



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
MAY 19, 2026, 04:30 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
MAY 19, 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 April 21, 2026.

Attachment: [BZA Minutes April 21 2026.pdf](#)

III. Unfinished Business

A. The application of the Vaughan family, #A26-01, 506 Park Center Drive, for a Conditional Use for a swimming pool and variances to the side yard setbacks, maximum footprint, maximum gross floor area, and total driveway area.

Attachment: [APPLICATION 2.pdf](#)
Attachment: [143 506-PARK-CENTER-BT.pdf](#)
Attachment: [143 260220-0186---L SP-11x17-STUDY.pdf](#)
Attachment: [143 Vaughan---BZA-Submittal---Layout---2-20-26.pdf](#)
Attachment: [143 Vaughan---BZA-Submittal---Autocad---2-20-26.pdf](#)
Attachment: [STAFF REPORT 506 PARK CENTER DR 2.pdf](#)
Attachment: [KLOEPEL LETTER.pdf](#)
Attachment: [ROCHE COMMENTS.pdf](#)
Attachment: [BZA Submittal - Vaughan - 050526pdf.pdf](#)

B. The application of the Moody family, #A26-22, 601 Belle Meade Boulevard, for a Conditional Use for a swimming pool and variances to the rear setback.

Attachment: [APPLICATION.pdf](#)
Attachment: [SURVEY.pdf](#)
Attachment: [164 601-Belle-Meade-Blvd---Pool-Exhibit-2-25-26-1.pdf](#)
Attachment: [Moody Pool Layout 4-8-26.pdf](#)
Attachment: [Moody Don Tyler Riggins Spring 2026 Landscape Plan - Back Perimeter Bed 601 Belle Meade Blvd. 37215 April 20 2026.pdf](#)
Attachment: [STAFF REPORT 610 BMB.pdf](#)
Attachment: [LUCAS COMMENT.pdf](#)
Attachment: [SUMMAR COMMENT.pdf](#)
Attachment: [Moody Pool Layout 5-13-26.pdf](#)
Attachment: [601 Belle Meade - Pool Exhibit 5-18-26 1.pdf](#)

IV. New Business

A.The application of the Kyle family, #A26-10, 110 Bellevue Drive S, for variances to the side yard setback, maximum footprint, and maximum gross floor area.

Attachment: [152 2026.02.20 Kyle BZA-Application.pdf](#)
Attachment: [152 23-088---Kyle---110-Bellevue-Dr-Belle-Meade.pdf](#)
Attachment: [2026.05.19 110 Bellevue Dr BZA Presentation Reduced.pdf](#)
Attachment: [2026.04.06 Kyle BZA Landscape Set.pdf](#)
Attachment: [STAFF REPORT 110 Bellevue Dr S.pdf](#)
Attachment: [1. Kyle BZA Support LTR - 112 Bellevue Drive South.pdf](#)
Attachment: [2. Kyle BZA Support LTR - GC 5-11-2026 108 bellevue drive south.pdf](#)
Attachment: [3. Kyle BZA Support LTR - 5 Carriage Hill.pdf](#)
Attachment: [4. Kyle BZA Support LTR - 106 Bellevue Drive South.pdf](#)
Attachment: [Sorenson Comments.pdf](#)
Attachment: [BRUNS COMMENT.pdf](#)
Attachment: [Kyle Support Letter Poppler.pdf](#)

B.The application of the Elliott family, #A26-25, 515 Westview Avenue, for Conditional Uses for a swimming pool and cabana.

Attachment: [APPLICATION.pdf](#)
Attachment: [167 515-westview-BZA.pdf](#)
Attachment: [AREA TRACES.pdf](#)
Attachment: [6 CALCULATIONS _ Layout.pdf](#)
Attachment: [STAFF REPORT 515 Westview Avenue.pdf](#)

C.The application of the Links family, #A26-28, 213 Belle Meade Boulevard, for a variance to a side yard setback.

Attachment: [170 Link-BZA-Application-04-16-2026.pdf](#)
Attachment: [170 Link-BZA-Submittal-04-16-2026.pdf](#)
Attachment: [STAFF REPORT 213 Belle Meade Blvd.pdf](#)
Attachment: [ROCHFORD COMMENT.pdf](#)
Attachment: [BAKER COMMENTS.pdf](#)

D.The application of the Ozburn family, #A26-29, 900 Westview Avenue, for variances to front yard setback and footprint.

Attachment: [171 BZA-Application-900-Westview-Ave.pdf](#)
Attachment: [APPLICATION.pdf](#)
Attachment: [04 Site Photos.pdf](#)
Attachment: [171 26 04-17-BZA-SET 900-WESTVIEW.pdf](#)
Attachment: [03 Footprint Variance - Comparative Analysis.pdf](#)
Attachment: [02 Street Setback Variance - Comparative Analysis.pdf](#)
Attachment: [BZA 4.pdf](#)
Attachment: [STAFF REPORT 900 WESTVIEW AVE.pdf](#)
Attachment: [WARD COMMENTS.pdf](#)
Attachment: [MENGE LETTER.pdf](#)
Attachment: [TIDWELL COMMENTS.pdf](#)

E.The application of the Ozzie Inc Land Trust, #A26-30, 4420 Gerald Place, for variance to maximum footprint.

Attachment: [172 4420-Gerald-Place- -Birds-Eye-View.pdf](#)
Attachment: [172 4420-Gerald-Place- -Front-Portico-East-Elevation-Rendering.pdf](#)
Attachment: [172 4420-Gerald-Place- -Front-Portico-Elevation-Rendering.pdf](#)
Attachment: [172 4420-Gerald-Place Survey.pdf](#)
Attachment: [2026 0505 4420 Gerald Place Exterior Improvements.pdf](#)
Attachment: [STAFF REPORT 4420 Gerald Pl.pdf](#)

F.The application of the Association for Preservation Tennessee

Antiquities, #26-31, 5025 Harding Pike, for a Conditional Use for a Historic Site.

Attachment: [Belle Meade HS Site Plan Harding Cabin Project.pdf](#)

Attachment: [BZA Submission Harding Cabin.pdf](#)

Attachment: [STAFF REPORT 5025 Harding Pike.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held on June 23, 2026 at 4:30 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
APRIL 21, 2026, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

Chairman Chris Tardio called the meeting to order at 4:44 p.m.

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Erick Clifford
Charlie Atwood
Johnny Phipps*
Carter Dawson
Rob Farris

City Staff Present

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

Chairman Tardio asked the board members if they had any conflicts with items on the agenda, Johnny Phipps stated he had a conflict with the item for 1314 Page Road (IV F).

Approval of Minutes

The minutes of the Board of Zoning Appeals held March 3, 2026.

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

Unfinished Business - None

New Business

Planning Director Mary Samaniego stated that 110 Bellevue Drive South (IV D) had requested a postponement until the May 19, 2026 meeting.

The application of the Rector, Wardens and Vestrymen of St George's Parish, #A26-11, 105 Lynwood Boulevard, for an Administrative Appeal, Conditional Use for a Place of Worship, and variances to retaining walls over 3' in height, to maximum percentage of parking allowed and minimum lot size.
St. George's Episcopal Church Rector Malone Gilliam provided a brief statement about the interaction between the church and Belle Meade City Hall, and the churches current growth and the current request.

Cam Sorenson, parishioner of St. George's Episcopal Church and resident of Belle Meade, reviewed the need and plans for the property located at 105 Lynwood Boulevard.

John Cooper, attorney with Holland & Knight addressed points in a letter from City Attorney Doug Berry to the members of the Board of Zoning Appeals.

Pete Zabaski, parishioner of St. George's Episcopal Church, spoke on behalf of the applicant.

Questions from the board followed the presentation, which were addressed by Cooper, Berry, Sorenson and Planning Director Mary Samaniego.

Public Comment Opened

Planning Director Samaniego stated she had printed out all comments received for review.

Rebecca Shah, resident 106 Westhampton Place, spoke in opposition to the project stating she had a petition with 1,083 signatures as of today (April 21, 2026).

Cindy Lasker, resident 1 Webster Lane, spoke in opposition to the project.

Pete Zabaski, spoke rebutting the information in the petition, speaking in favor of the project.

Randy Elder, resident 117 Westhampton Place, spoke in opposition to the project.

Dorothy Earthman, resident 120 Bonaventure Place, spoke in opposition to the project.

Ellen Nelson, resident 103 Westhampton Place, spoke in opposition to the project.

Public Comment Closed

Gloria Sir asked to speak

Public Comment Reopened by Chairman Tardio

Gloria Sir resident, 101 Westhampton Place, spoke in opposition to the project.

Public Comment Closed

Additional questions of the applicant from Chairman Tardio followed, which were addressed by Cooper.

Chairman Tardio stated it is the opinion of the City Attorney this is not a permitted use under the code. City Attorney Berry stated that is correct. Berry added that there was a correction in the letter that he had sent, which he shared with the applicant's attorney before the meeting, stating the corrected version had been given to the City Recorder and City Attorney. Berry also shared additional details and information as it pertained to the zoning code.

Questions from the board were addressed by Berry.

Motion to approve the entire application as submitted: Phipps

Motion fails for lack of a second

Chairman Tardio recommended taking question 1, "is this a permissible use under the code" first, there was no objection.

Motion to approve as a permitted use: Phipps Second: Atwood

A discussion of the board ensued, which included questions for and answered by Berry and Samaniego.

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

Motion to approve for the staff decision for the reasons staff articulated: Tardio Second: Dawson

Vote: Atwood, Clifford, Tardio, Russ, Dawson Yes; Phipps No

Board member Phipps left the dais (and meeting) at 6:39 p.m.

Planning Director Samaniego stated the board would take a five minute break.

The meeting resumed at 6:59 p.m.

The application of the Vaughan family, #A26-01, 506 Park Center Drive, for a Conditional Use for a swimming pool and variances to the side yard setbacks, maximum footprint, maximum gross floor area, and total driveway area.

Blaine Bonadies architect, reviewed the plans as submitted for conditional use for a swimming pool and variances as stated above. Bonadies stated he had two letters of support from adjacent neighbors.

Following the presentation questions from the board were addressed by Bonadies.

Public Comment Opened

No Public Comment

Chairman Tardio asked if there were any letters. Planning Director Mary Samaniego stated there were two letter of support.

Public Comment Closed

Dawson: Motion to deny

Motion failed due to the lack of a second.

Motion to divide the question: Dawson Second: Tardio Vote: All aye

Chairman Tardio stated they would handle the conditional use for the pool first.

Dawson, Russ, Tardio, Clifford, Farris, Atwood aye.

Motion to deny (variances) following staff recommendations: Dawson Second: Farris

A board discussion ensued.

Chairman Tardio asked what the board thought about allowing the applicant to postpone.

Chairman Tardio re-opened the applicant portion of the hearing.

Bonadies stated he could reduce the footprint.

A period of questions and comments from the board ensued.

Motion to postpone: Tardio Second: Farris Vote: All aye

The application of the Wynn family, #A26-08, 4319 Glen Eden Drive/500 Westview Avenue, for a Conditional Use for a swimming pool and variances to the rear and front yard setbacks.

The applicant stated they would like to remove the pool and the rear setback from the application.

Jeremiah Pierce, Leverick Homes, reviewed the application for the front yard setbacks.

Questions from the board were addressed by Pierce and Planning Director Samaniego.

Public Comment Opened

Haley Dale, 601 Enquirer Ave, spoke in opposition to the variance being granted.

Public Closed

Questions from the board were addressed by Planning Director Samaniego and Pierce.

Motion to approve as submitted and amended: Tardio Second: Clifford

A discussion by the board ensued which included additional questions for Pierce, that he addressed.

Vote: All no

The application of the Kyle family, #A26-10, 110 Bellevue Drive S, for variances to the side yard setback, maximum footprint, and maximum gross floor area. POSTPONEMENT REQUEST TO MAY 19, 2026.

The application of the Phillips family, #A26-15, 501 Westview Avenue, for a variance to the front yard setback.

Catherine Sloan, architect, reviewed the plans as submitted for the front yard setback variance.

Sloan responded to questions as asked by the board.

Public Comment Opened

No Public Comment

Public Comment Closed

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

The application of the 1314 Page Road Trust, #A26-18, 1314 Page Road, for a Conditional Use for a swimming pool and a variance to the placement of a garden structure in a side yard.

Gavin Duke Landscape Architect, Duke Design Group, reviewed the plans as submitted.

Questions from the board were answered by Duke.

Public Comment Opened

Haley Dale, 601 Enquirer Avenue, asked specific questions for definition which were addressed by Planning Director Mary Samaniego.

Public Comment Closed

Motion to approve per staff recommendation (approve the Conditional Use for a swimming pool and deny the variance to the placement of a garden structure in a side yard): Farris Second: Atwood

A period of comments by the board members ensued.

Vote: All aye

The application of the Parrish House Trust, #A26-19, 4418 Iroquois Avenue, for a Conditional Use for a cabana and a variance to the rear yard setback.

Gavin Duke landscape architect, Duke Design Group, reviewed the plans as submitted for the project as stated above.

Brian Setzer, resident/owner 4418 Iroquois Avenue, provided additional information about the project.

Duke stated there were 5 or 6 letters of support.

Questions from the board were answered by Duke.

Public Comment Opened

No Public Comment

Planning Director Samaniego stated that there were 5 letters of support.

Public Comment Closed

Motion to deny based on staff recommendation: Tardio Second: Atwood

A period of comments from the board ensued.

Vote: All aye

The application of the Moody family, #A26-22, 601 Belle Meade Boulevard, for a Conditional Use for a swimming pool and variances to the rear setback.
Tyler Moody, resident/owner 601 Belle Meade Boulevard, reviewed the plans for the project as submitted.

Questions from the board were answered by Moody.

Public Comment Opened

No Public Comment

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

Public Comment Closed

A period of questions from the board, addressed by Samaniego and Moody, ensued.

Motion to deny based on staff recommendation: Dawson Second: Farris

Moody asked a question of the board.

Chairman Tardio stated she did have the option to withdraw and postpone; Moody accepted.

Motion to postpone: Tardio Second: Atwood Vote: All aye

Other Public Comment - None

The meeting adjourned at 7:59 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry

Application

OWNER INFORMATION

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

PROPOSED ACTIVITY

Reason for Request:

Project Calculations:

F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	3659	3263	4936	4
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6860	4191	7834	3.1
FRONT YARD AREA	n/a	6485	6485	n/a
TOTAL DRIVEWAY AREA	3659	6216	3854	0.6
DRIVEWAY IN FRONT YARD AREA	1427	2779	1414	under
HARDSCAPE AREA	2439	1661	2337	under
POOL AREA	610	n/a	448	under
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =	6860			
LOTS > 40,000 sq. ft. x .20 =	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?

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?

the variances requested are modest asks. the house is being renovated and improved rather than demolished. the improvements will most certainly bring this 1930's story and a half house into the modern age of living all the while maintaining its

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

the new construction to the front of the house would agruably improve the aesthetic of the street facing exterior and create more compatibility - particularly with the adjacent houses - making it more cohesive to the streetscape. by eliminating the rather

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.

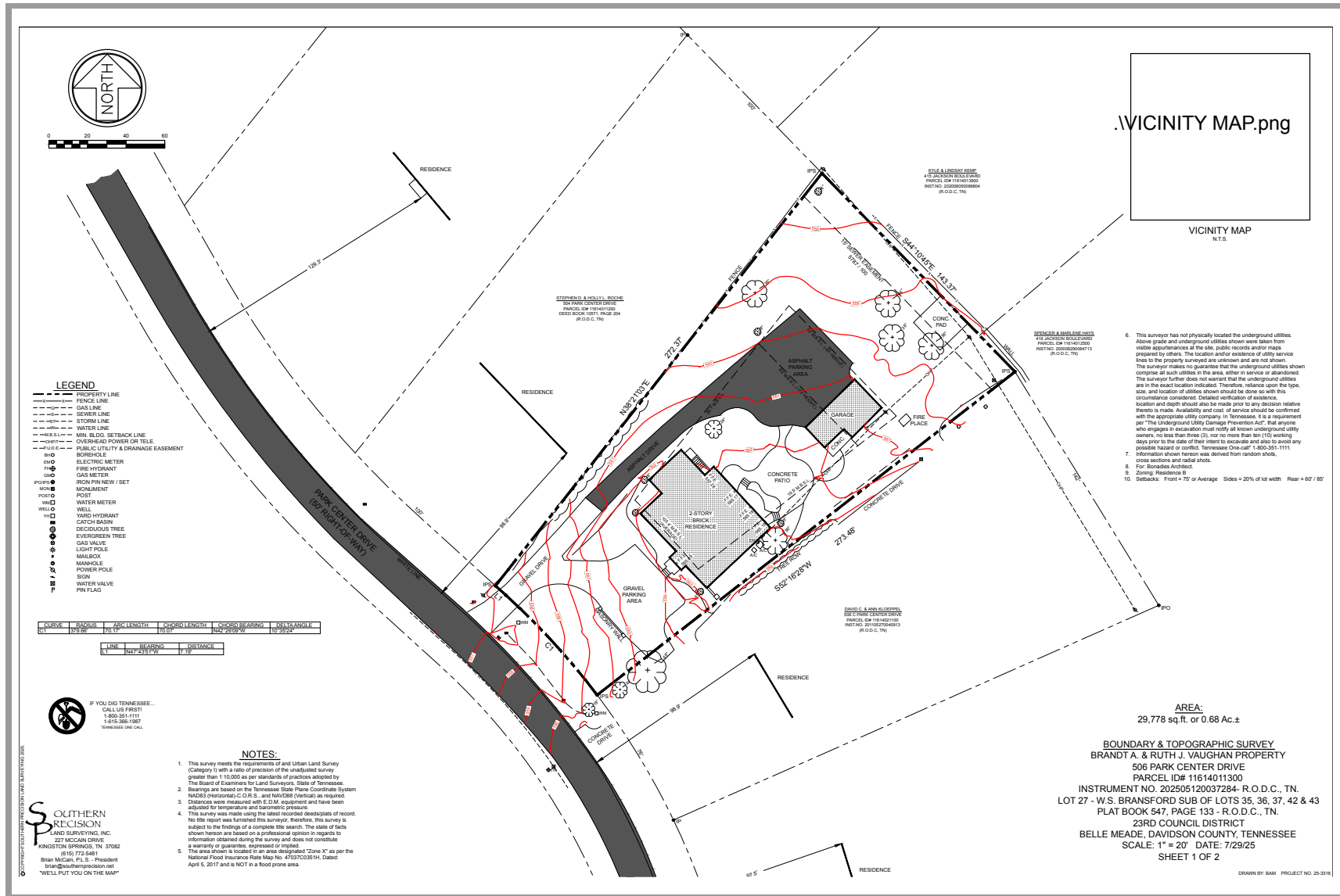
Blaine Bonadies

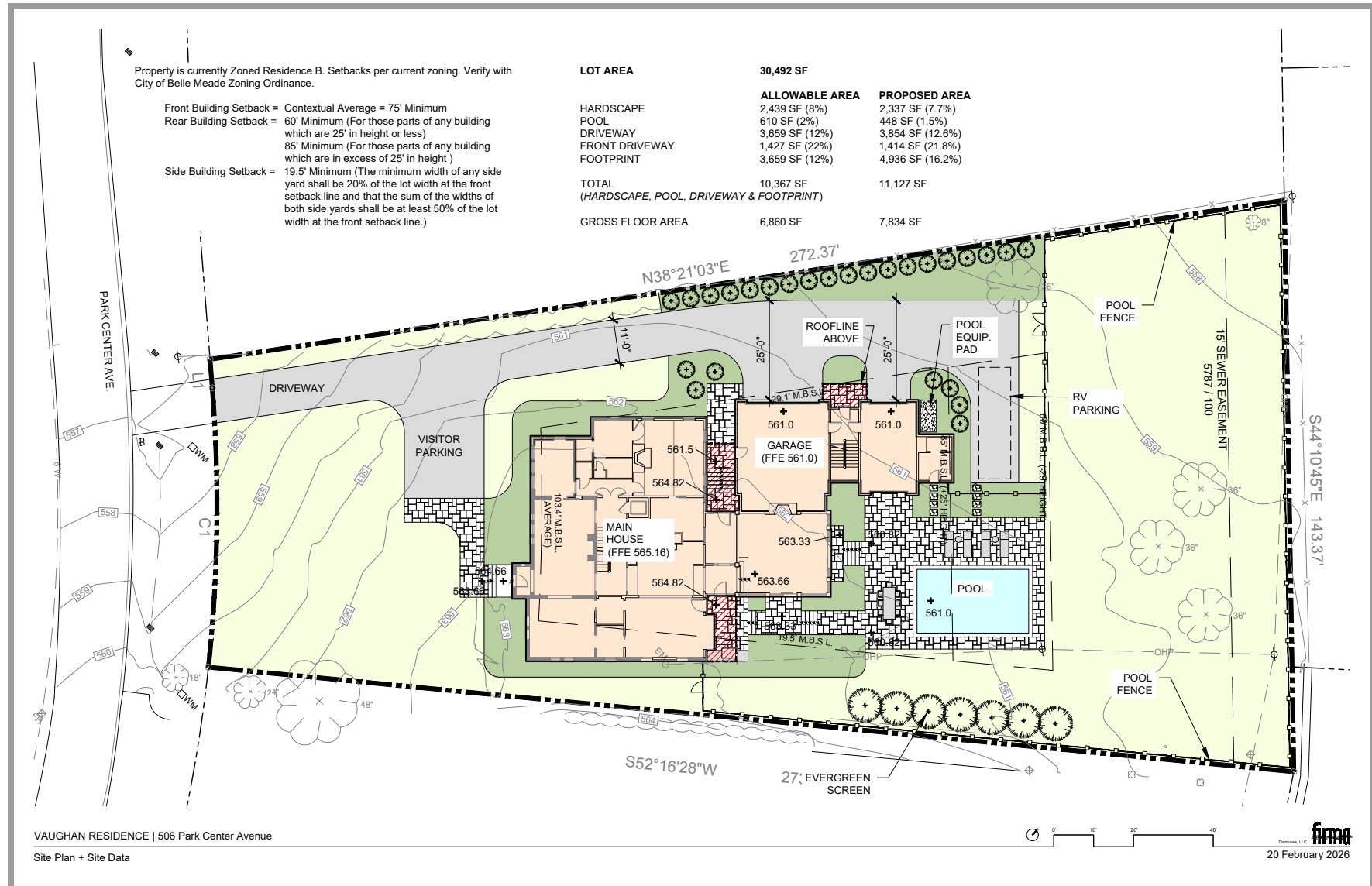
2026-02-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION







conceptual front perspective

bonadies architect
1521 dallas ave
nashville, tn 37212
615.269.4673
bonadiesarchitect.com

