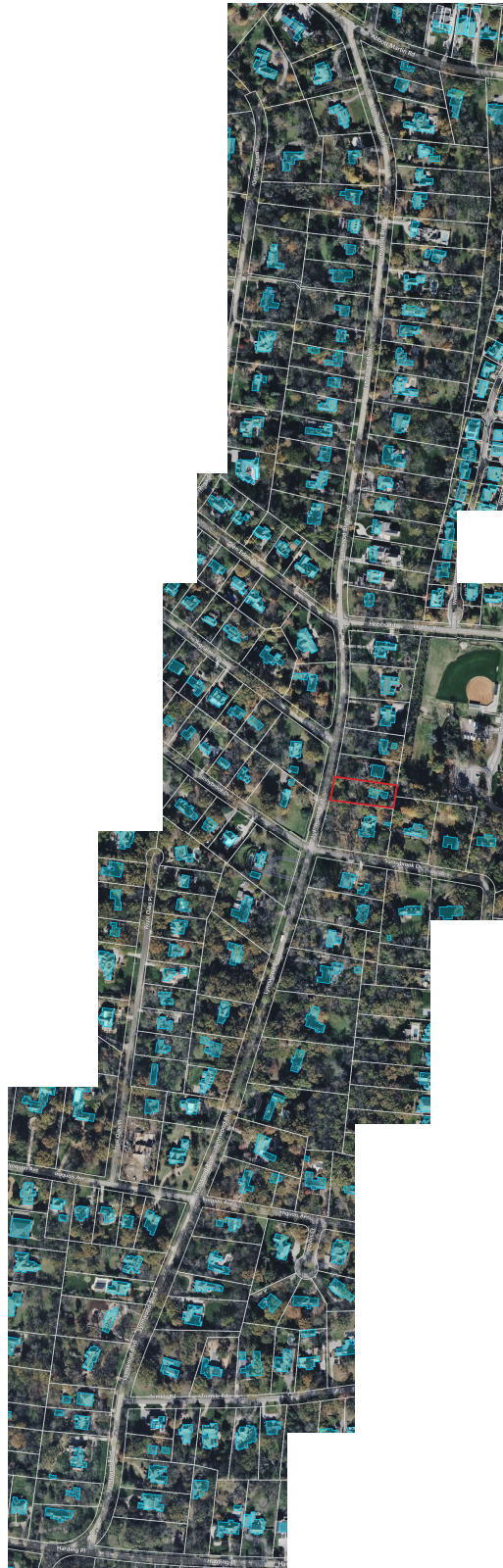
SIGNATURE: _____ (Owner/Agent) **DATE:** _____

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









AERIAL PARCEL MAP VIEW
LYNNWOOD BOULEVARD



Staff Report

Agenda No.: III.A.
Case No.: A25-97
Staff: Mary Samaniego, Planning Director
Applicant: The Turitto family
Request: Variances to the rear, side, and front yard setbacks, maximum height, maximum footprint, and driveway area.
Location: 510 Lynwood Boulevard

1. 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. **SAME**
2. 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 27' from the north property line. **4' CLOSER TO COMPLIANCE FROM ORIGINAL ENCROACHMENT**
3. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the residence 37' from the rear property line. **9' CLOSER TO COMPLIANCE FROM ORIGINAL ENCROACHMENT**
4. 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 37' from the rear property line (a 56' encroachment). **9' CLOSER TO COMPLIANCE FROM ORIGINAL 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 proposed lot is 3,107 square feet. The proposed residence has a building footprint of 3,590 square feet (483 square feet over the maximum allowable). **932 SQUARE FEET CLOSER TO COMPLIANCE FROM ORIGINAL DESIGN**
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 3,107 square feet. The proposed driveway is 3,567 square feet (460 square feet over allowable). **217 SQUARE FEET CLOSER TO COMPLIANCE FROM ORIGINAL DESIGN**

From: [Snap, Stephanie](#)
To: [Mary Samaniego](#)
Cc: jason.snap@fastmail.com
Subject: Unfinished Business #A25-97
Date: Monday, March 2, 2026 4:33:24 PM

Good afternoon Ms. Samaniego,

We are writing regarding the Unfinished Business at 510 Lynwood Blvd and the revised plans scheduled for discussion tomorrow, March 3rd.