Vaughan
506 Park Center Avenue
2.20.26



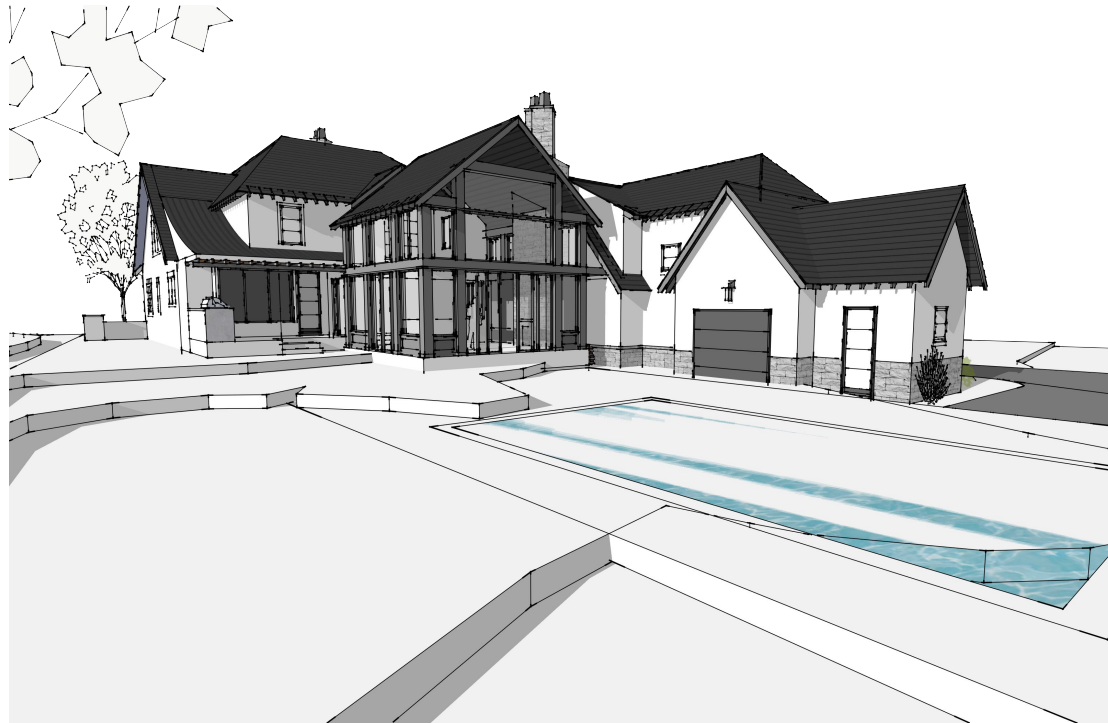


conceptual front perspective

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Vaughan
506 Park Center Avenue
2.20.26

2



conceptual rear perspective

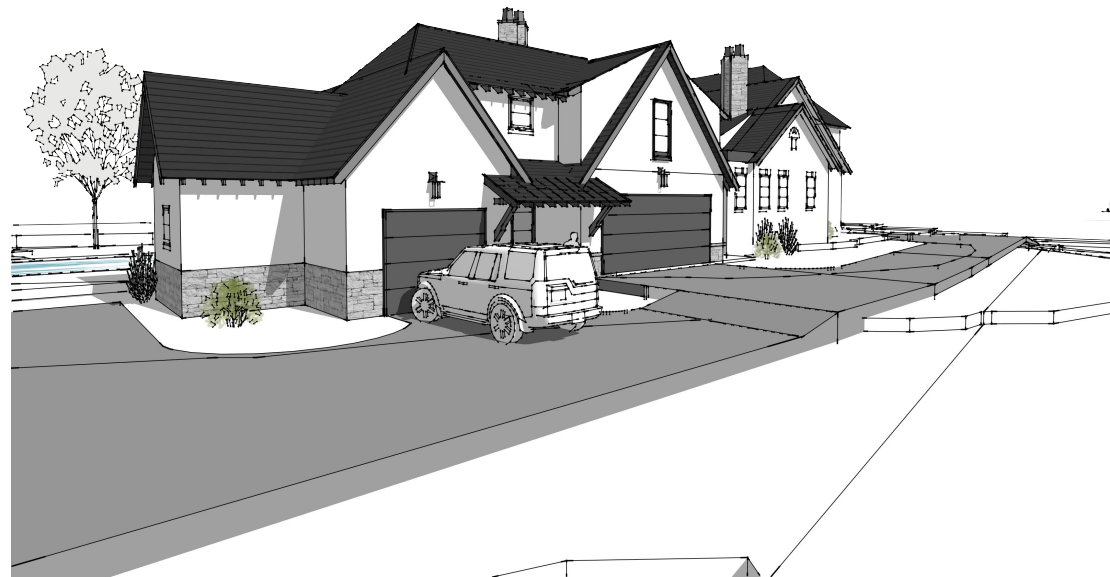


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Vaughan

506 Park Center Avenue
2.20.26

3



conceptual rear perspective



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Vaughan
506 Park Center Avenue
2.20.26

4



conceptual front elevation



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Vaughan
506 Park Center Avenue
2.20.26

5



conceptual right elevation



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Vaughan
506 Park Center Avenue
2.20.26

6



conceptual rear elevation



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Vaughan
506 Park Center Avenue
2.20.26

7



conceptual left elevation



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Vaughan
506 Park Center Avenue
2.20.26

8



1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"

b
bonadies
architect

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office/fax : 615.269.4673
m: 615.496.1972
e: blaine@bonadiesarchitect.com

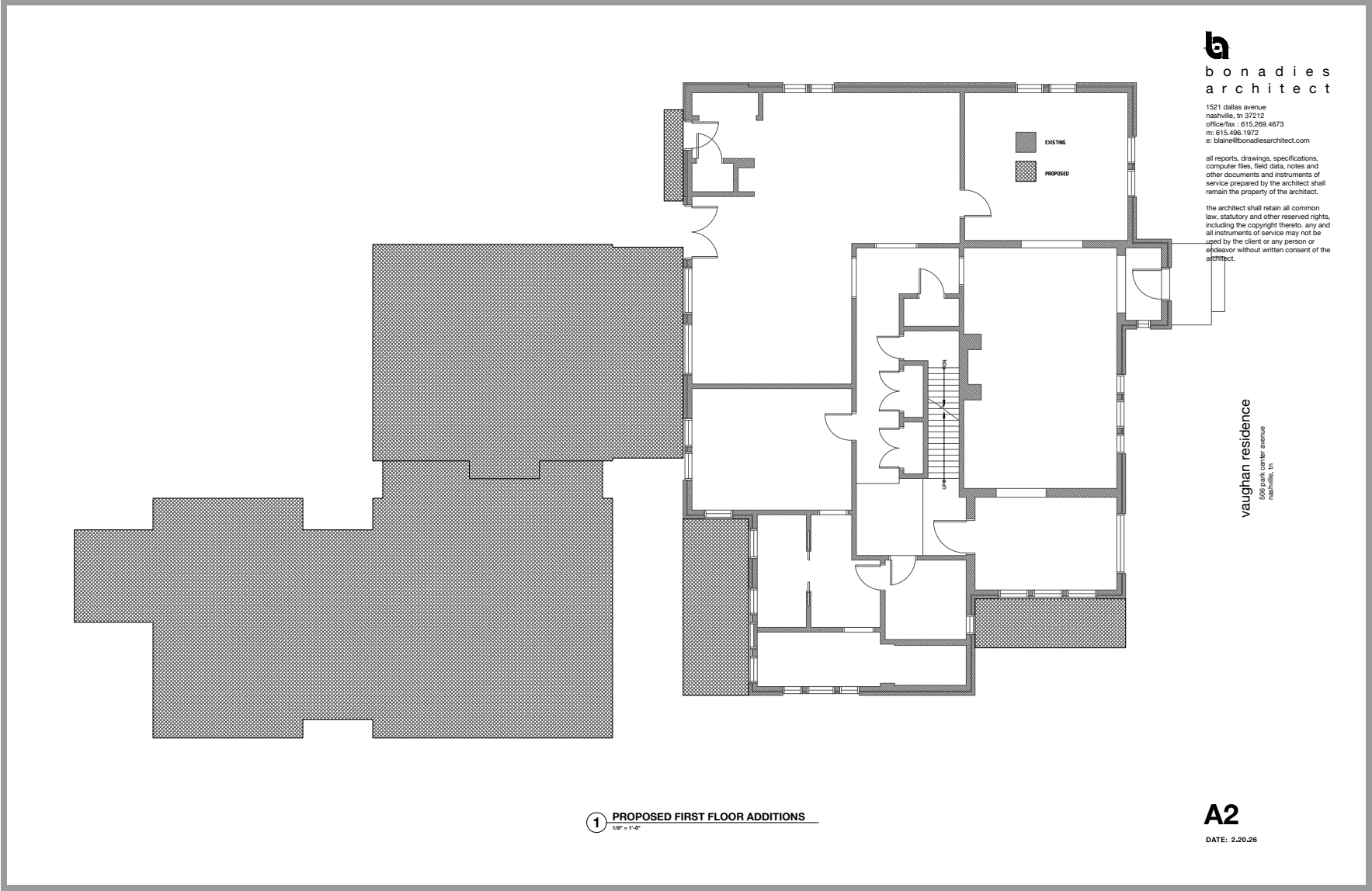
all reports, drawings, specifications,
computer files, field data, notes and
other documents and instruments of
service prepared by the architect shall
remain the property of the architect.

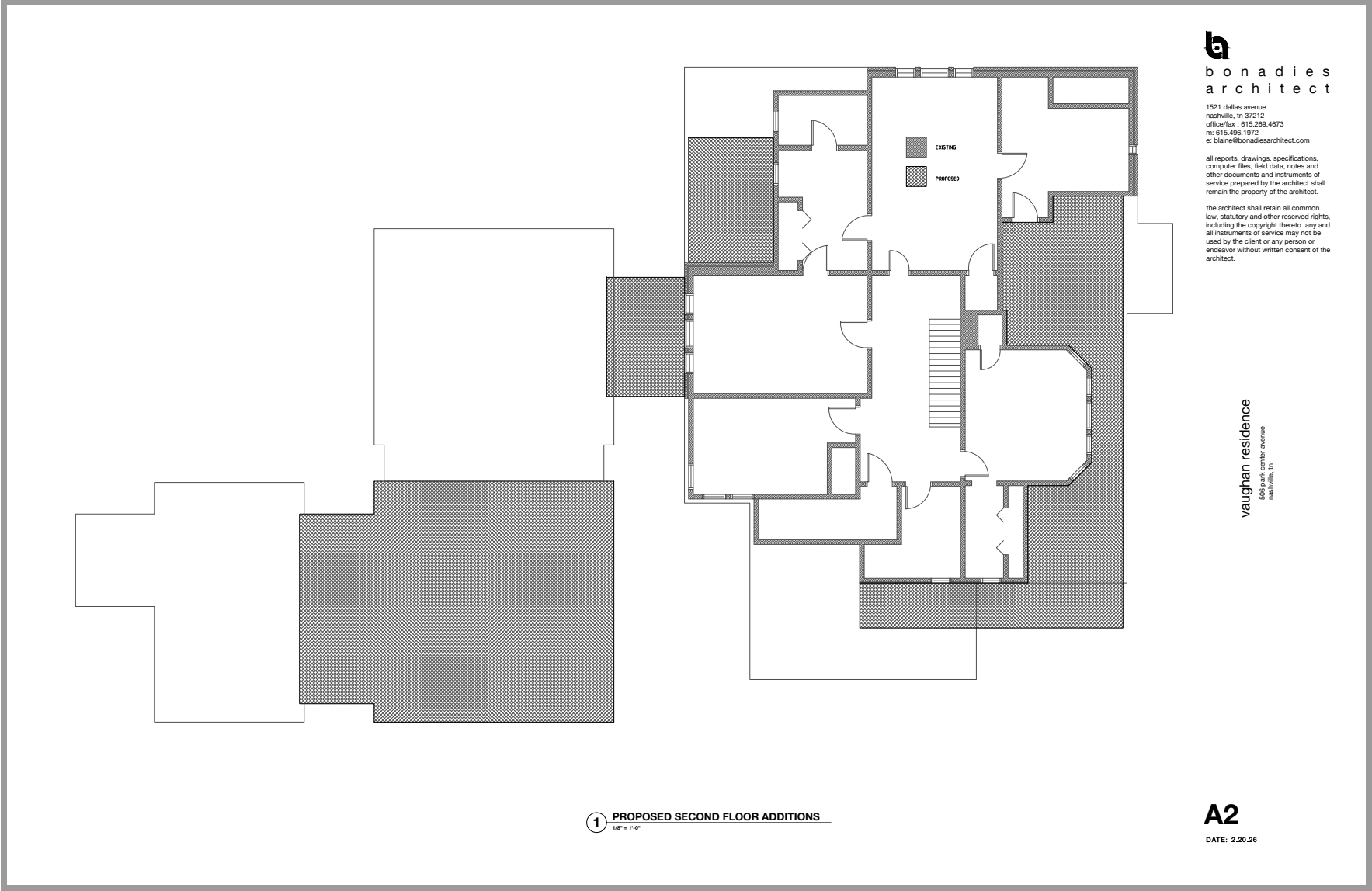
the architect shall retain all common
law, statutory and other reserved rights,
including the copyright thereto, any and
all instruments of service may not be
used by the client or any person or
endeavor without written consent of the
architect.

vaughan residence
500 park center avenue
nashville, tn

A1

DATE: 2.20.26





Staff Report

Agenda No.: IV.B.
Case No.: A26-01
Staff: Mary Samaniego, Planning Director
Applicant: The Vaughn family
Request: Conditional Use for a swimming pool and variances to the side yard setback, maximum footprint, maximum gross floor area, total driveway area.
Location: 506 Park Center Drive

Summary:

The applicant is requesting four variances for an addition that exceeds the side yard setback, the maximum allowable building footprint, maximum allowable building area, maximum driveway area and a conditional use for a swimming pool. The specific request for the addition is to construct 3,640 additional feet which includes three garage bays.

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 0.71 acres (30,492 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 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'. A small portion of the addition is 14' from the south property line (6' encroachment).
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 3,659 square feet. The existing residence has a footprint of 3,263 square feet and the proposed building footprint is 4,936 square feet (1,277 square feet over the maximum allowable).
5. 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 for gross floor area is 6,860 square feet. The existing residence has a gross floor area of 4,191 square feet and the proposed is 7,834 square feet (974 square feet over the maximum allowable).

6. Per Section 14-205(1)(j)(iii) of the Zoning Ordinance, the total of all driveway/parking areas on any lot shall not exceed twelve (12) percent of the total lot area. The allowable area of driveway/parking area for the proposed lot is 3,659 square feet. The proposed driveway is 3,854 square feet (195 square feet over allowable). The existing driveway area that will be reconfigured is 6,298 square feet.
7. 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 610 square feet. The proposed area of water in the swimming pool is 448 square feet.
8. 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 2,439 square feet. The proposed area of the hardscape, including the pool, is 2,337 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 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 required setbacks as well as the allowable hardscape maximums per the Zoning Ordinance.*

Findings of Fact and Staff Recommendation:

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

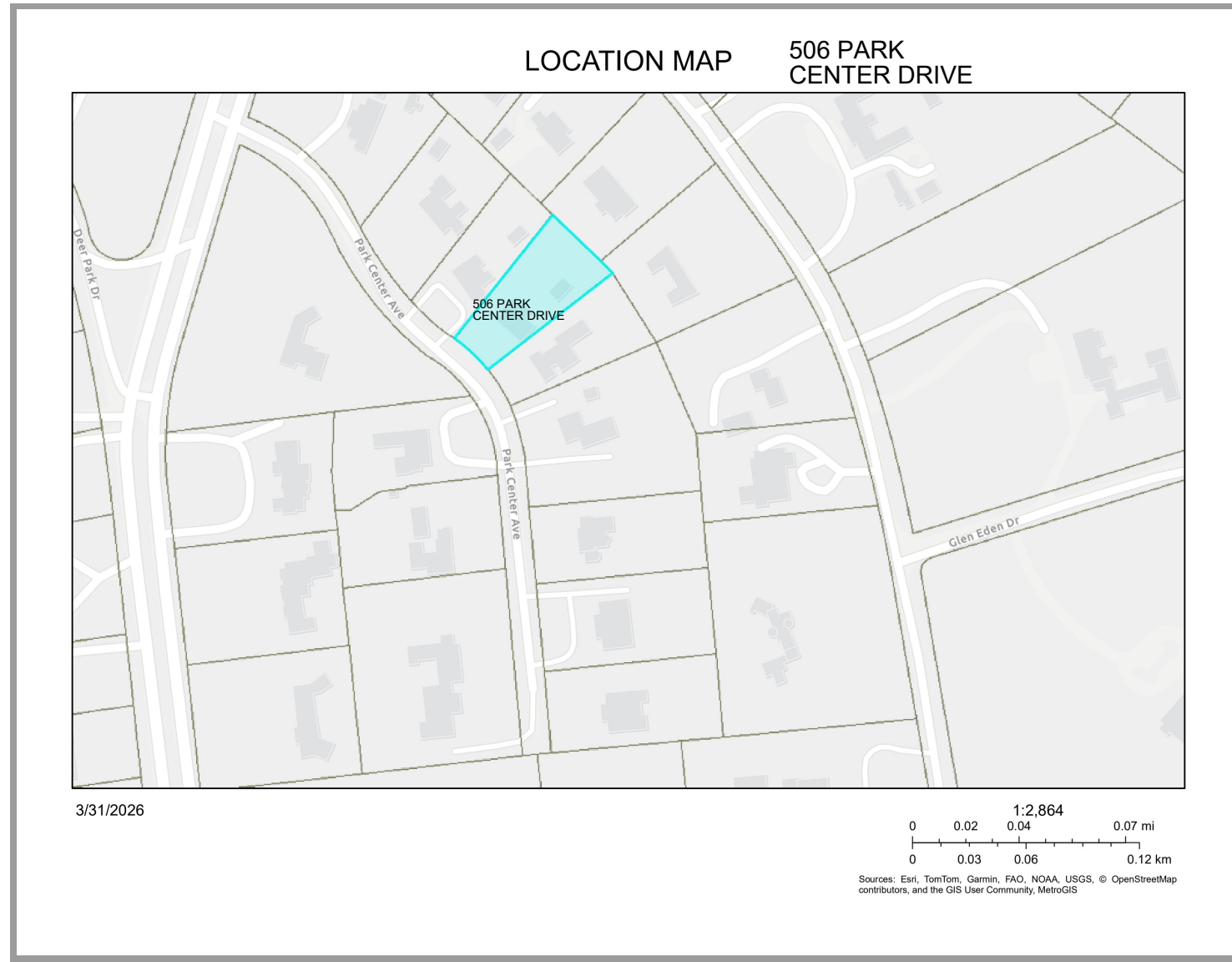
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

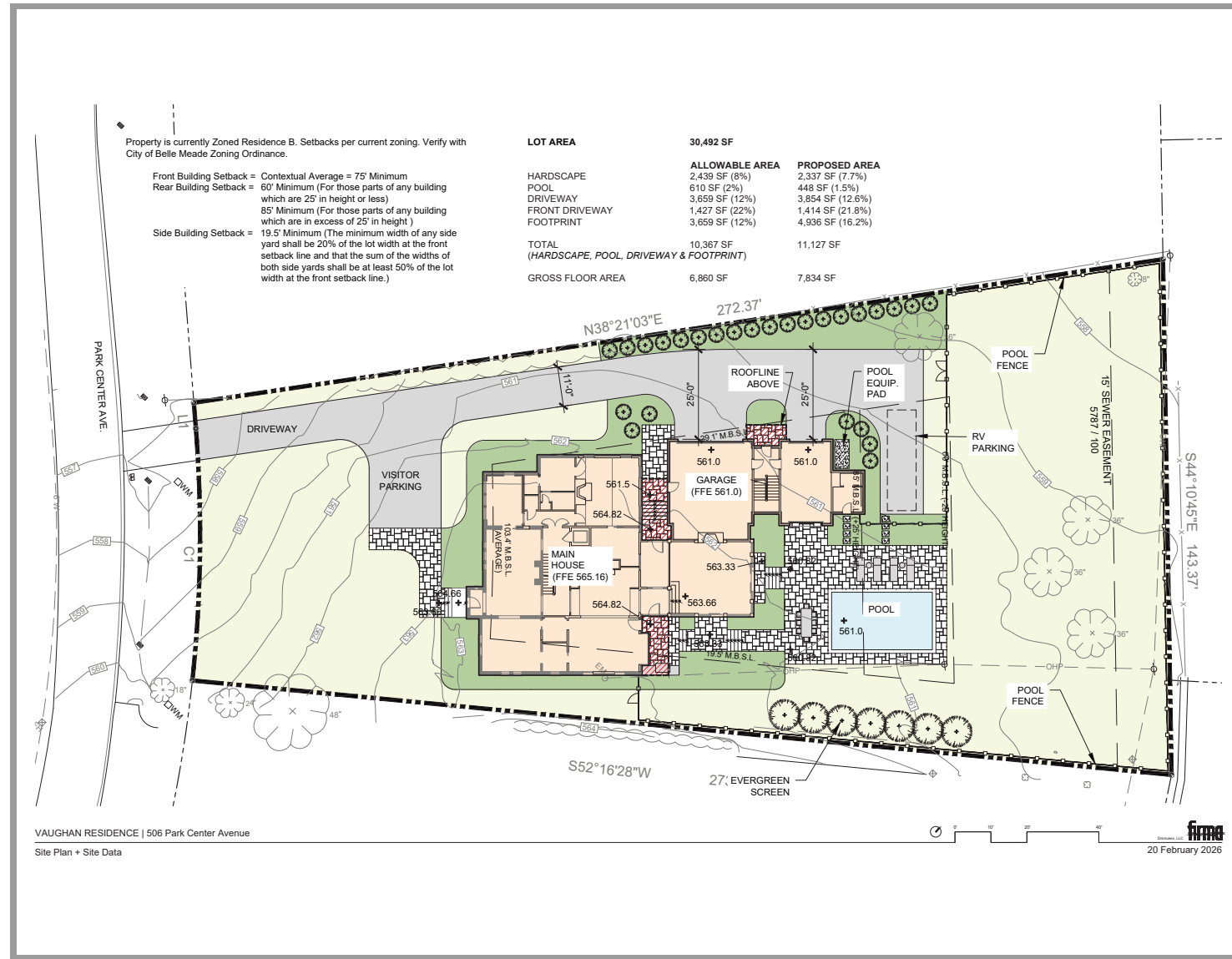
The applicant is proposing to exceed the maximum footprint, building area, setbacks, and driveway areas that were adopted in the Zoning Ordinance to benefit the public good. It is staff's professional opinion that these requirements are to limit the massing and scale of dwellings within a given site. 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 applicant has the ability to re-design the project by eliminating the third garage bay area and reducing the size of the sunroom. These two revisions would bring the site very close to compliance.