After reviewing the updated plans, we want to state clearly that our concerns about the multiple requested exceptions—particularly the Side and Height variances—remain unchanged. While we appreciate the Turittos' efforts to reduce the overall footprint of the home, these specific variances remain troubling to us. Granting them would significantly impact the space, privacy, and neighborhood character that Belle Meade residents rely on and expect to be preserved.

Thank you for your attention to this matter.

Stephanie & Jason Snap
510 Lynwood Blvd

From: Snap, Stephanie
Sent: Monday, December 15, 2025 3:06 PM
To: msamaniego@citybellemead.org
Cc: Jason Snap <jason.snap@fastmail.com>
Subject: New Business #A25-97

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 Lynwood 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.

From: [Stevenson, Lynne W](#)
To: [Mary Samaniego](#)
Cc: [Chris Turitto](#)
Subject: Strong support for building plans
Date: Monday, February 16, 2026 6:18:24 AM

You don't often get email from lynne.w.stevenson@vumc.org. [Learn why this is important](#)

Hello Ms Samaniego,

My name is Lynne Stevenson. My husband Bill, and I live at 512 Lynnwood Blvd, next door to the Turitto family. We were very glad to hear that they intended to remain as our neighbors and build a new house on their lot. We've very much enjoyed watching their young girls playing outside and treasure the neighborhood that we share with them. We have seen their family grow in the years they have lived next door and understand their need and desire for a larger house.

Recently, I was able to sit down with the Turittos and review their thoughtful plans. My husband and I have discussed and strongly support these plans. We envision that the planned enhancement of their house will complement the dignified style and beauty of the houses on our block in harmony with the existing historic nature of Belle Meade. Please contact us if we can provide any further support to move this forward.

*Best regards,
Lynne W. Stevenson MD
William G. Stevenson MD*



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: VARIANCE ☐CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

LOT SQ. FT:	ALLOWABLE	EXISTING	PROPOSED	% 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. x .225 = LOTS > 40,000 sq. ft. x .196 =				

Complete Check List

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

Variance Approval Criteria

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

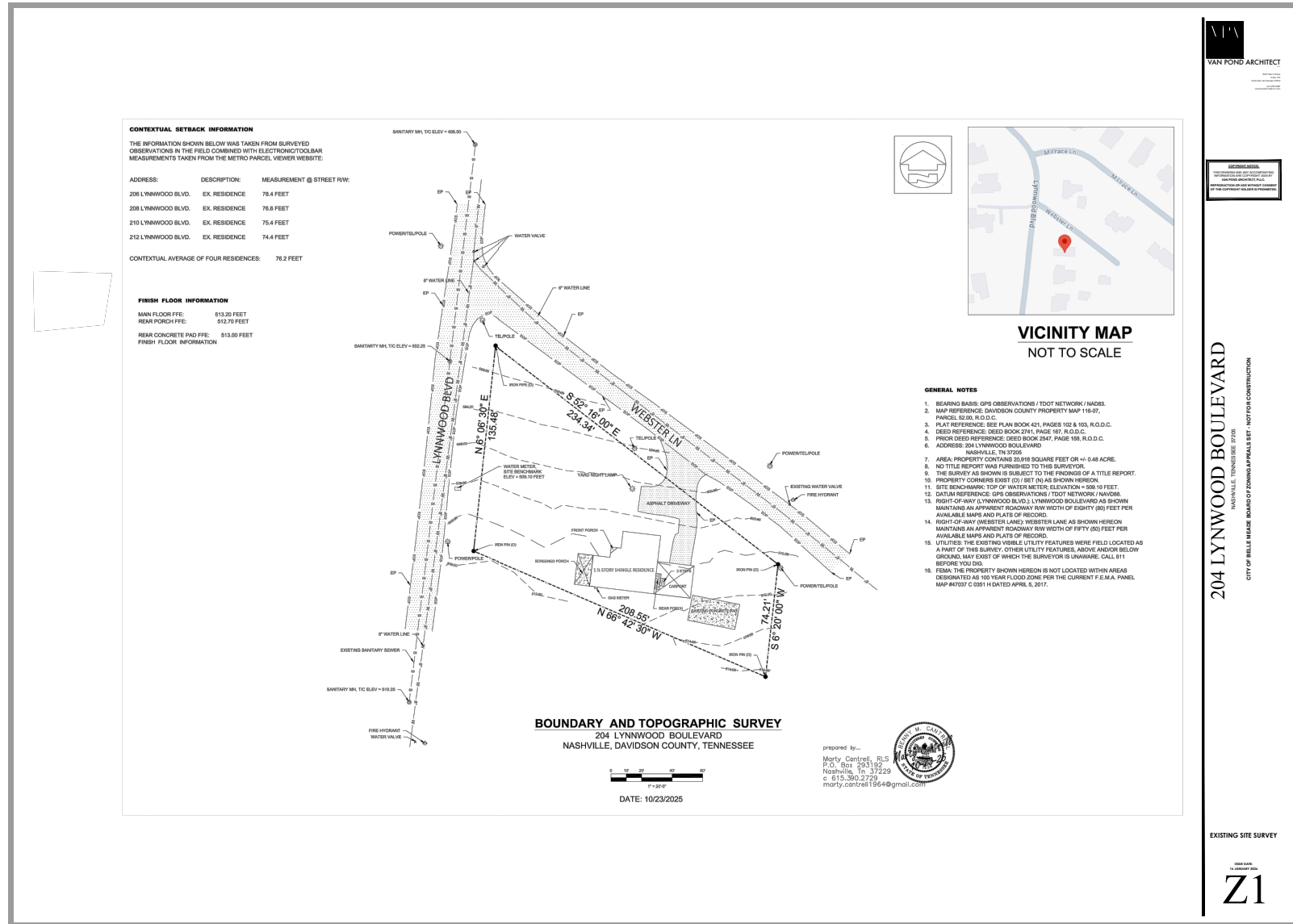
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

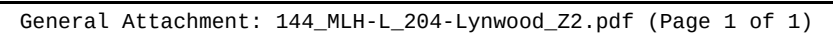
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

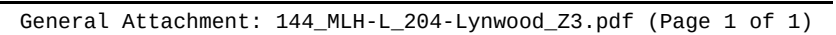
How would the resulting construction not be out of harmony with other homes in the neighborhood?

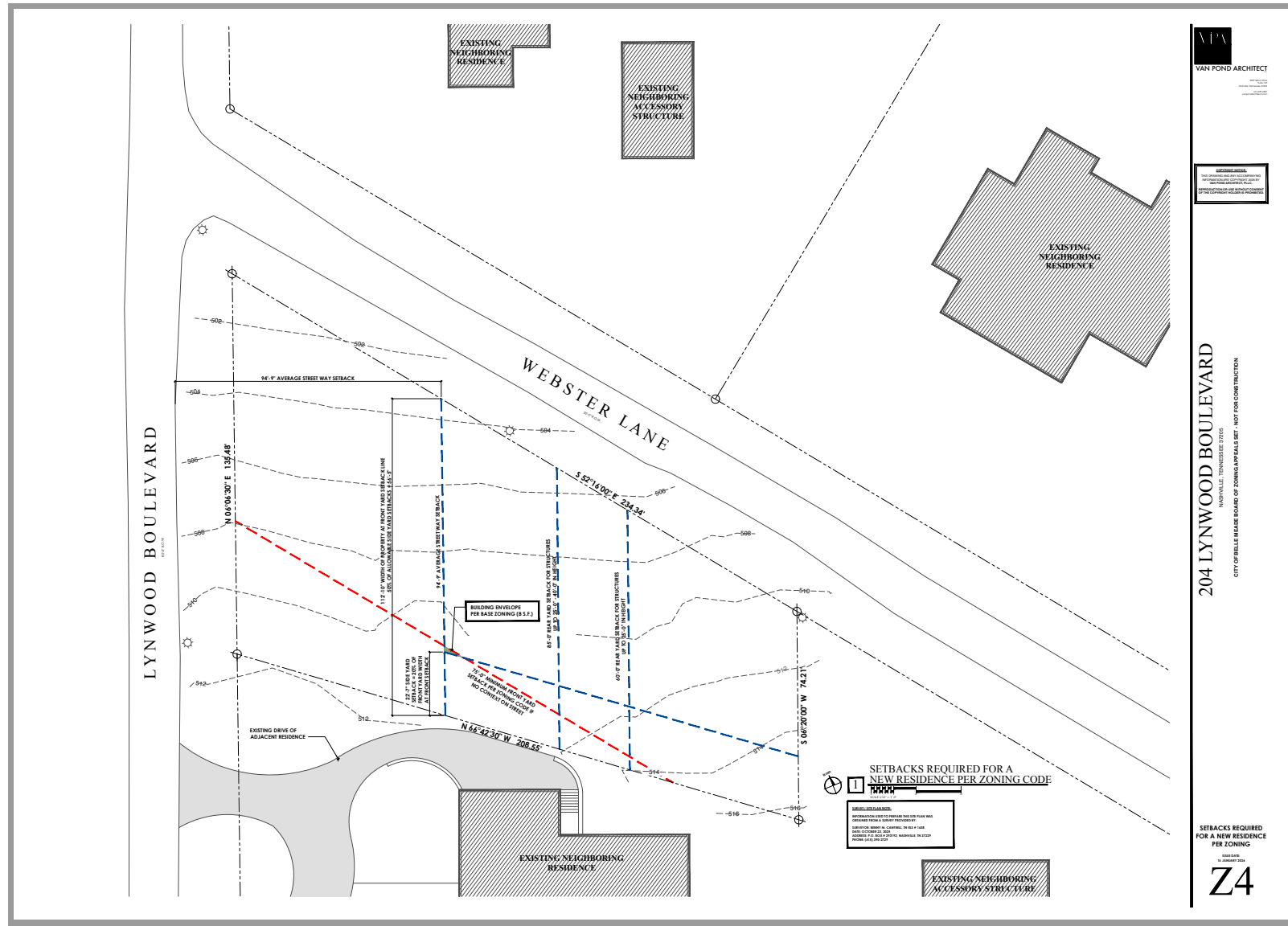
SIGNATURE:  (Owner/Agent) **DATE:** 16 January 2026