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: [David Kloeppel](#)
To: [Mary Samaniego](#)
Cc: [Ann Kloeppel](#)
Subject: Letter of Support — Zoning Appeal, #A26-01, 506 Park Center Avenue, Vaughn Residence
Date: Wednesday, April 15, 2026 9:25:02 AM

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

Dear Chair and Members of the Board of Zoning Appeals:

My wife, Ann, and I have lived next door to 506 Park Center Avenue since 2004. We are writing to express our wholehearted support for the zoning appeal submitted by Brandt and Ruth Vaughn, #A26-01.

We have had the opportunity to review the Vaughns' plans, and are enthusiastic to see the proposed improvements. They are breathing new life into a property that was cared for over many decades by the Philpots. Brandt and Ruth are relocating to Nashville and are renovating and expanding the property with appropriate care for the existing building and for us, their neighbors.

We strongly encourage the Board to approve their appeal. Thank you for your consideration of this matter.

Respectfully,
Ann and David Kloeppel
506C Park Center Ave

From: [Steve Roche](#)
To: [Mary Samaniego](#)
Subject: Vaughan Family -- 506 Park Center Ave Renovations
Date: Thursday, April 16, 2026 4:53:05 PM

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

Dear Ms. Samaniego:

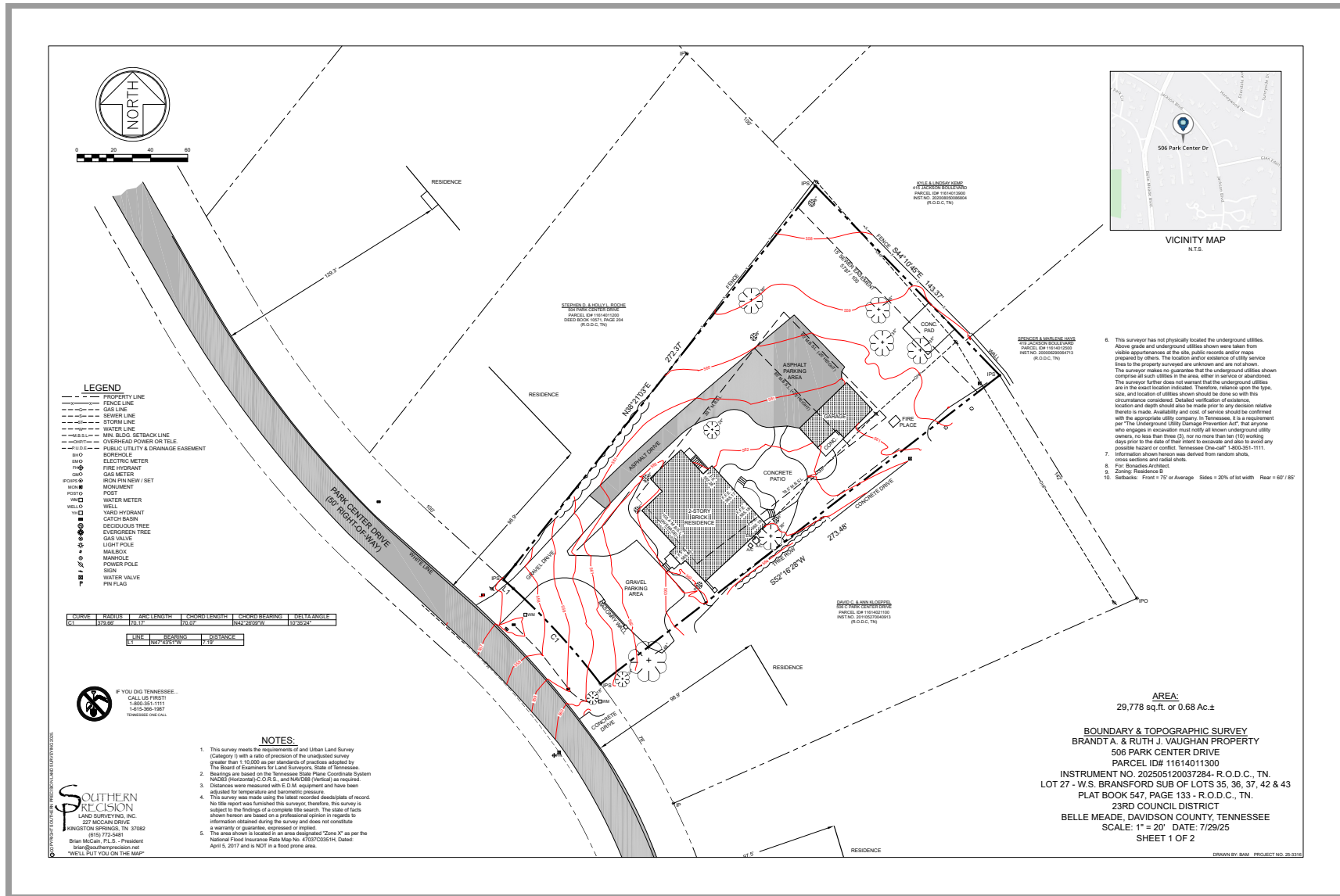
Please accept this as our endorsement of the renovation plans for 506 Park Center Avenue (Drive) submitted by Ruth and Brandt Vaughan. We've reviewed the Vaughans' plans and, as their next-door neighbor, are quite pleased with what they are proposing.

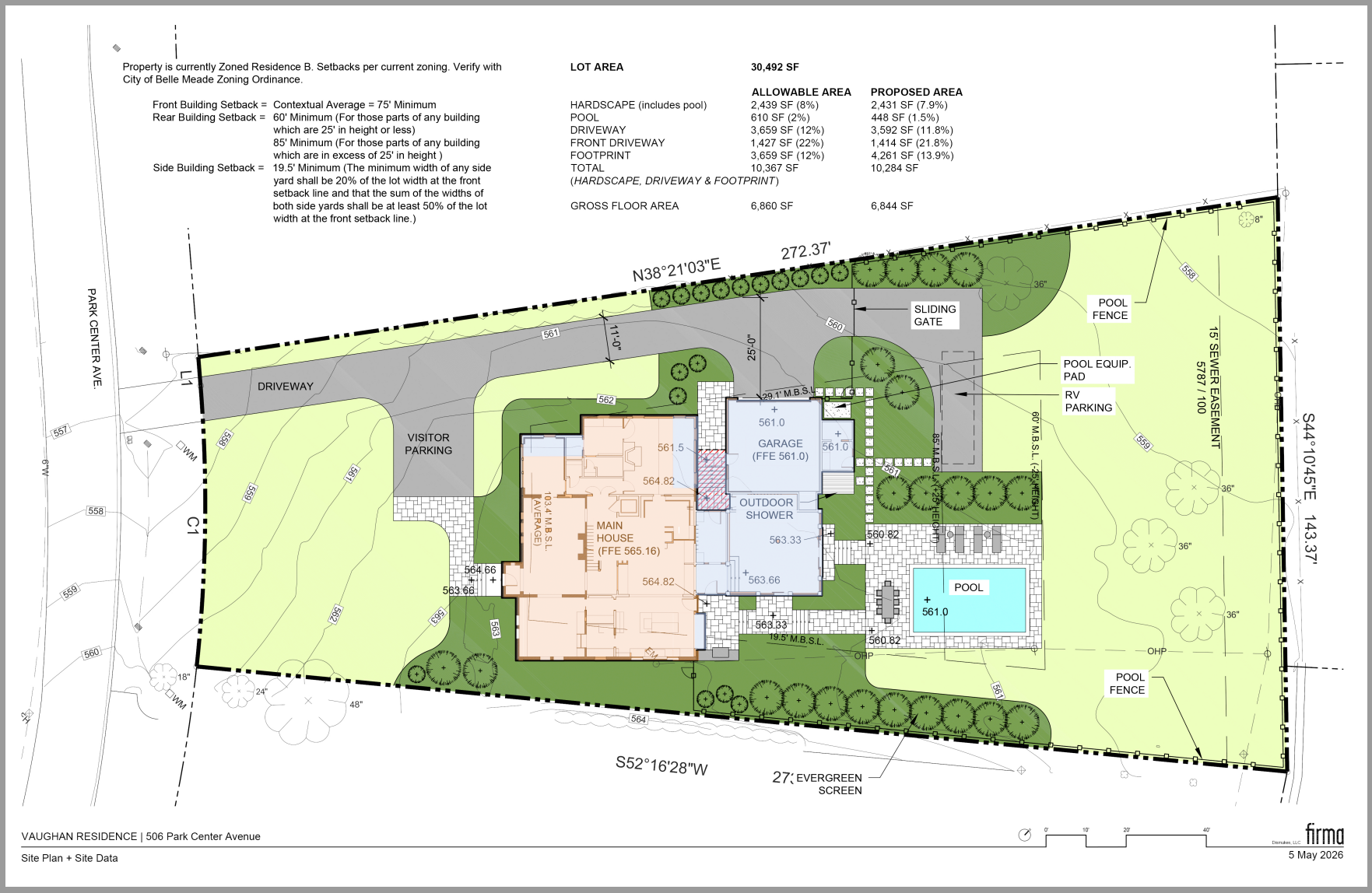
We moved into 504 Park Center over 26 years ago. The Philpots, who owned the subject property, were wonderful neighbors and soon became dear friends to us. Fortunately, the Vaughans have taken great care to maintain the existing character and style of 506 while also making improvements that will enhance the property values of the other homes on Park Center.

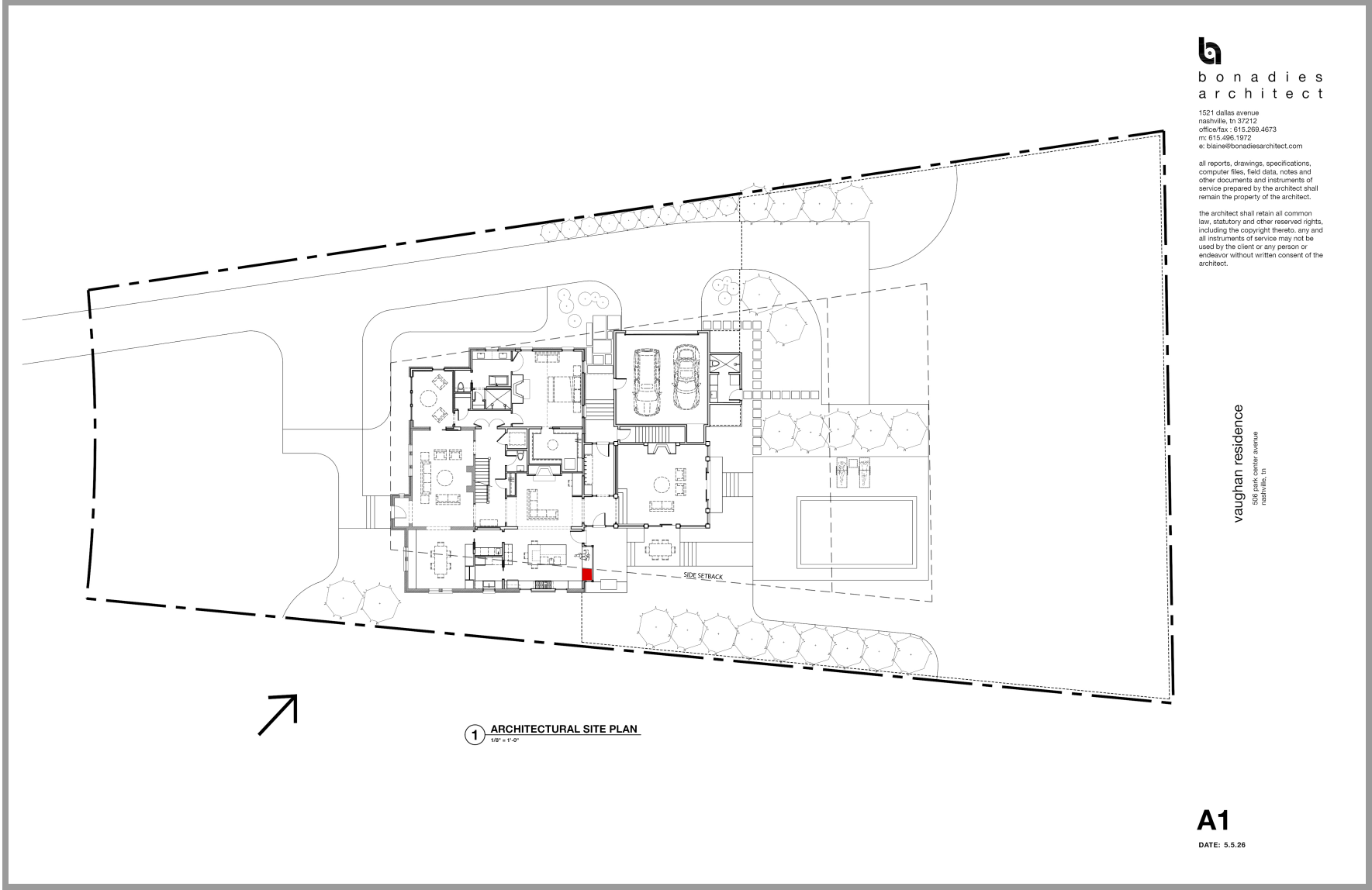
Please feel free to contact us if you have any questions.

Regards,

Steve and Holly Roche
504 Park Center Ave
Nashville, TN 37205
(615) 293-0814







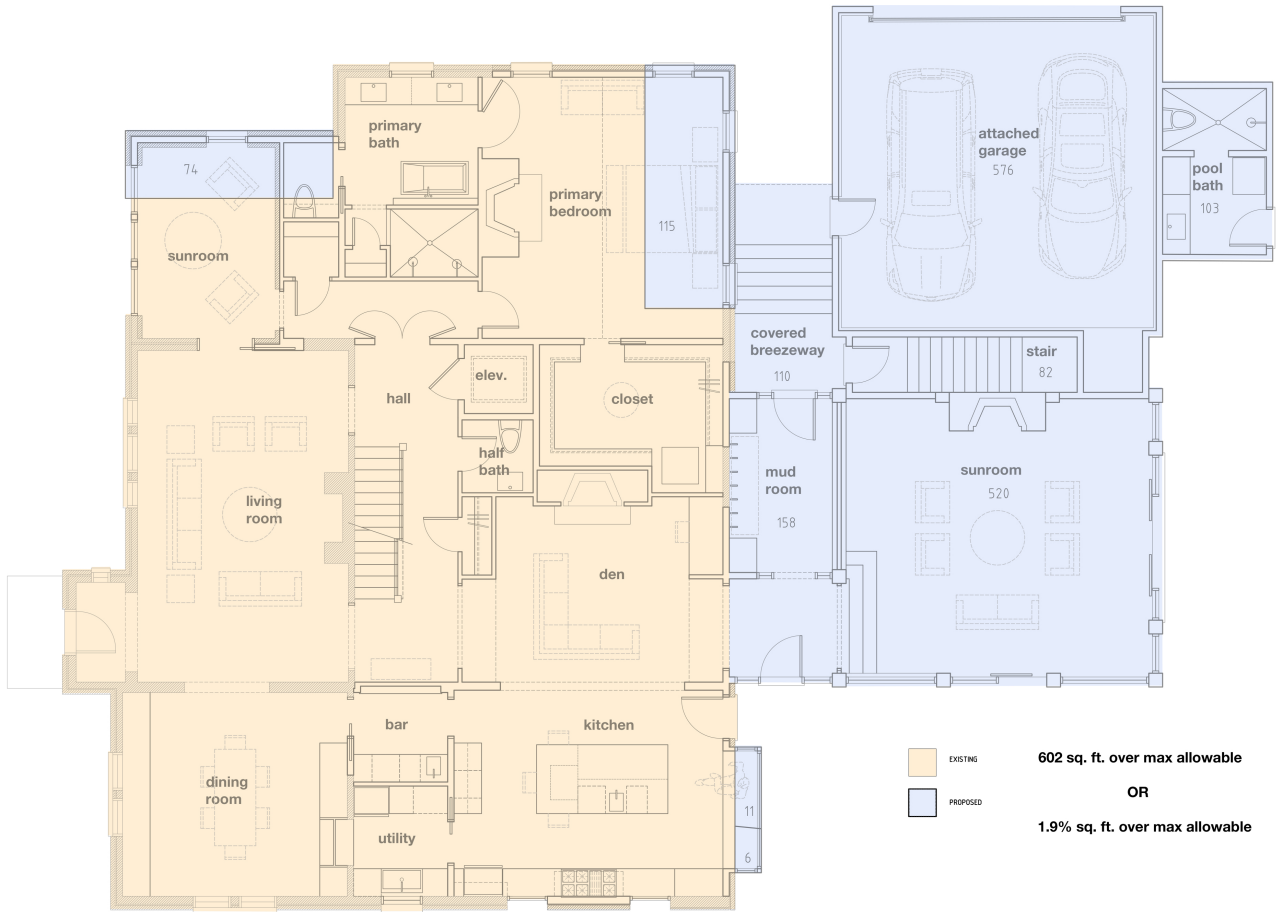
b
bonadies
architect

1521 dallas avenue
nashville, tn 37212
office/fax : 615.269.4673
m: 615.496.1972
e: blaine@bonadiesarchitect.com

all reports, drawings, specifications,
computer files, field data, notes and
other documents and instruments of
service prepared by the architect shall
remain the property of the architect.

the architect shall retain all common
law, statutory and other reserved rights,
including the copyright thereto. any and
all instruments of service may not be
used by the client or any person or
endeavor without written consent of the
architect.

vaughan residence
506 park center avenue
nashville, tn



1 PROPOSED FIRST FLOOR ADDITIONS
1/8" = 1'-0"

A2

DATE: 5.5.26

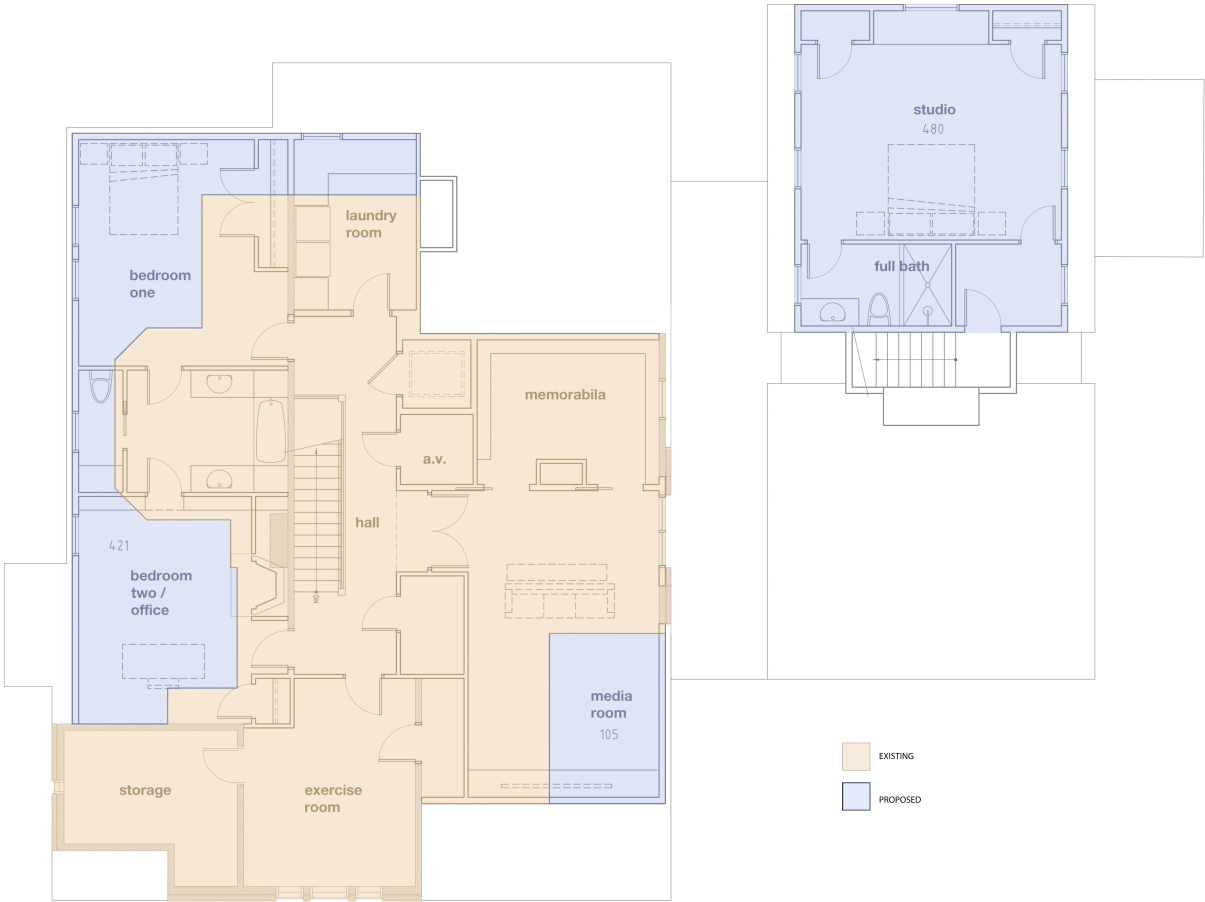


1521 dalles avenue
nashville, tn 37212
office/fax : 615.269.4673
m: 615.496.1972
e: blaine@bonadiesarchitect.com

all reports, drawings, specifications,
computer files, field data, notes and
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used by the client or any person or
endeavor without written consent of the
architect.

vaughan residence
506 park center avenue
nashville, tn



1 PROPOSED SECOND FLOOR ADDITIONS
1/8" = 1'-0"

A3
DATE: 5.5.26

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 .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	2680 12%	2571	0	
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	4467 20%			
FRONT YARD AREA		8986	0	
TOTAL DRIVEWAY AREA	2680 12%	3569	-362	20
DRIVEWAY IN FRONT YARD AREA	1977 22%	2112	0	7
HARDSCAPE AREA	1787 8%	969	421	0
POOL AREA	447	0	192	0
F.A.R. =				
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .20 =				

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?