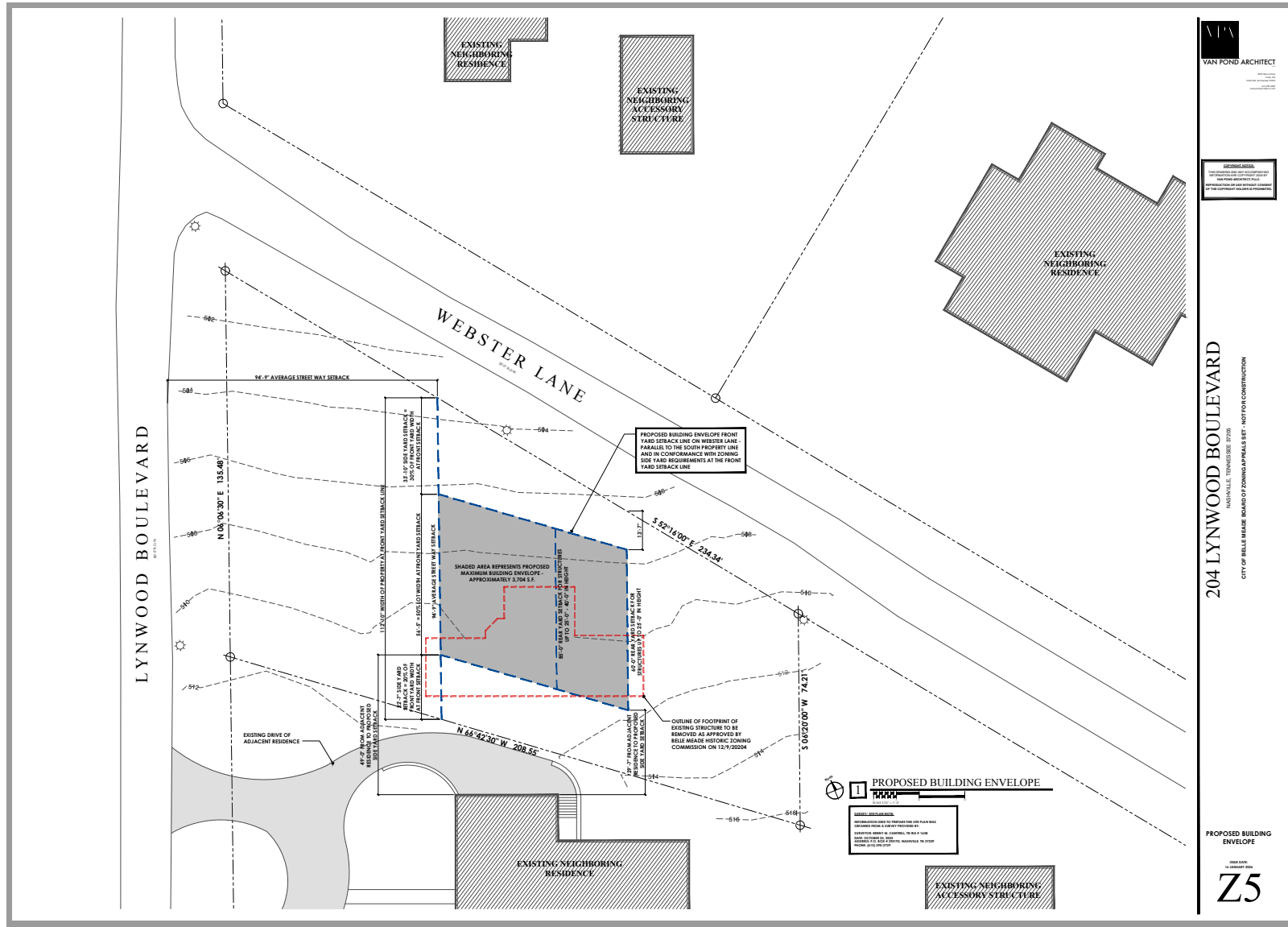
Submit all information, plans & application via email PDF to: msamaniego@citybellemead.org

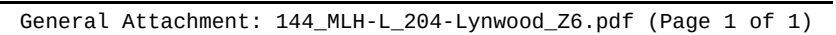














Staff Report

Agenda No.: IV.A.
Case No.: A26-02
Staff: Mary Samaniego, Planning Director
Applicant: The Rees family
Request: Variances for maximum footprint and corner yard setback.
Location: 204 Lynwood Boulevard

Summary:

The applicants are requesting variances from the maximum allowable building footprint and corner and side yard setback in order to construct a new residence. The existing residence was approved for demolition by the Historic Zoning Commission in December 2025. The specific request is to construct a two-story residence with an attached garage. If the variances are approved, the new residence design will be heard for approval at a future Historic Zoning Commission 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 0.48 acres (20,918 square feet - SF) and trapezoidal in shape with frontage on Lynwood Boulevard and Webster Lane.
2. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,510 square feet. The proposed footprint is 2,875 square feet (365 square feet over the maximum allowable). Variance approval is required.
3. The required corner yard setback from Webster Lane is 75'. The applicants are requesting a variance to allow for a 13'-7" setback (a 61' – 5" allowance.)
4. The proposed site plan indicates compliance with all other applicable zoning requirements.

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 setback that were adopted in the Zoning Ordinance to benefit the public good. Much of Belle Meade enjoys large sprawling yards that contributes to the City identity. However, there are a significant number of properties in the City that are relatively small and therefore have their own character. The subject property is at the corner of Lynwood Boulevard and Webster Lane. There are no other residences on this side of Webster Lane as it is a small, narrow dead-end street. The subject property has unique constraints due to being an irregular shape, small in acreage, and on a corner that makes construction of a new residence difficult within the parameters of expected residences size and scale in Belle Meade. Upon review of the existing development pattern within the immediate area, it appears that many of the surrounding dwellings are similar or larger in footprint size. Therefore, the proposed addition while exceeding the parameters within the site will not be out of character with the surrounding area as far as size. The applicant in proposing to match the front setback of the existing residence on Webster Lane while at the same time squaring off the building envelope. The existing residence is 32'-3" from Webster Lane and the proposed setback ranges from 33'-10" to 13'-7" from Webster Lane. The deduction in setback on Webster Lane is a result of the narrowing of the lot toward to rear as it is trapezoidal in shape. The intent and purpose of setback provisions, in staff's professional opinion, is to ensure that the placement of dwellings creates a pattern of large, open yards. The reduction of the corner yard setback along Webster Lane will not be significantly out of character with nearby residences along the street while providing for an appropriately sized and usable rear yard.

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

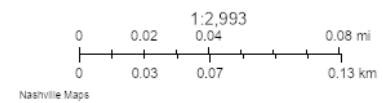
Attachments:

1. Location Map
2. Staff Analysis of Site Plan

Nashville Parcel Viewer Map 204 LYNWOOD BLVD



11/25/2025, 9:34:54 AM



From: [Susan Isaacs](#)
To: [Mary Samaniego](#)
Cc: [Mark Isaacs](#); [Jimmy Whitehair](#)
Subject: 204 Lynwood Blvd
Date: Monday, February 16, 2026 2:52:55 PM

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

To the Belle Meade zoning board:

My family lives at 200 Lynwood Blvd. Our house is on the other side of Webster from the Rees property, effectively making us next door neighbors as Webster is a dead end street with only two houses. My husband, Mark, joins me in support of building a new house at 204 Lynwood Blvd that conforms to existing zoning requirements. The current house is slated to be demolished as the children of Mrs. Rees failed to maintain the property. We do not support granting broad variances for setbacks, height, or footprint. We received a package from the architects of the prospective buyers of the property. The architect claims they wish to enlarge the footprint by 14.5%. They have not submitted plans of the proposed house- only a vague outline of a potential house. Just because the potential buyers would like a bigger house on that small lot does not mean they should be granted that request. There is no reason they cannot build an attractive and livable house within the existing guidelines. The irregular shape of that lot and the way it fronts two streets are reasons that the intended home should abide by current standards, not excuses to ask for variances.

My husband and I respectfully ask the Board of Zoning Appeals to require compliance with current zoning standards.

Sincerely,
Susan Isaacs

Susan Isaacs Designs
615-390-8432
susanscisaacs@icloud.com

From: [Jimmy Whitehair](#)
To: [Mary Samaniego](#)
Cc: [ashley.whitehair@gmail.com](#)
Subject: Public Comment – Opposition to Variances at 204 Lynwood Boulevard
Date: Monday, February 16, 2026 6:09:59 PM
Attachments: [Image.png](#)
[Image.png](#)

Dear Members of the Board of Zoning Appeals,

Our names are Jimmy and Ashley Whitehair, and we reside at 206 Lynwood Boulevard, directly adjacent to the property at 204 Lynwood Boulevard.

We want to begin by clearly stating that we support redevelopment of this property. We believe a charming, well-designed new home would be a positive improvement to the neighborhood, provided it is built within the City's existing zoning requirements. Our concern is specifically with the request for variances.

First, this is a conforming lot that appears fully capable of supporting a new home within current setback, height, and maximum footprint standards. Variances are intended to address unique physical hardships associated with a property, and we do not believe such hardship exists here. Because the lot can reasonably be developed under the existing ordinance, relief is not necessary.

Second, the property already has reasonable use without exceptions. A beautiful, functional, and appropriately scaled home can be designed and built while complying with existing zoning requirements. The request for multiple variances therefore appears to be driven by preference or additional flexibility rather than necessity.

Third, zoning standards related to setbacks, height, and footprint exist to protect neighboring properties by maintaining appropriate spacing, scale, and compatibility between homes. As the immediately adjoining neighbors, these protections are especially important to us. Expanding the permitted building envelope through variances would directly affect the balance the zoning code is intended to preserve.

Fourth, granting broad variances on a conforming lot risks establishing a precedent suggesting that similar exceptions should be expected for future redevelopment. Over time, this undermines the consistency and predictability that zoning standards provide for all homeowners in Belle Meade.

Finally, zoning requirements represent a shared framework intended to ensure fairness and equal treatment among property owners. Granting relief where it is not required would weaken that framework and create inconsistency in how the rules are applied.

In summary, we support a new home at 204 Lynwood Boulevard, but we believe it should be designed and constructed within the same standards that apply to every other property.

Because this lot can accommodate a compliant home and no hardship has been demonstrated, we respectfully request that the Board deny the requested variances and require adherence to existing zoning requirements.

Thank you for your time, your service, and your thoughtful consideration of neighborhood input.

Respectfully,



Jimmy Whitehair

Partner
CIA CA License # 0D95508
d: (615) 515-6056 | c: (615) 924-9971 | f: (615) 515-6001
e: jwhitehair@com-ins.com | w: com-ins.com
103 Powell Court, Suite 200, Brentwood, TN 37027



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From: [Jimmy Whitehair](#)
To: [Mary Samaniego](#)
Cc: ashley.whitehair@gmail.com
Subject: RE: Public Comment – Opposition to Variances at 204 Lynwood Boulevard
Date: Friday, February 20, 2026 1:46:26 PM
Attachments: [image005.png](#)
[image006.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image016.png](#)
[image017.png](#)

Dear Ms. Samaniego,

Thank you again for providing the Staff Report for Case A26-02 regarding 204 Lynwood Boulevard. We appreciate the time and analysis that went into its preparation and respectfully submit the following additional comments for inclusion in the record.

After reviewing the report carefully, we remain concerned that the legal standard required for granting variances has not been satisfied.