With this plan, we are reducing the asphalt driveway area by 362 feet. The pool will be behind the home, tucked in a corner, not visible from either street. Our neighbors, the Lucas and Summar family, beside and behind have no issue with the pool being

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

The backyard is being designed by Ben Page, contractor Owen Builders and the pool designed by Allison pools. The plans look beautiful. We also have kept, designed around the very large, very old and beautiful holly tree. We will have the backyard

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.

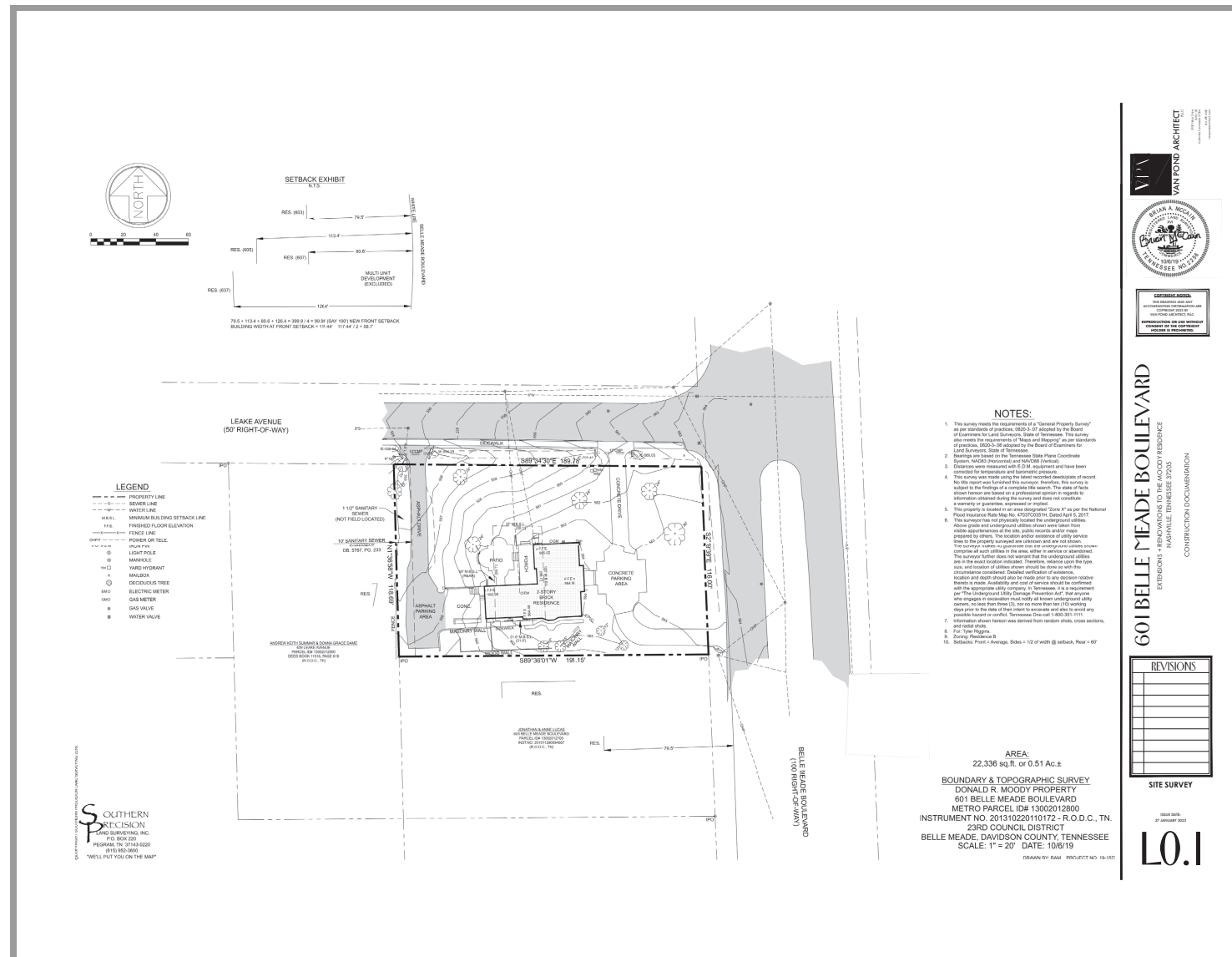
Don Moody

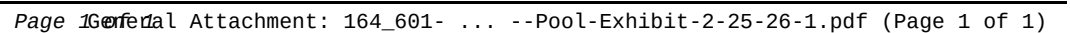
2026-03-20

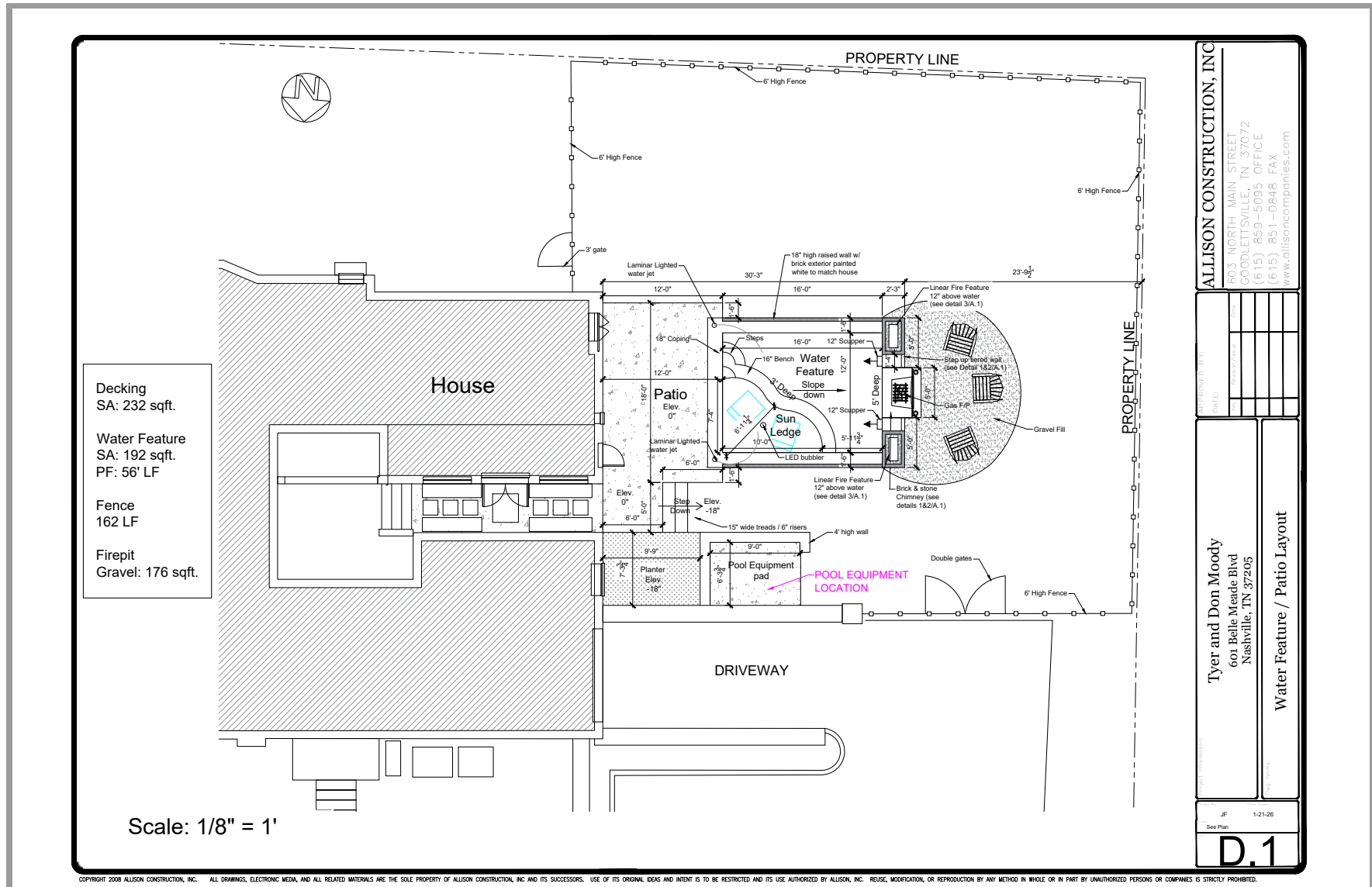
Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION









**Southern
Gardens, Inc.**

Landscaping & Irrigation
P.O. Box 218460, Nashville, TN 37221-8460
southerngardens@sginashville.com (615) 646-6030

Don Moody & Tyler Riggins
601 Belle Meade Blvd.
Nashville, TN 37205

April 20, 2026

615-482-3141 / 615-828-0746
Tylerle11@aol.com

RE: Landscape Plan – Back Perimeter of Property Line

Includes:

I) Planting 2 New Ornamental Dogwoods, with 1 Dogwood Being Located at the Corner of Fence Line. Incorporating New Hydrangea Shrubs for Screening with Existing Boxwoods. Amend Soil with Earth-Mix Blend Soil, Mushroom Compost & Earthworm Castings To Promote Growth & Color.

II) Adding Additional Irrigation Bed Zone To New Back Perimeter Landscape Bed.

III) To Over-Seed with Premium Hybrid Fescue Seed or Install Fescue Sod In Remaining Open Areas, Apply Starter Fertilizer & Lime Application.

Includes Haul Away Debris

Note: To Be Mindful of the Adjacent Neighbor's Existing Skip Laurel Shrubs

Fully Insured / Lic. TN Contractor / Certified TN Landscaper

Kelly Wagers

Accepted By

Date

kjw/tlj

All amounts invoiced hereunder ("the Obligations") are due within 30 days of the date of invoice. Customer will be charged a late fee of 1.75% per month on Obligations that remain unpaid after 30 days of the date of invoice. Failure to pay Obligations When due, customer agrees to pay the costs & expenses incurred in any effort to collect such amounts, including reasonable Attorney's fees – governed by the laws of State of Tennessee.

Staff Report

Agenda No.: IV.H.
Case No.: A26-22
Staff: Mary Samaniego, Planning Director
Applicant: The Moody family
Request: Approval of a conditional use for a swimming pool and variance for swimming pool in the rear yard setback
Location: 601 Belle Meade Boulevard

Summary:

The applicant and property owner are requesting a Conditional Use for a swimming pool and variances for swimming pool in the rear yard setback. The existing residence was constructed in 1929 and included a one-car garage. In April 2022, the application received a variance approval for an addition with a one car garage in side and rear yard setbacks.

Planning Considerations:

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

1. The subject property is 0.52 acres (22,300 square feet) and is a rectangular shaped corner lot with frontage on Leake Avenue and Belle Meade Boulevard.
2. The lot is slightly sloped with an 8' grade change and does not have any regulatory floodplain or water features.
3. Per Section 14-204(1)(m)(i) 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 447 square feet. The proposed area of water in the swimming pool is 192 square feet.
4. Per Section 14-204(1)(m) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the proposed lot is 1,784 square feet. The proposed area of the hardscape including the pool is 1,218 square feet.
5. The proposed swimming pool and associated equipment are entirely outside of the established building envelope (see attached Staff Analysis of Site Plan). The pool placement and the associated pool equipment placement requires variance approvals.
6. The required rear yard setback in the Residence B zoning district is 60' and the applicant is proposing the swimming pool placement at 22'.

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 very sparse landscaping between the proposed pool location and the adjoining residences. A formal landscape plan is not proposed.*
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.*

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:

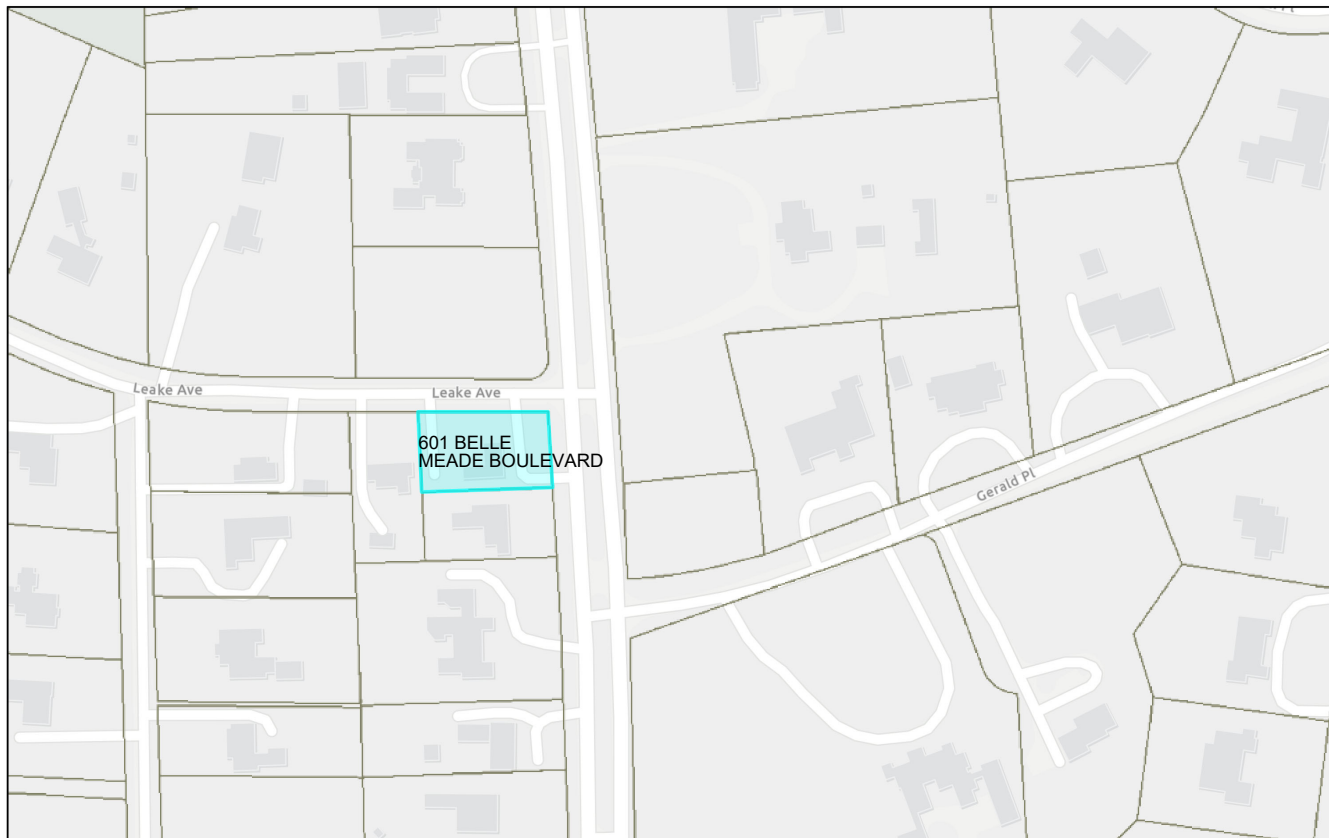
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional 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 pool and equipment will encroach 38' into the rear yard setback which is a significantly close to the rear property line for visual and sound purposes. Although it is a corner lot, there are no significant physical constraints on the property that would support a variance approval. The adjoining residence to the west is approximately 5' from the shared property line. Given this very close distance, approval of this variance would allow a pool within 27' from the neighbors' residence itself. In the Residence B zoning district, the typical 60' rear setbacks create at least a 120' greenspace buffer between two adjoining building envelopes.

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

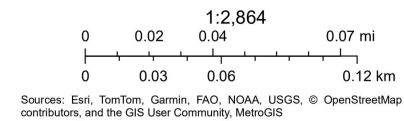
Attachments:

1. Location Map
2. Staff Analysis

LOCATION MAP 601 BELLE MEADE BOULEVARD



3/31/2026



From: [Anne Lucas](#)
To: [Tyler Riggins](#)
Cc: [Donna Dame Summar](#); [Mary Samaniego](#)
Subject: Re: Pool variance
Date: Wednesday, April 8, 2026 7:43:20 PM

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

Tyler,
Jon and I have looked at the plans and approve of you building a pool.
Have a great evening!
Anne
Sent from my iPhone

On Apr 8, 2026, at 4:45 PM, Tyler Riggins <tylerle11@aol.com> wrote:

Hello neighbors,
We have spoken about a possible pool in our backyard. You mentioned to me that you are okay with this being built.
The city manager of Belle Meade, Mary Samaniego is on this email thread. The city as we are as well, just want to make sure you are okay with this plan. If you would, please respond to this email with any questions and if you do not, that you are in agreement with us building a small pool.
Thank you,
Tyler Moody

[Sent from the all new AOL app for iOS](#)

A. Keith Summar, CPA

April 17, 2026

Mary Samaniego
City of Belle Meade Planning Director
Board of Zoning Appeals
4705 Harding Road
Nashville, Tennessee 37205

Re: 601 Belle Meade Boulevard

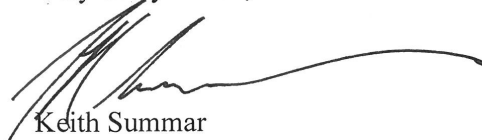
Dear Mary,

Donna and I have looked over the proposal for 601 Belle Meade Boulevard and are in full support of the improvements being submitted through appeal. We have twice gone through the same process regarding our residence at 409 Leake Avenue and are aware of the challenges in designing useable and attractive plans for what are some of the smallest parcels in the City of Belle Meade.

We hope that you approve the variance and look forward to seeing the implementation of what will certainly be an attractive exterior addition to our small cluster of homes around the corner of Leake Avenue and Belle Meade Boulevard.

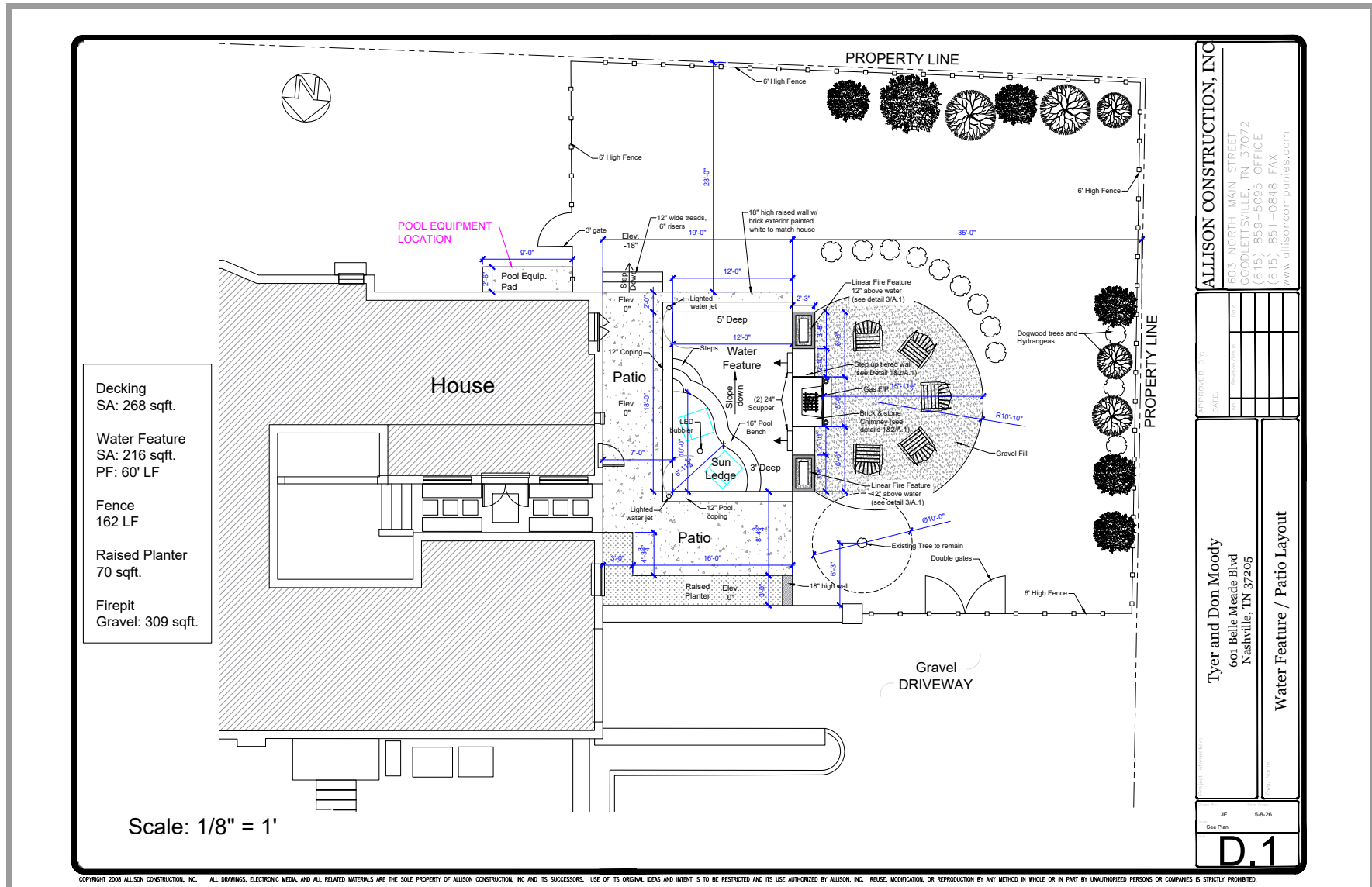
Thank you for your time and again, we hope that the Board grants an approval.