The ordinance authorizes variances only where, due to an extraordinary and exceptional condition of the property itself, strict application of the zoning ordinance would result in practical difficulties or exceptional or undue hardship. Courts generally interpret hardship to mean a deprivation of reasonable use — not reduced design flexibility, preferred footprint size, or architectural convenience.

The staff report does not indicate that the lot cannot be reasonably used under existing zoning standards. The property consists of approximately 20,918 square feet and appears buildable within the required setbacks. If reasonable residential use remains available without relief, the hardship threshold is not met.

In addition, the ordinance requires that any relief granted not substantially impair the intent and purpose of the zoning code. The report acknowledges that setback provisions are intended to preserve large, open yard patterns and spatial separation along public streets. The requested reduction of the 75-foot corner yard setback to 13 feet 7 inches — an approximately 82 percent reduction — appears inconsistent with that stated purpose and substantially diminishes the intended open-space condition at the corner.

Variance law also requires that any deviation be the minimum necessary to alleviate the hardship. We respectfully question why a reduction to 13 feet represents the least possible deviation, as opposed to a reduced but still meaningful corner buffer. An 82 percent reduction suggests accommodation of a preferred building configuration rather than minimal relief tied to land-based hardship.

We would also note that corner lot status alone does not constitute an extraordinary hardship. If corner lots inherently justified elimination of setback requirements, the ordinance would provide separate standards for them. It does not. Compatibility or being “not out of character” with

surrounding homes, while relevant to harmony considerations, does not replace the threshold requirement of demonstrating an extraordinary physical hardship.

Finally, to the extent the requested relief is driven by the proposed footprint, garage placement, or overall building design, the hardship appears related to the proposed construction rather than the land itself.

We continue to support redevelopment of this property and believe a compliant home can be constructed within existing zoning standards. However, because the record does not demonstrate deprivation of reasonable use or satisfaction of the minimum relief requirement, we respectfully request that the Board deny the requested variances.

Thank you for your time and for including these supplemental comments in the record.

Respectfully,

Jimmy and Ashley Whitehair
206 Lynwood Boulevard



Jimmy Whitehair

Partner

CIA CA License # 0D95508

d: (615) 515-6056 | c: (615) 924-9971 | f: (615) 515-6001

e: jwhitehair@com-ins.com | w: com-ins.com

103 Powell Court, Suite 200, Brentwood, TN 37027



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From: Mary Samaniego <msamaniego@citybellemead.org>

Sent: Friday, February 20, 2026 12:50 PM

To: Jimmy Whitehair <jwhitehair@com-ins.com>

Cc: ashley.whitehair@gmail.com

Subject: RE: Public Comment – Opposition to Variances at 204 Lynwood Boulevard

Good Afternoon – there is no allowance for virtual attendance. However, the Board will have your written comments for consideration.

Thank you for your time and attention,

Mary Samaniego

Planning Director

City of Belle Meade

4705 Harding Pike, Nashville, TN 37205

Phone 615-297-2364



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From: Jimmy Whitehair <jwhitehair@com-ins.com>
Sent: Friday, February 20, 2026 12:46 PM
To: Mary Samaniego <msamaniego@citybellemedeade.org>
Cc: ashley.whitehair@gmail.com
Subject: RE: Public Comment – Opposition to Variances at 204 Lynwood Boulevard

Hi Mary, Thank you so much for the information. I'm set to be out of the country on March 3rd....is there a way I can attend/participate virtually?



Jimmy Whitehair

Partner
CIA CA License # 0D95508
d: (615) 515-6056 | c: (615) 924-9971 | f: (615) 515-6001
e: jwhitehair@com-ins.com | w: com-ins.com
103 Powell Court, Suite 200, Brentwood, TN 37027



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From: Mary Samaniego <msamaniego@citybellemedeade.org>
Sent: Friday, February 20, 2026 7:51 AM
To: Jimmy Whitehair <jwhitehair@com-ins.com>
Cc: ashley.whitehair@gmail.com
Subject: RE: Public Comment – Opposition to Variances at 204 Lynwood Boulevard

Good Morning – please see attached staff report with recommendation.

Thank you for your time and attention,

Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Pike, Nashville, TN 37205
Phone 615-297-2364



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From: Jimmy Whitehair <jwhitehair@com-ins.com>
Sent: Friday, February 20, 2026 6:20 AM
To: Mary Samaniego <msamaniego@citybellemead.org>
Cc: ashley.whitehair@gmail.com
Subject: Re: Public Comment – Opposition to Variances at 204 Lynwood Boulevard

Hi Mary, Thank you so much for the update.