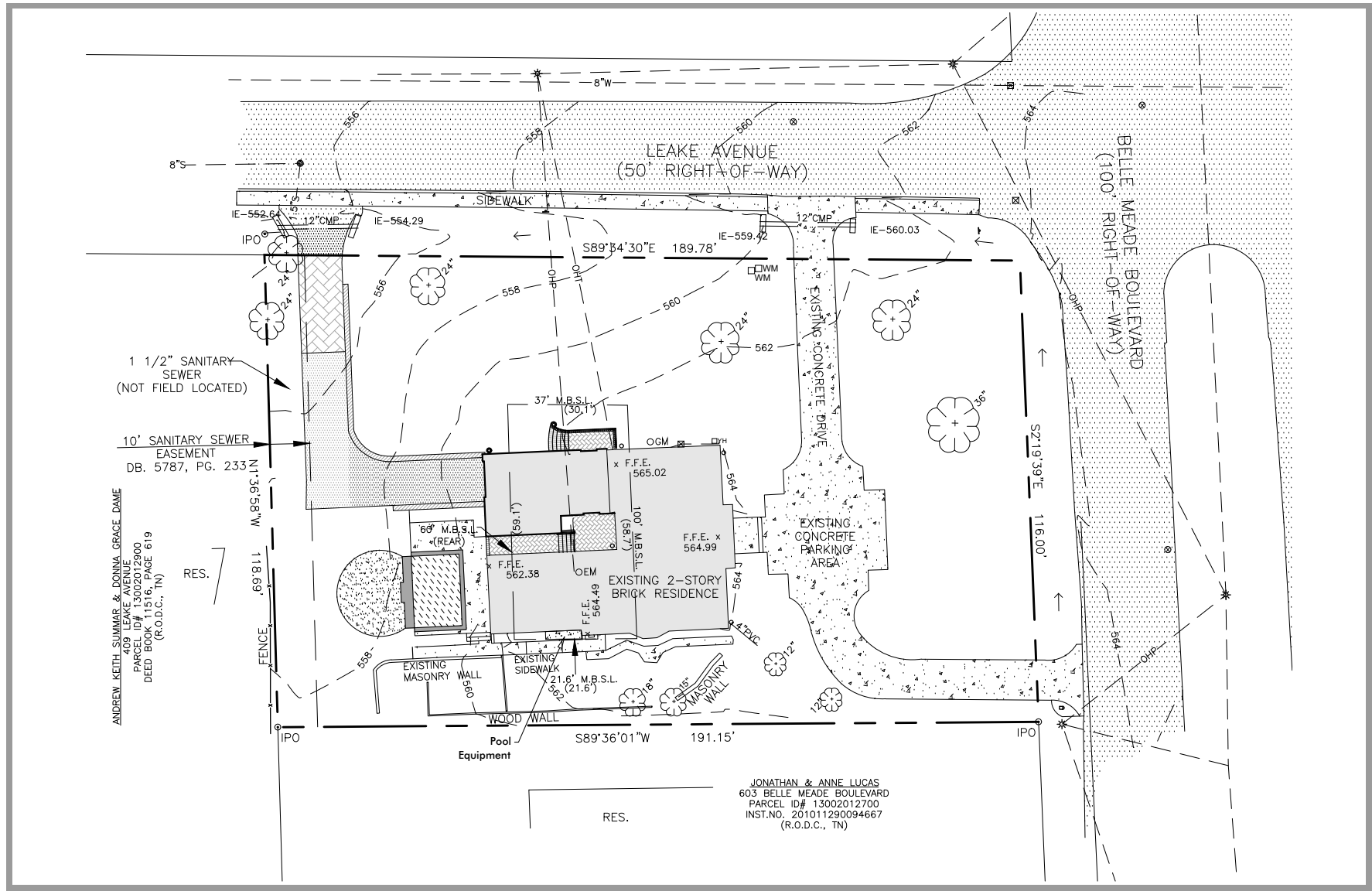
Very Truly Yours,



Keith Summar
409 Leake Avenue

MEMBER AICPA TSCPA
409 LEAKE AVENUE • NASHVILLE, TN 37205
CELL 615-347-4170
NASHVILLECPA@OUTLOOK.COM







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: VARIANCE ☐CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

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

Complete Check List

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

Variance Approval Criteria

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

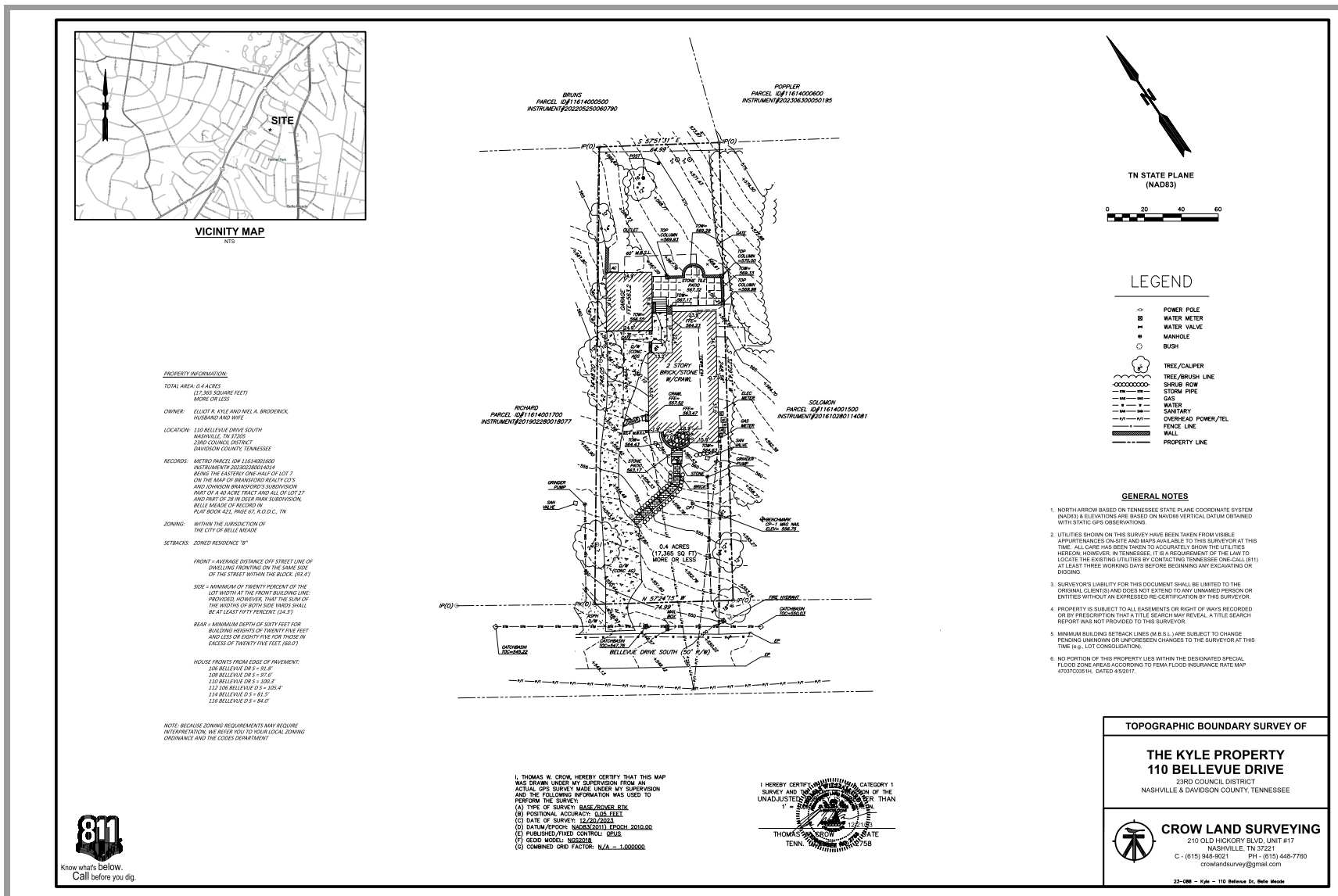
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

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

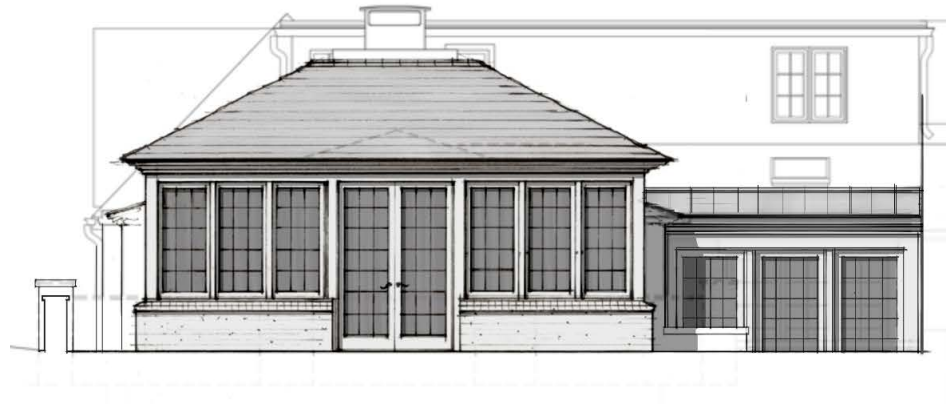
How would the resulting construction not be out of harmony with other homes in the neighborhood?

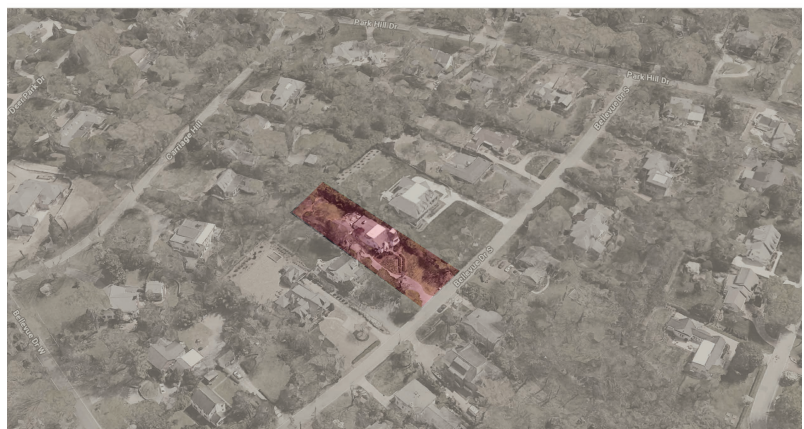
SIGNATURE: _____ (Owner/Agent) **DATE:** _____

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



A NEW ADDITION / GARAGE ATTACHMENT FOR
110 BELLEVUE DRIVE S
Nashville, Tn 37205





110 BELLEVUE DR S

- English Tudor Home Built in 1937
- Residential B Zoning -
- 2 Story Single-Family Residence and Detached Garage
- Existing development is non-conforming to Foot-print area, Gross Floor Area, Total Driveway Area and Driveway in Front Yard.
- Existing Home and Detached Garage are not within the established side setback lines



NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr. S Nashville, Tennessee 37205

DRAWN BY: P.T.A. PROJECT NO.: 28077

TITLE

BGA

SHEET NO.:

A000



Narrow Lot

This lot is materially narrower than the prevailing pattern of development on the street and in the surrounding area.

- Residence B Zoning
- Minimum lot area - 40,000sf
 - Minimum lot width - 125'

- 110 Bellevue Dr. S
- Lot area - 17,365 sf - 56.59% under minimum
 - Lot width - 74.99' - 40.01% under minimum

While the subject lot shares a similar width with one immediate neighbor, it is 50% narrower than the adjacent lot on the opposite side.

Of the fifteen lots reviewed on the street, only five have frontages under 100', placing the subject property within a limited subset of narrower lots. The average of the street works out to 107.69', 32.69' wider than 110 Bellevue Dr S.



NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr. S Nashville, Tennessee 37205

DRAWN BY: P.T.A. PROJECT NO.: 2007

TITLE

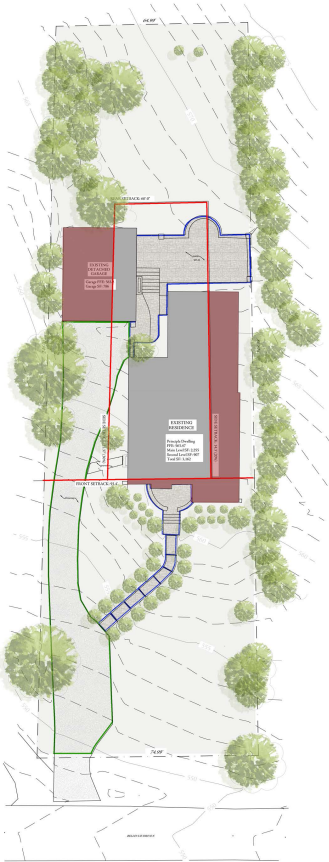
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SHEET NO.:

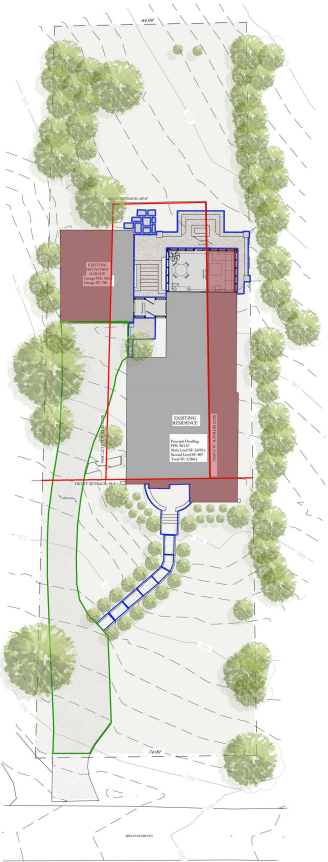
A000







Existing Site Plan
SCALE: 1/16" = 1'-0"



Proposed Site Plan
SCALE: 1/16" = 1'-0"

Undersized Lot

- Residence B Zoning
- Minimum lot area - 40,000sf
 - Minimum lot width - 125'
- 110 Bellevue Dr. S
- Lot area - 17,365 sf - 56.59% under minimum
 - Lot width - 74.99' - 40.01% under minimum
- One of 5 lots on Bellevue Dr S under 20,000 sf
 - Second smallest lot size on Bellevue Dr S
- Because the lot is undersized, the buildable area is inherently constrained, even before considering existing structures or topography.

Building Envelope

- Existing Footprint
- Within Setbacks - 1,735 sqft
 - Non-Conforming to setbacks - 1,306 sqft
- Proposed Footprint
- Within Setbacks - 1,990.5 sqft
 - Non-Conforming to setbacks - 1,436.05 sqft
- The proposed sunroom aligns with the existing non-conforming wall plane, creating no new adverse impact and representing the minimum necessary variance to achieve reasonable use of the property.

Non-conforming footprint

STEFAN TORODE
NASHVILLE • NORTHERN • HOUSTON

NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr. S Nashville, Tennessee 37205

DRAWN BY: P.T.A. PROJECT NO.: 2007

TITLE

BSA

SHEET NO.:

A000

Historic Home

- The existing home is historic and was constructed long before current zoning standards.
- Altering its primary massing by building upward would require substantial structural intervention and would compromise the architectural character of the house.
- A small rear sunroom addition and a modest breezeway connection would allow the homeowners to improve livability while preserving the form, façade, and integrity of the historic structure.

Extreme Grade Challenges

- The lot experiences a dramatic elevation drop of around 27 feet from the rear to the front with over 11 feet in change within the buildable area, creating a highly irregular and challenging building surface.
- The location chosen for the sunroom sits on an existing hardscaped patio that is already supported by an existing retaining wall, providing one of the only level, structurally supported surfaces on the property.
- Due to the significant grade change and the placement of the existing house and garage, the addition will be hidden from the street and only minimally visible from neighboring properties.



Site Elevation
SCALE: 1/8" = 1'-0"

SPRINGER TORODE
NASHVILLE • NORTON • HOUSTON

NOT FOR CONSTRUCTION

an addition to the existing residence for
THE KYLE FAMILY
110 Bellevue Dr S Nashville, Tennessee 37205

DRAWN BY

P.T.A.

PROJECT NO.

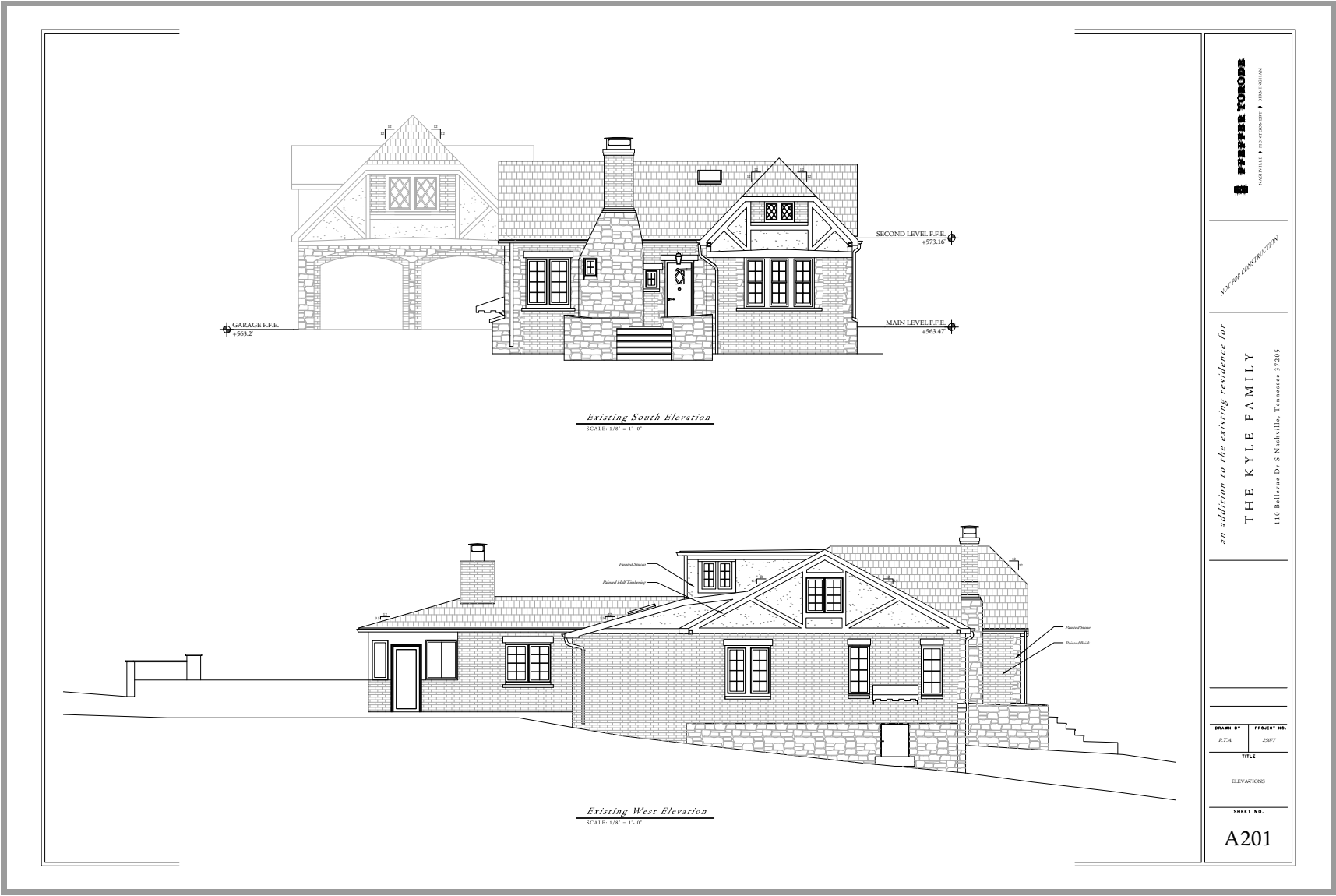
2007

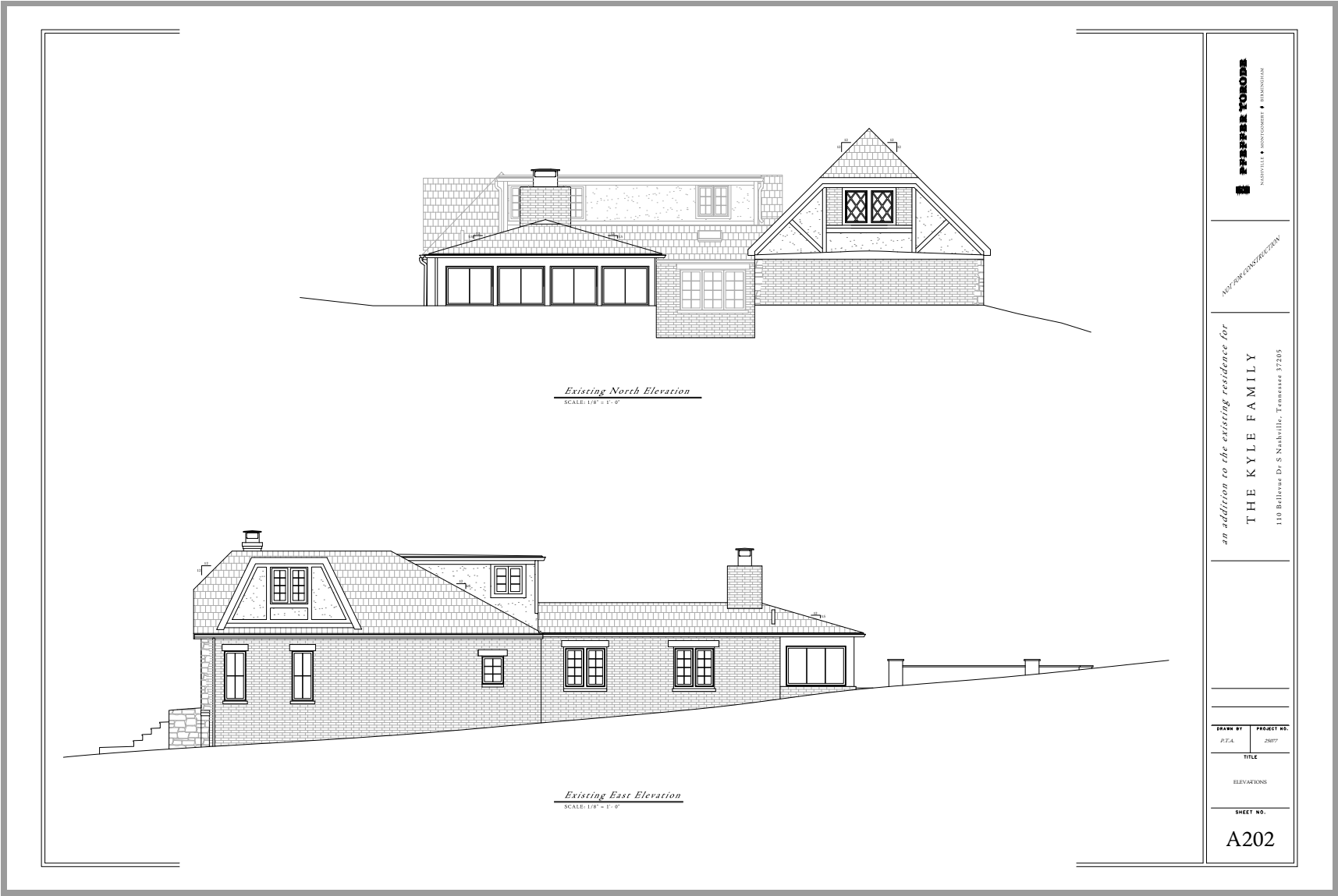
TITLE

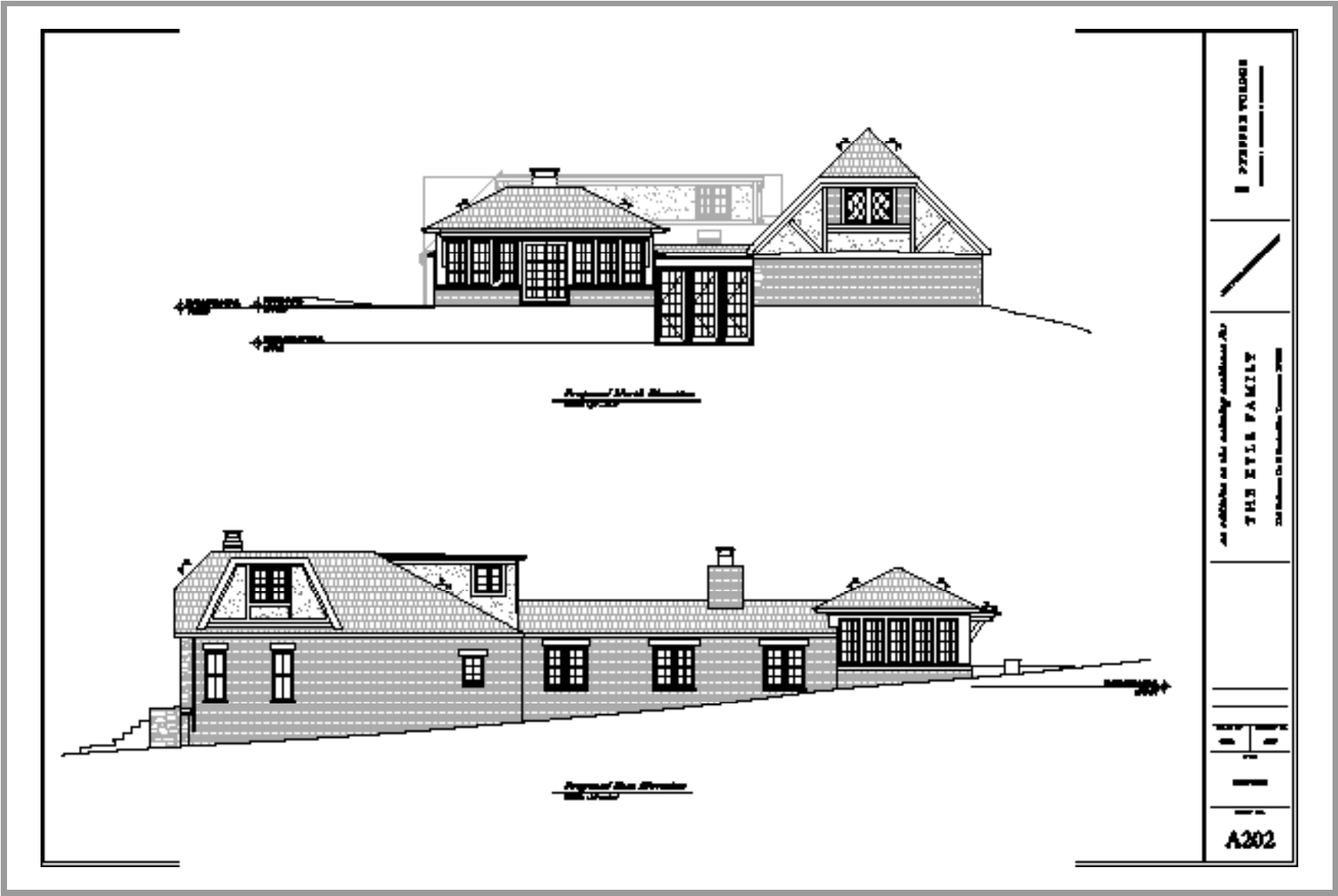
BGA

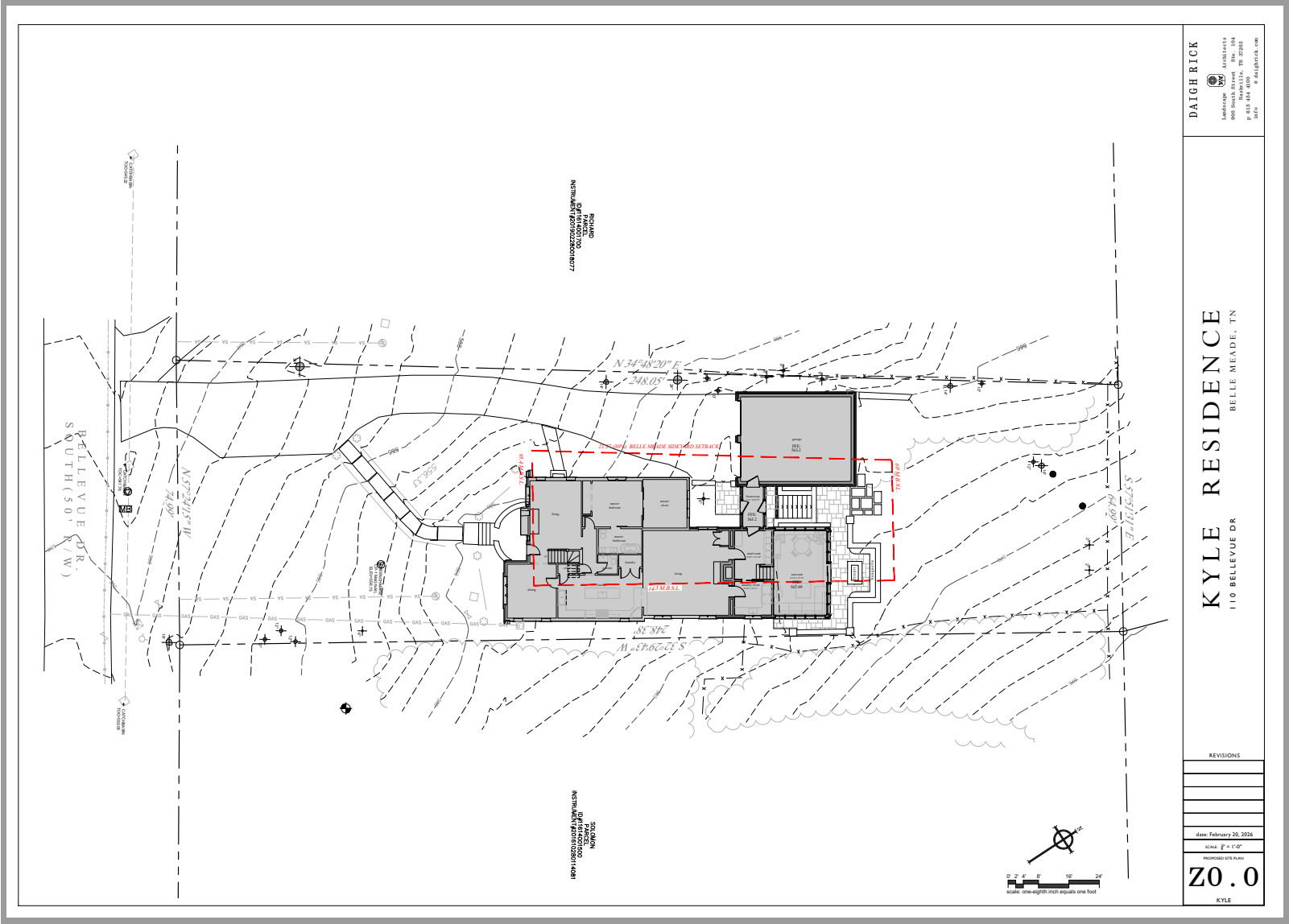
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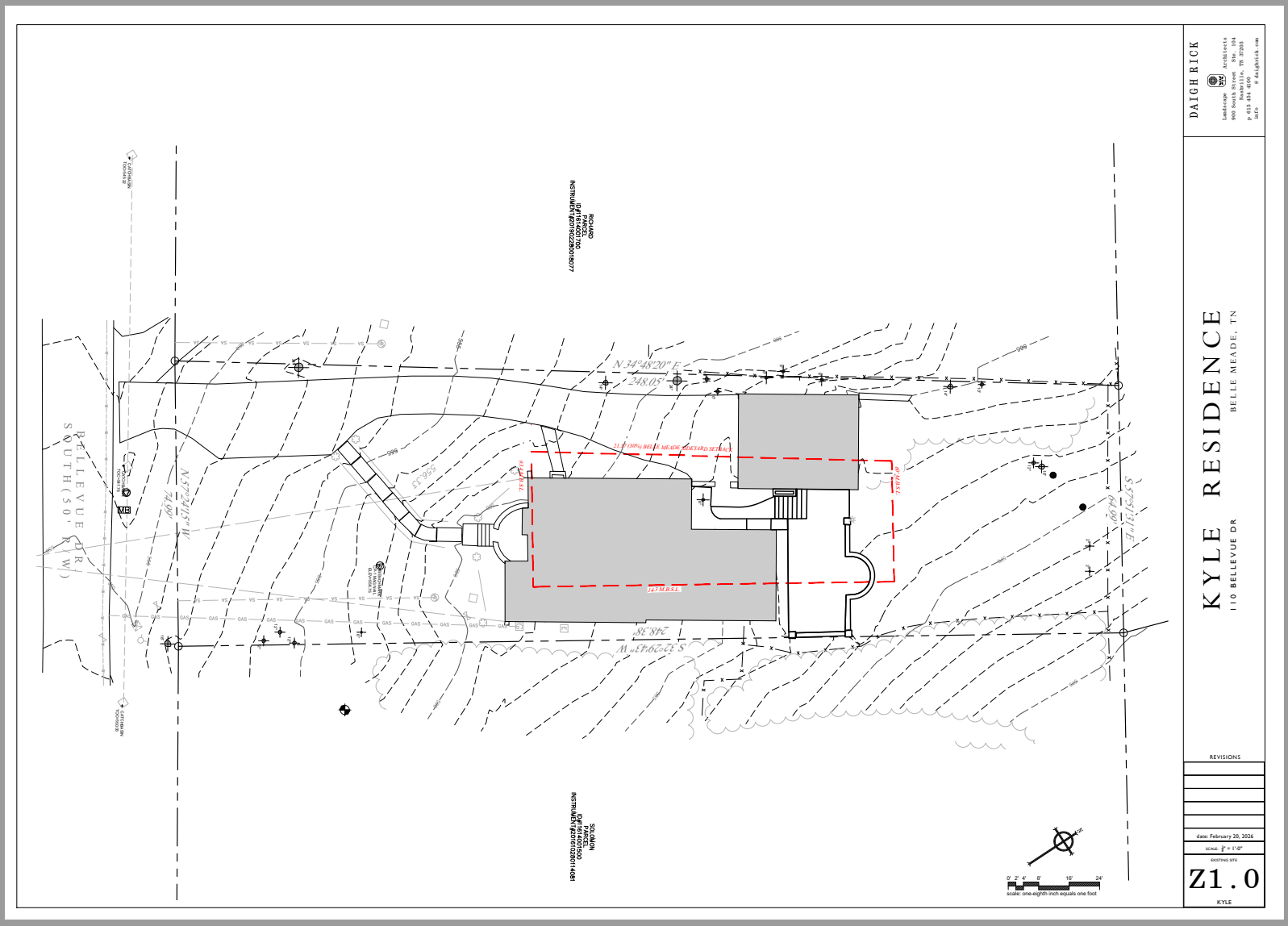
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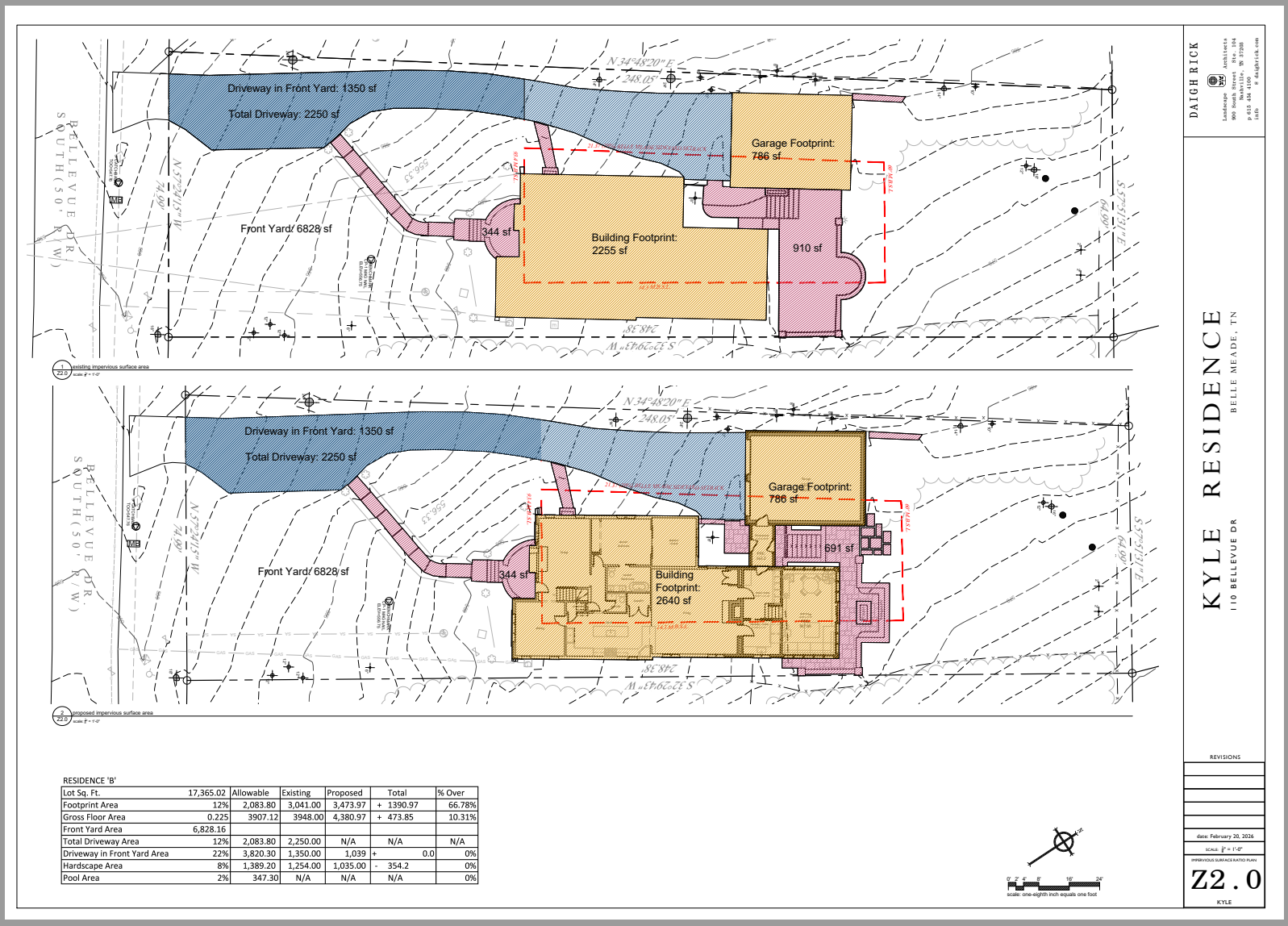


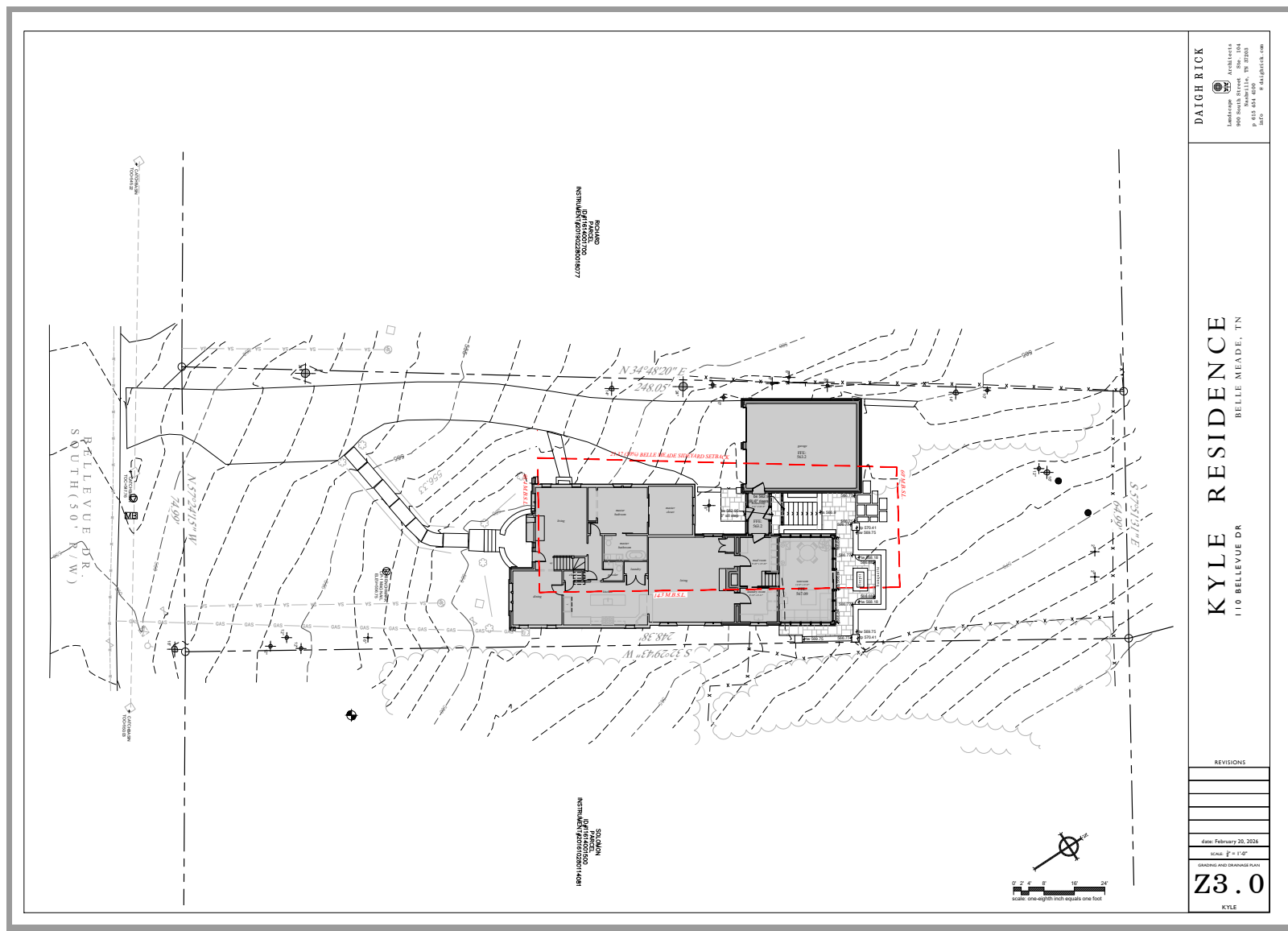


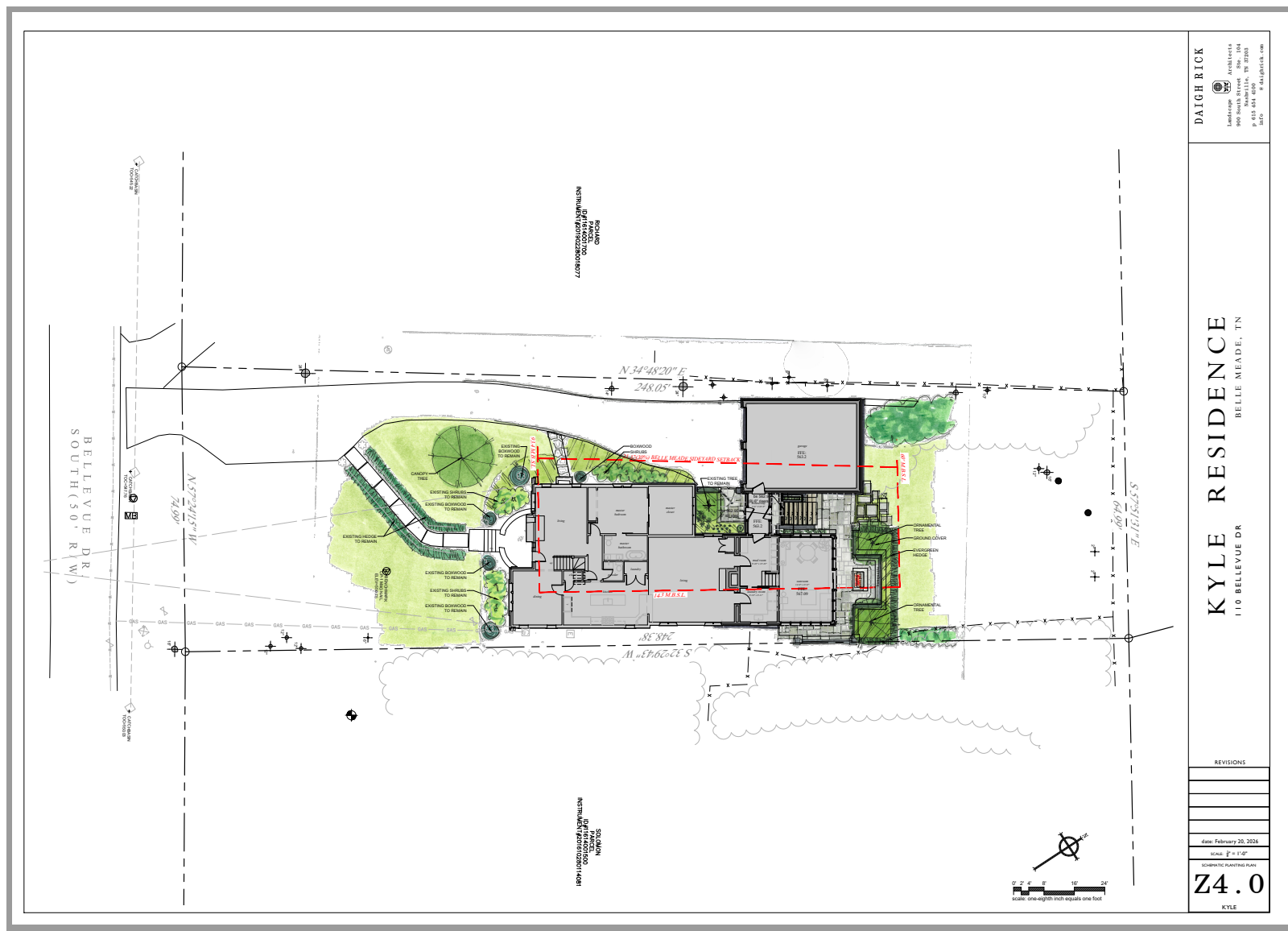












Staff Report

Agenda No.: IV.D.
Case No.: A26-10
Staff: Mary Samaniego, Planning Director
Applicant: The Kyle family
Request: Three variances to a side yard setback, footprint, and gross floor area
Location: 110 Bellevue Drive S

Summary:

The applicant is requesting three variances for an additional that exceeds the maximum allowable building footprint, maximum allowable building area, and side yard setback. The specific request is to construct a screened porch on to the rear of the existing residence in a patio area.