Could you please confirm whether a staff report or recommendation has been prepared for this variance request, and if so, may we receive a copy prior to the March 3rd meeting?



Jimmy Whitehair

Partner
CIA CA License # 0D95508
d: (615) 515-6056 | c: (615) 924-9971 | f: (615) 515-6001
e: jwhitehair@com-ins.com | w: com-ins.com
103 Powell Court, Suite 200, Brentwood, TN 37027



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From: Mary Samaniego <msamaniego@citybellemead.org>
Sent: Thursday, February 19, 2026 1:16:45 PM
To: Susan Isaacs <susanscisaacs@icloud.com>; Jimmy Whitehair <jwhitehair@com-ins.com>
Cc: ashley.whitehair@gmail.com <ashley.whitehair@gmail.com>
Subject: RE: Public Comment – Opposition to Variances at 204 Lynwood Boulevard

The meeting was postponed to March 3rd due to lack of a quorum. Please see attached site analysis so you can understand what the required setbacks are verses the proposed setbacks. The required

setbacks are the small green triangle.

Thank you for your time and attention,

Mary Samaniego
Planning Director
City of Belle Meade
4705 Harding Pike, Nashville, TN 37205
Phone 615-297-2364



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From: Susan Isaacs <susanscisaacs@icloud.com>
Sent: Thursday, February 19, 2026 12:13 PM
To: Jimmy Whitehair <jwhitehair@com-ins.com>
Cc: Mary Samaniego <msamaniego@citybellemeade.org>; ashley.whitehair@gmail.com
Subject: Re: Public Comment – Opposition to Variances at 204 Lynwood Boulevard

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

I'm sorry I couldn't attend- what was the result? Couldn't find the video of the meeting. Susan
Susan Isaacs Designs
615-390-8432
susanscisaacs@icloud.com

On Feb 16, 2026, at 6:09 PM, Jimmy Whitehair <jwhitehair@com-ins.com> wrote:

Dear Members of the Board of Zoning Appeals,

Our names are Jimmy and Ashley Whitehair, and we reside at 206 Lynwood Boulevard,
directly adjacent to the property at 204 Lynwood Boulevard.

We want to begin by clearly stating that we support redevelopment of this property. We
believe a charming, well-designed new home would be a positive improvement to the
neighborhood, provided it is built within the City's existing zoning requirements. Our concern
is specifically with the request for variances.

First, this is a conforming lot that appears fully capable of supporting a new home within current setback, height, and maximum footprint standards. Variances are intended to address unique physical hardships associated with a property, and we do not believe such hardship exists here. Because the lot can reasonably be developed under the existing ordinance, relief is not necessary.

Second, the property already has reasonable use without exceptions. A beautiful, functional, and appropriately scaled home can be designed and built while complying with existing zoning requirements. The request for multiple variances therefore appears to be driven by preference or additional flexibility rather than necessity.

Third, zoning standards related to setbacks, height, and footprint exist to protect neighboring properties by maintaining appropriate spacing, scale, and compatibility between homes. As the immediately adjoining neighbors, these protections are especially important to us. Expanding the permitted building envelope through variances would directly affect the balance the zoning code is intended to preserve.

Fourth, granting broad variances on a conforming lot risks establishing a precedent suggesting that similar exceptions should be expected for future redevelopment. Over time, this undermines the consistency and predictability that zoning standards provide for all homeowners in Belle Meade.

Finally, zoning requirements represent a shared framework intended to ensure fairness and equal treatment among property owners. Granting relief where it is not required would weaken that framework and create inconsistency in how the rules are applied.

In summary, we support a new home at 204 Lynwood Boulevard, but we believe it should be designed and constructed within the same standards that apply to every other property. Because this lot can accommodate a compliant home and no hardship has been demonstrated, we respectfully request that the Board deny the requested variances and require adherence to existing zoning requirements.

Thank you for your time, your service, and your thoughtful consideration of neighborhood input.

Respectfully,

<Image.jpeg>

Jimmy Whitehair

Partner

CIA CA License # 0D95508

d: (615) 515-6056 | c: (615) 924-9971 | f: (615) 515-6001

e: jwhitehair@com-ins.com | w: com-ins.com

103 Powell Court, Suite 200, Brentwood, TN 37027

<Image.png> <Image.png> <Image.jpeg>

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