Planning Considerations:

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

1. The subject property is 0.40 acres (17,365 square feet).
2. The lot is very narrow at 75' width at the street and has an elevation change of 24' from the rear falling to the front.
3. The existing dwelling was constructed in 1937 and includes a detached two-car garage.
4. In 1999 and 2003 Board of Zoning Appeals meeting, the existing dwelling was approved for variances to allow the construction of a significant addition to the garage as well as the rear of the residence.
5. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,083 square feet. The existing residence has a building footprint of 3,041 square feet and the proposed screened-in porch addition of 433 square feet will then provide as overall building footprint of 3,474 square feet (1,391 square feet over the maximum allowable).
6. 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 3,907 square feet. The existing residence has a building area of 3,948 square feet and the proposed screened-in porch addition of 433 square feet will then provide as overall building area of 4,381 square feet (474 square feet over the maximum allowable).
7. Per Section 14-203(3)(Table 1), The minimum width of any side yard shall be twenty percent (20%) of the lot width at the front setback line and 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. The existing lot is

72' wide and the required north side setback is 14'. The existing residence is 5' from the side property line and the proposed addition is 5' from the side property line.

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:

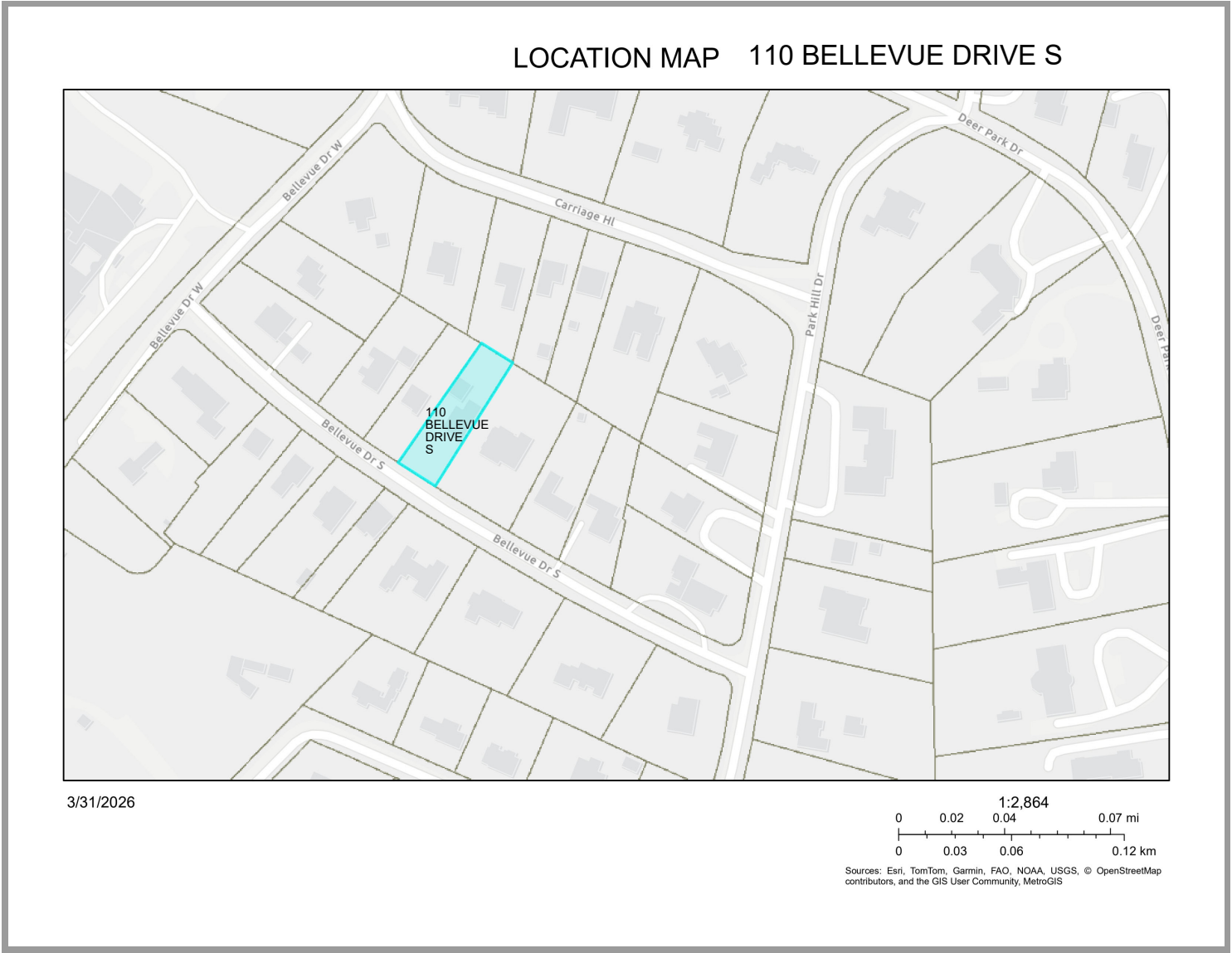
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional 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, and setback that were adopted in the Zoning Ordinance to benefit the public good. This property already received variance approvals when this residence was constructed to exceed footprint, FAR, and the side yard setback. The proposed project, while small, will bring this site further out of compliance with the intended massing and scale of this property. It is staff's professional opinion that the requirement for footprint, building area, and setbacks is to limit the massing and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. 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 three variances do not meet this intent as they provide a large dwelling on a smaller lot near the side property line.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





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

[1. Kyle BZA Support LTR - 112 Bellevue Drive South.pdf \(LINK\)](#)

Gordon & Renée Conaway
108 Bellevue Drive S
Belle Meade, TN 37205
gordon@agor.co

May 11, 2026

Belle Meade Zoning Commission
4705 Harding Rd
Nashville, TN 37205

Dear Members of the Board,

I am writing in support of the variance request for the property at 110 Bellevue Drive South, owned by Neill and Elliott Kyle.

Based on what has been shared with us, the proposed improvements consist of a modest rear addition and a covered connection between the existing home and detached garage. The request appears reasonable and appropriate given the existing conditions of the property and the placement of the home on the lot.

The proposed work seems thoughtful in scale and compatible with the character of the neighborhood. I do not believe the project will negatively impact surrounding properties, and I support the homeowners' efforts to improve and maintain their home in a sensitive and responsible manner.

Please accept this letter as my support for the requested variances.

Sincerely,



Dear [Recipient Name],

I am writing as the resident of 5 Carriage Hill, where I have lived for nearly six years. My property shares its entire rear boundary with 110 Bellevue. I am writing to formally express my support for the addition proposed by my neighbors at that address, as I believe the project will not negatively impact the quality or value of my property.

While I understand the importance of the zoning code in maintaining the character of Belle Meade, the interpretation of these regulations for smaller lots appears inconsistent. I have attached a staff approval letter for 4401 Iroquois for your reference. Upon reviewing the requests for both 110 Bellevue and 4401 Iroquois, the lot sizes and total square footage are remarkably similar. It seems inequitable to disqualify the current homeowner based on exceptions made under different regulatory frameworks in the past.

The proposed plans represent a high-quality home consistent with the aesthetic of this area of Belle Meade. I respectfully request that the board grant the necessary exception for this project.

Thank you for your consideration.

Best regards,

John Bruns

--

John Bruns
5 Carriage Hill
Nashville TN 37205
germansportscars@gmail.com
210-316-3130

Dear Members of the City of Belle Meade BZA,

My wife and I have been residents of two different homes on Bellevue Drive South starting with the purchase of our first home at 111 Bellevue Drive South in 1998 and our current residence at 106 Bellevue Drive South. Having lived on the street for 38 years, we've seen much change. Over that time there have been 6 new homes built on our street. A number of the more recently constructed homes are very large and were approved with seemingly little consideration given to how they fit with the character of the street.

The proposal by the Kyles will make their home more functional while preserving the character of the home and the street. The proposed addition is nominal in scale and will be virtually unseen from the street. I urge the members of the BZA to approve the Kyle's request.

Sincerely,

Cam Sorenson
106 Bellevue Drive South

From: [Cam Sorenson](#)
To: [Mary Samaniego](#)
Cc: [Carolyn Sorenson](#); Ekyle@mcdevitt.com
Subject: BZA Hearing for Kyle Family 110 Bellevue Drive South
Date: Monday, May 11, 2026 2:51:58 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Members of the City of Belle Meade BZA,

My wife and I have been residents of two different homes on Bellevue Drive South starting with the purchase of our first home at 111 Bellevue Drive South in 1998 and our current residence at 106 Bellevue Drive South. Having lived on the street for 38 years, we've seen much change. Over that time there have been 6 new homes built on our street. A number of the more recently constructed homes are very large and were approved with seemingly little consideration given to how they fit with the character of the street.

The proposal by the Kyles will make their home more functional while preserving the character of the home and the street. The proposed addition is nominal in scale and will be virtually unseen from the street. I urge the members of the BZA to approve the Kyle's request.

Sincerely,

Cam Sorenson
106 Bellevue Drive South

Cameron W. Sorenson

Principal

D: 615.250.8677

M: 615.390.5455

E: csorenson@southeastventure.com

4030 Armory Oaks Dr,

Nashville, TN 37204

www.southeastventure.com



SOUTHEAST VENTURE



From: [John Bruns](#)
To: [Mary Samaniego](#)
Subject: Fwd: Zoning Appeal - 110 Bellevue
Date: Sunday, May 10, 2026 5:16:48 PM
Attachments: [110_bel.pdf](#)
[4401_irq.pdf](#)

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

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

From: **John Bruns** <germansportscars@gmail.com>
Date: Sun, May 10, 2026 at 5:02 PM
Subject: Zoning Appeal - 110 Bellevue
To: <msamaniego@cityofbellemeade.com>, <neillbroderick@gmail.com>, <ekyle@mcdevittco.com>

Dear [Recipient Name],

I am writing as the resident of 5 Carriage Hill, where I have lived for nearly six years. My property shares its entire rear boundary with 110 Bellevue. I am writing to formally express my support for the addition proposed by my neighbors at that address, as I believe the project will not negatively impact the quality or value of my property.

While I understand the importance of the zoning code in maintaining the character of Belle Meade, the interpretation of these regulations for smaller lots appears inconsistent. I have attached a staff approval letter for 4401 Iroquois for your reference. Upon reviewing the requests for both 110 Bellevue and 4401 Iroquois, the lot sizes and total square footage are remarkably similar. It seems inequitable to disqualify the current homeowner based on exceptions made under different regulatory frameworks in the past.

The proposed plans represent a high-quality home consistent with the aesthetic of this area of Belle Meade. I respectfully request that the board grant the necessary exception for this project.

Thank you for your consideration.

Best regards,

John Bruns

--

John Bruns
5 Carriage Hill
Nashville TN 37205
germansportscars@gmail.com
210-316-3130

--

John Bruns
5 Carriage Hill
Nashville TN 37205
germansportscars@gmail.com
210-316-3130

Bryan Poppler
7 Carriage Hill
Nashville, TN 37205
bryanpoppler@gmail.com
May 15, 2026

Belle Meade Zoning Commission
4705 Harding Rd
Nashville, TN 37205

Dear Members of the Board,

I am writing in support of the variance request for the property at 110 Bellevue Drive South, owned by Neill and Elliott.

Based on what has been shared with us, the proposed improvements consist of a modest rear addition and a covered connection between the existing home and detached garage. The request appears reasonable and appropriate given the existing conditions of the property and the placement of the home on the lot.

The proposed work seems thoughtful in scale and compatible with the character of the neighborhood. I do not believe the project will negatively impact surrounding properties, and I support the homeowners' efforts to improve and maintain their home in a sensitive and responsible manner.

Please accept this letter as my support for the requested variances.

Sincerely,

Bryan Poppler

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 .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	7799	4417	4417	0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	12999	7892	7892	0
FRONT YARD AREA	17980	17980	17980	0
TOTAL DRIVEWAY AREA	3955	3420	3420	0
DRIVEWAY IN FRONT YARD AREA	2157	1486	1486	0
HARDSCAPE AREA	5199	3720	3098	0
POOL AREA	1299	887	950	0
F.A.R. =	12999			
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .20 =	12999			

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?

CONDITIONAL USE REQUEST

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

POOLHOUSE WILL MATCH ARCHITECTURE OF HOME
NEW POOL IS IN SIMILAR LOCATION, SLIGHTLY
LARGER BUT LESS DECK AREA.

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

2026-04-15

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

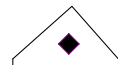
Board of Zoning Appeals

Poolhouse and Pool Renovation

Bob & Cassie Elliott
515 Westview Avenue
Nashville, TN 37205

Index	pg.	
Location plan	2	
Description, proposal	3	
Site plan - proposed	4	
Pool area	5	
Calculations	6	
Survey	7	
3d views	8	
Elevations	9,10	
Floor plan	11	
Existing photos	12	
Adjacent homes	13	
Inspiration Photos	14	
Neighbor Letters	15	

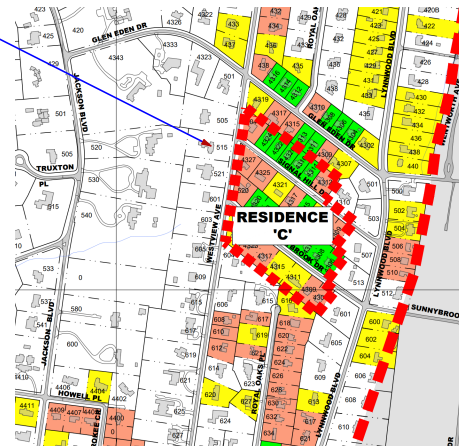
ARCHITECT:



QUIRK DESIGNS

2801 BLAIR BLVD
NASHVILLE, TN 37212
Phone: (615)568-0343
email: quirkdesigns@comcast.net

subject lot



LOCATION PLAN

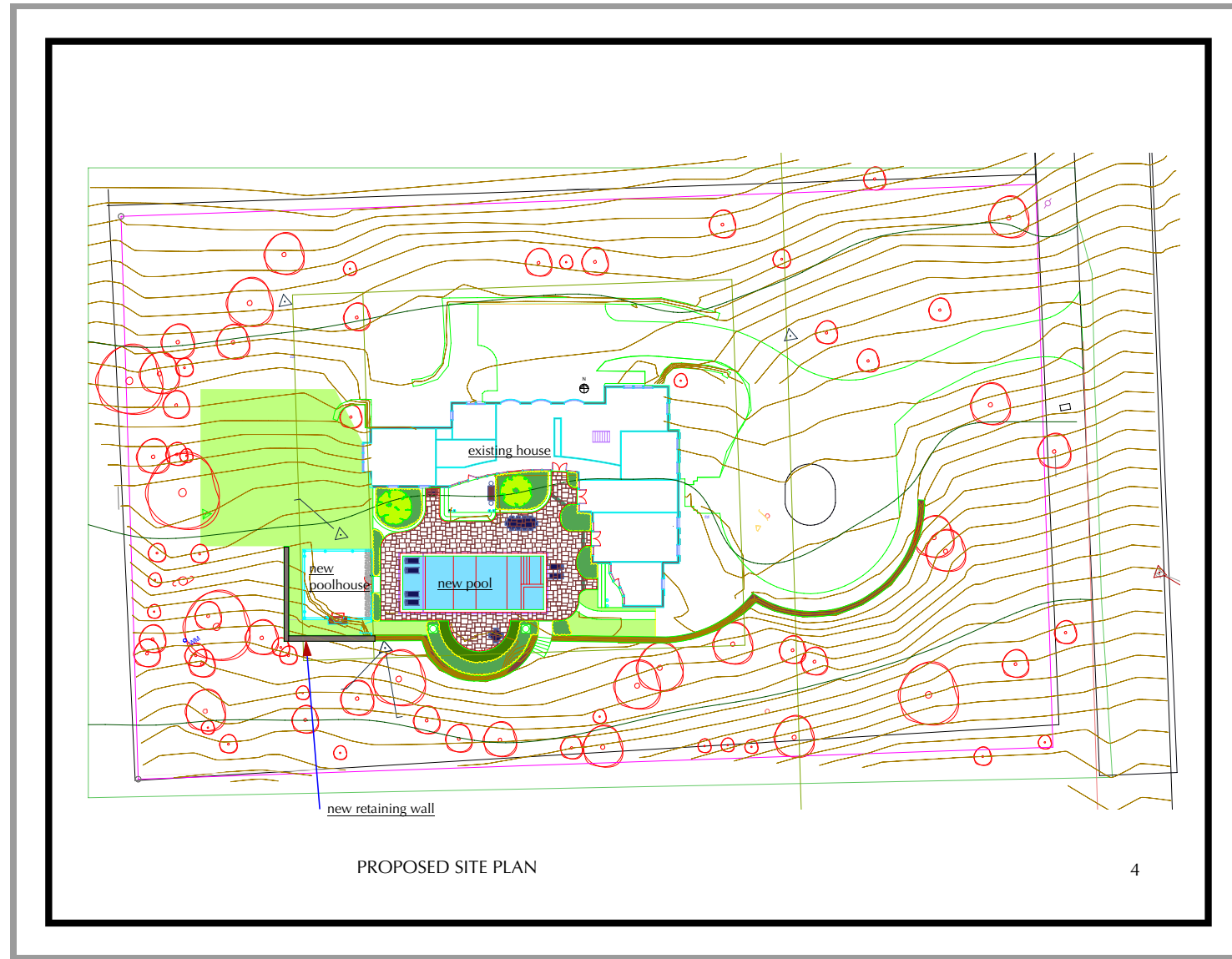
DESCRIPTION & PROJECT SCOPE

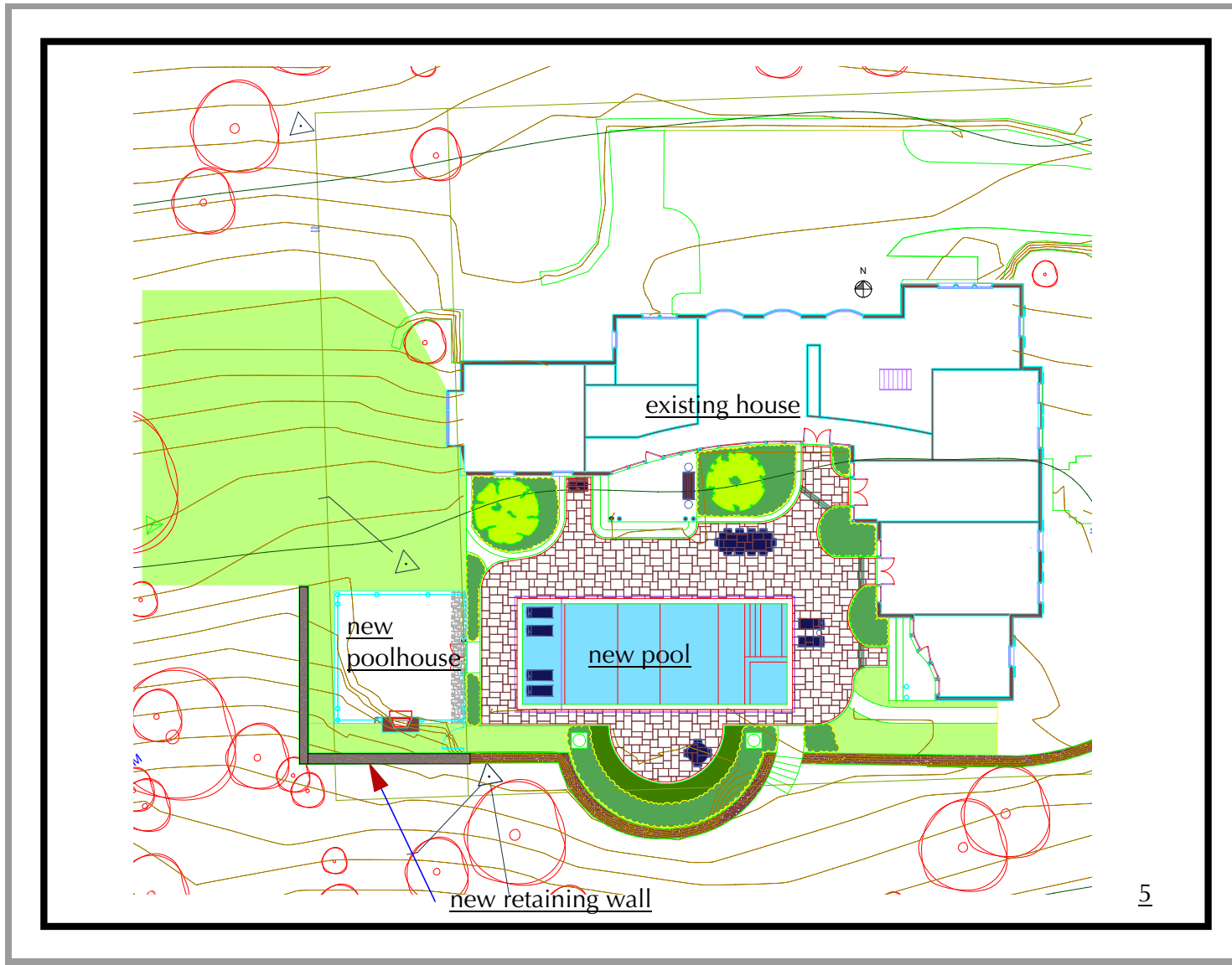
The Elliott Residence was built in 1988. It is a 2 story brick home with gable roofs. The lot has 64996 sf and is a rectangular shape about 200' wide x 325' deep. The property has an existing pool about 19.5x39.5' plus a semicircular area on the south side.

The owners are proposing to build a poolhouse and replace the pool with a new slightly larger pool, but pool deck areas will be reduced and additional planting beds will be constructed.

The proposed poolhouse is inside the building envelope. It is before the BZA since the ordinance requires a conditional use approval for a poolhouse.

The proposed pool and poolhouse and the existing home and driveways are in compliance with all allowable areas for the residence B zone district.

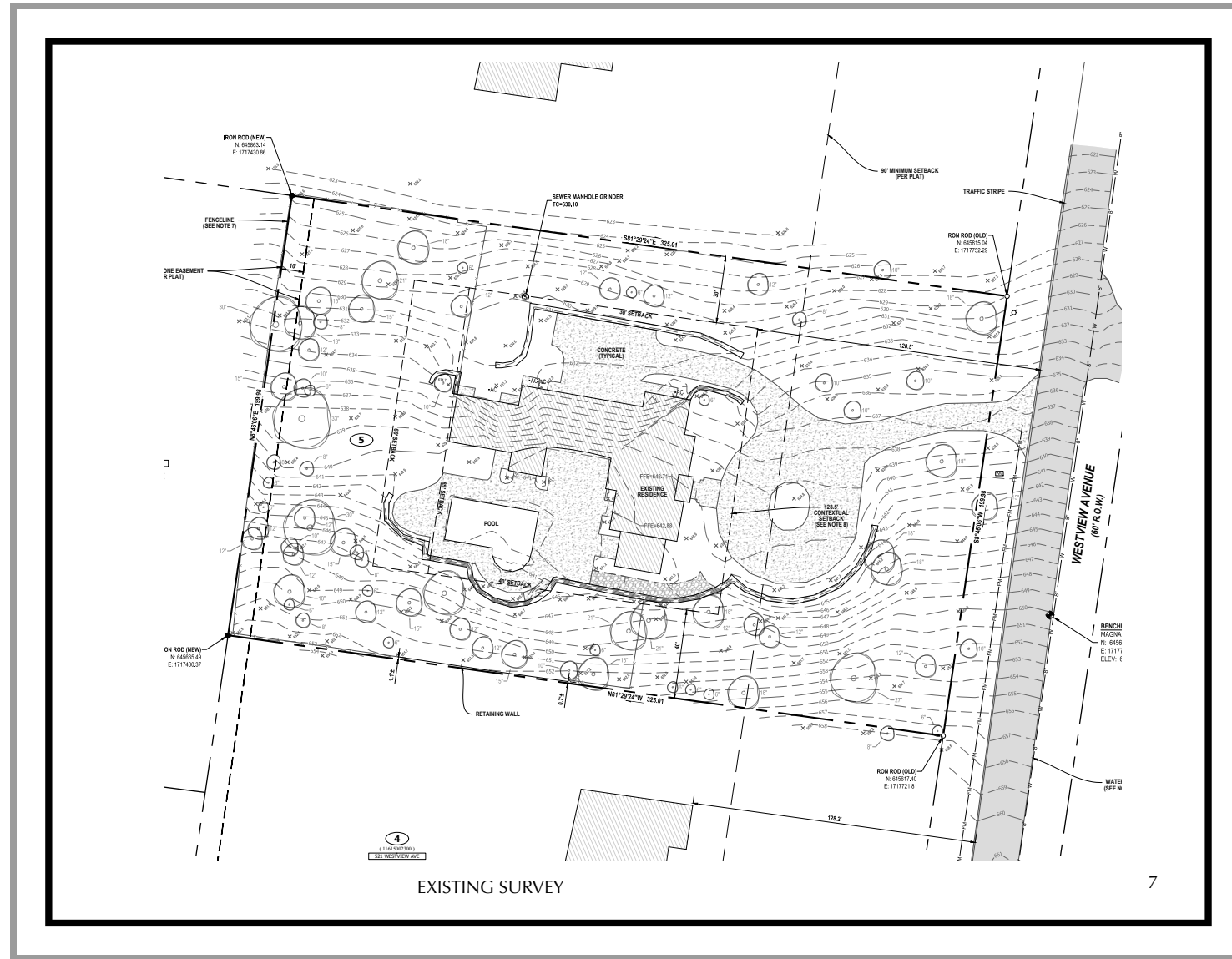


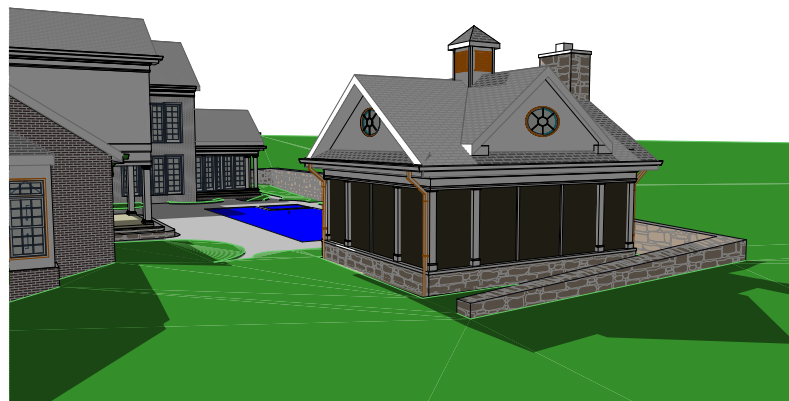
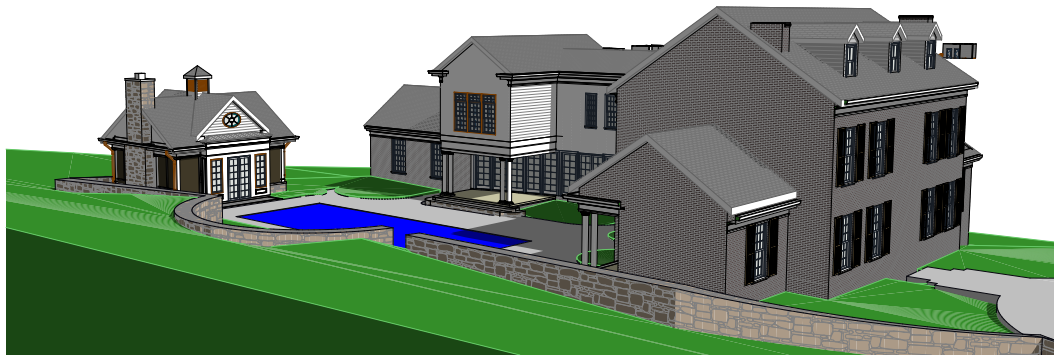


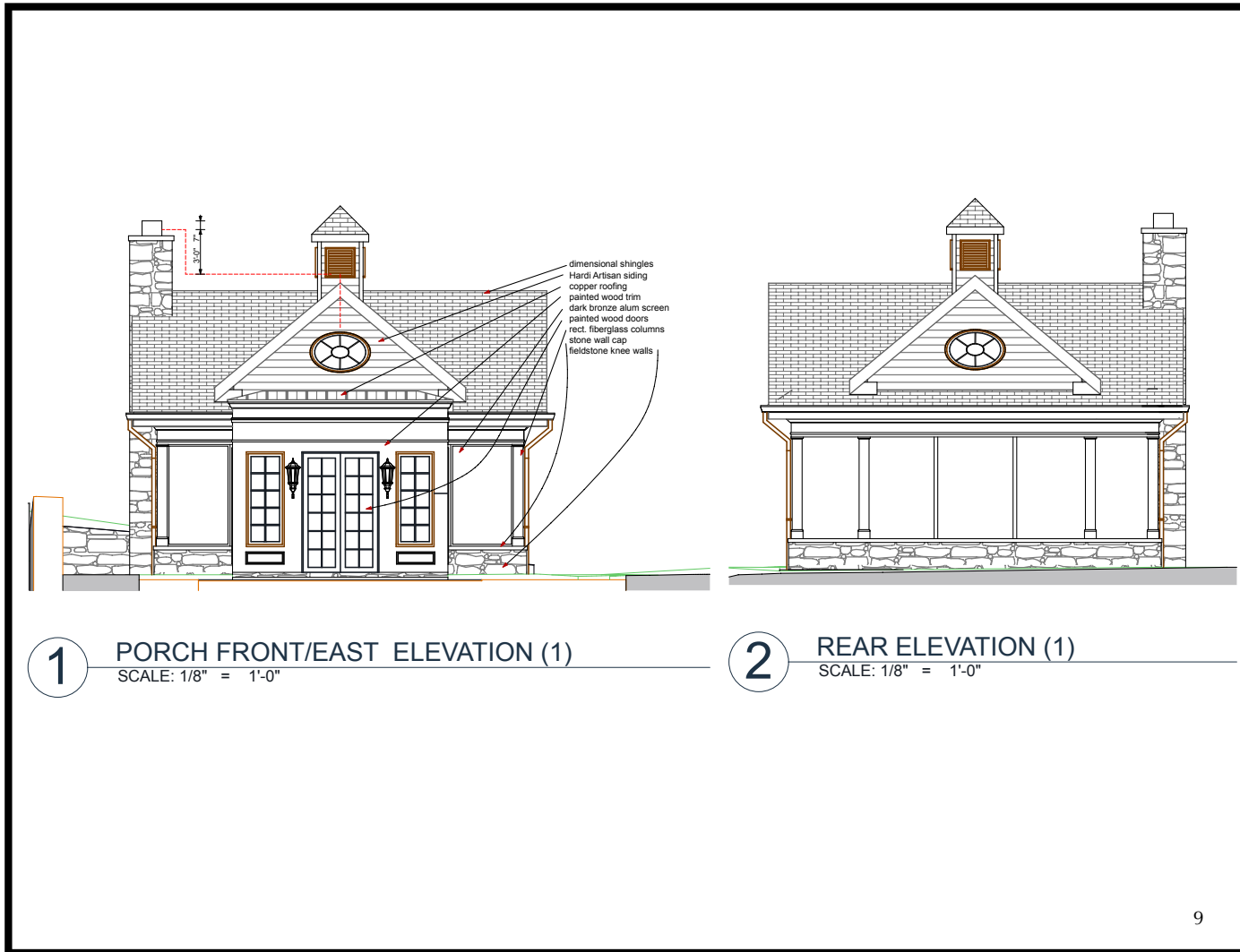
ADDRESS 515 WESTVIEW AVENUE					
LOT SF 64996 SF	ALLOWABLE	EXISTING	TOTAL CHANGE	NEW TOTAL	% OVER
	SF				
FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF	7799	4417	0	4417	0
FOOTPRINT (ESTATE A) 8% OF LOT SF					
FAR					
LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF					
LOTS > 40,00 SF = 0.200 X LOTS SF	12999	7892	0	7892	0
FRONT YARD SF					
	17980				
DRIVEWAY 12%	2157	1486	0	1486	0
DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF	3955	3420	0	3420	0
HARDSCAPE TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES,					
HARDSCAPE MAX. 8% OF LOT SF	5199	3720	-622	3098	0
POOL (WATER AREA) = MAX. 2% OF LOT SF	1299	887	+63	950	0
HARDSCAPE + POOL = MAX. 8%	5199	3720	+328	4048	0

NEW POOLHOUSE - 555 SF

AREA CALCULATIONS





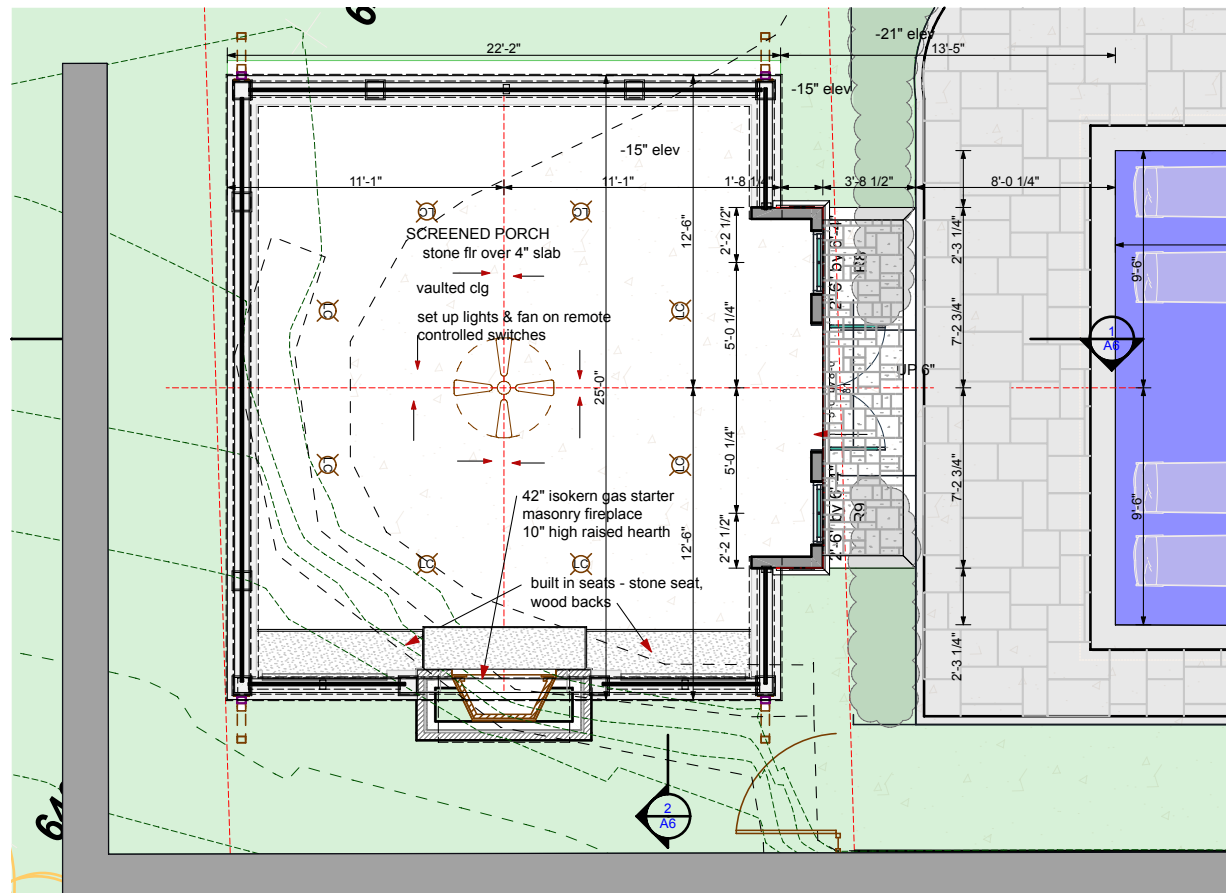




2 LEFT ELEVATION (1)
SCALE: 1/8" = 1'-0"



1 PORCH RIGHT/NORTH ELEVATION (1)
SCALE: 1/8" = 1'-0"



1 POOLHOUSE PLAN
SCALE: 3/16" = 1'-0"

11



EXISTING POOL AND DECK AREA



521 WESTVIEW - SOUTH



4327 SIGNAL HILL - EAST



505 WESTVIEW - NORTH

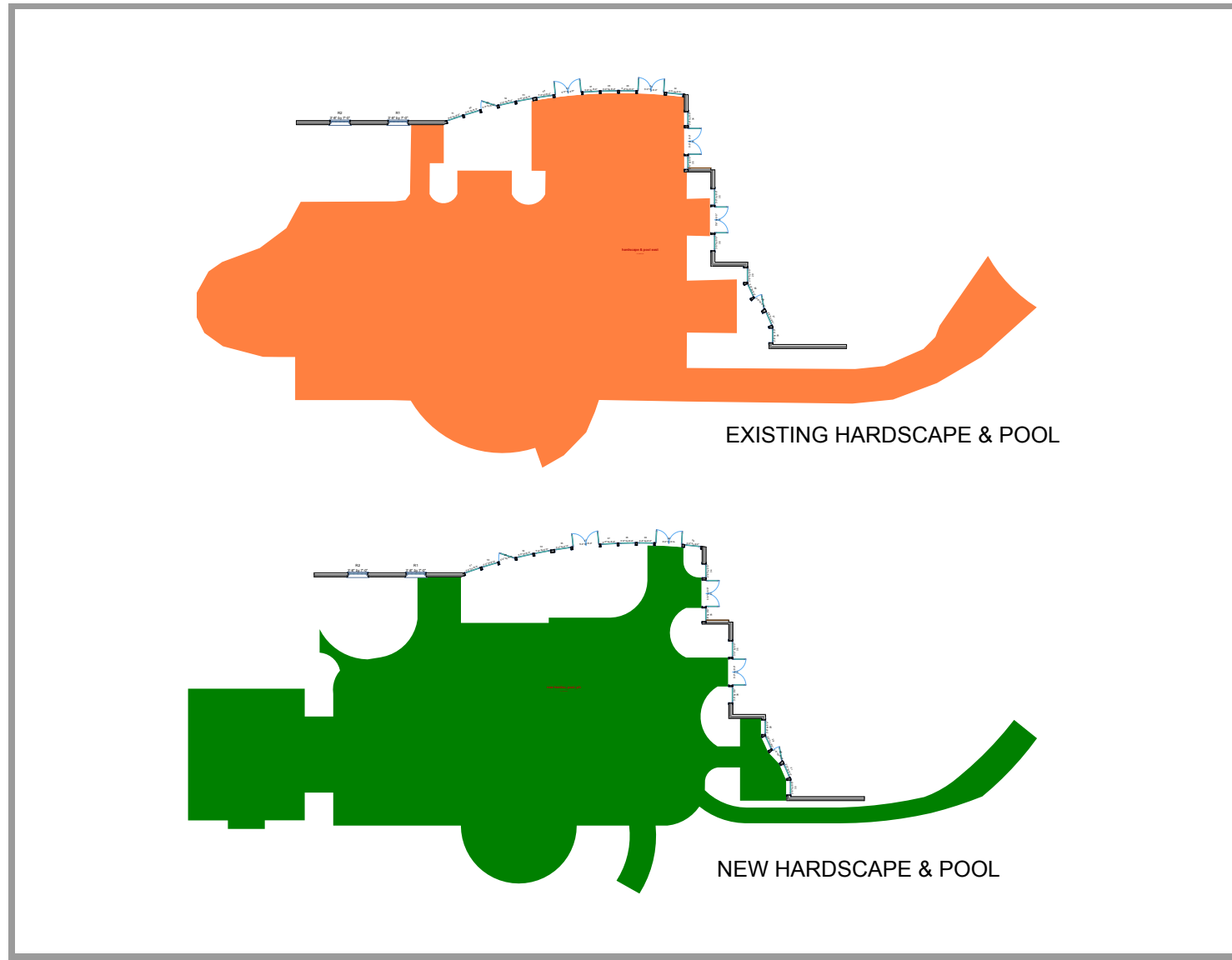
ADJACENT HOMES

13



Inspiration photos

14



ADDRESS 515 WESTVIEW AVENUE					
LOT SF 64996 SF	ALLOWABLE	EXISTING	TOTAL CHANGE	NEW TOTAL	% OVER
	SF				
FOOTPRINT (RES. A, RES B, RES C, ESTATE B) 12% OF LOT SF	7799	4417	0	4417	0
FOOTPRINT (ESTATE A) 8% OF LOT SF					
FAR					
LOTS < 40,00 SF and Residence C = 0.225 X LOTS SF					
LOTS > 40,00 SF = 0.200 X LOTS SF	12999	7892	0	7892	0
FRONT YARD SF					
	17980				
DRIVEWAY 12%	2157	1486	0	1486	0
DRIVEWAY/PARKING IN FRONT YARD = MAX. 22% OF FRONT YARD SF	3955	3420	0	3420	0
HARDSCAPE TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES,					
HARDSCAPE MAX. 8% OF LOT SF	5199	3921	-763	3158	0
POOL (WATER AREA) = MAX. 2% OF LOT SF	1299	887	+63	950	0
HARDSCAPE + POOL = MAX. 8%	5199	4808	-700	4108	0

NEW POOLHOUSE - 555 SF

AREA CALCULATIONS

Staff Report

Agenda No.: IV.B
Case No.: A26-25
Staff: Mary Samaniego, Planning Director
Applicant: The Elliott family
Request: Conditional Use approval for a swimming pool and cabana
Location: 515 Westview Avenue

Summary:

The applicants/ property owners are requesting Conditional Use approval for the construction of a swimming pool and cabana on the subject property. There is an existing swimming pool on this property that will be replaced with this project.

Planning Considerations:

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

1. The subject property is 1.49 acres (64,996 square feet).
2. The property owner is proposing the construction of a cabana that is 600 square feet and a swimming pool of 950 square feet.
3. The property is approximately the same size, shape, and depth as the adjoining properties on this side of the street.
4. The residence was constructed in 1988 and includes an attached three-car garage.
5. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 1,299 square feet. The proposed area of water in the swimming pool is 950 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 5,199 square feet. The proposed area of the hardscape, including the pool, is 4,108 square feet.
7. The maximum allowable height of a cabana is 18' from finished grade to top of roof.

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:

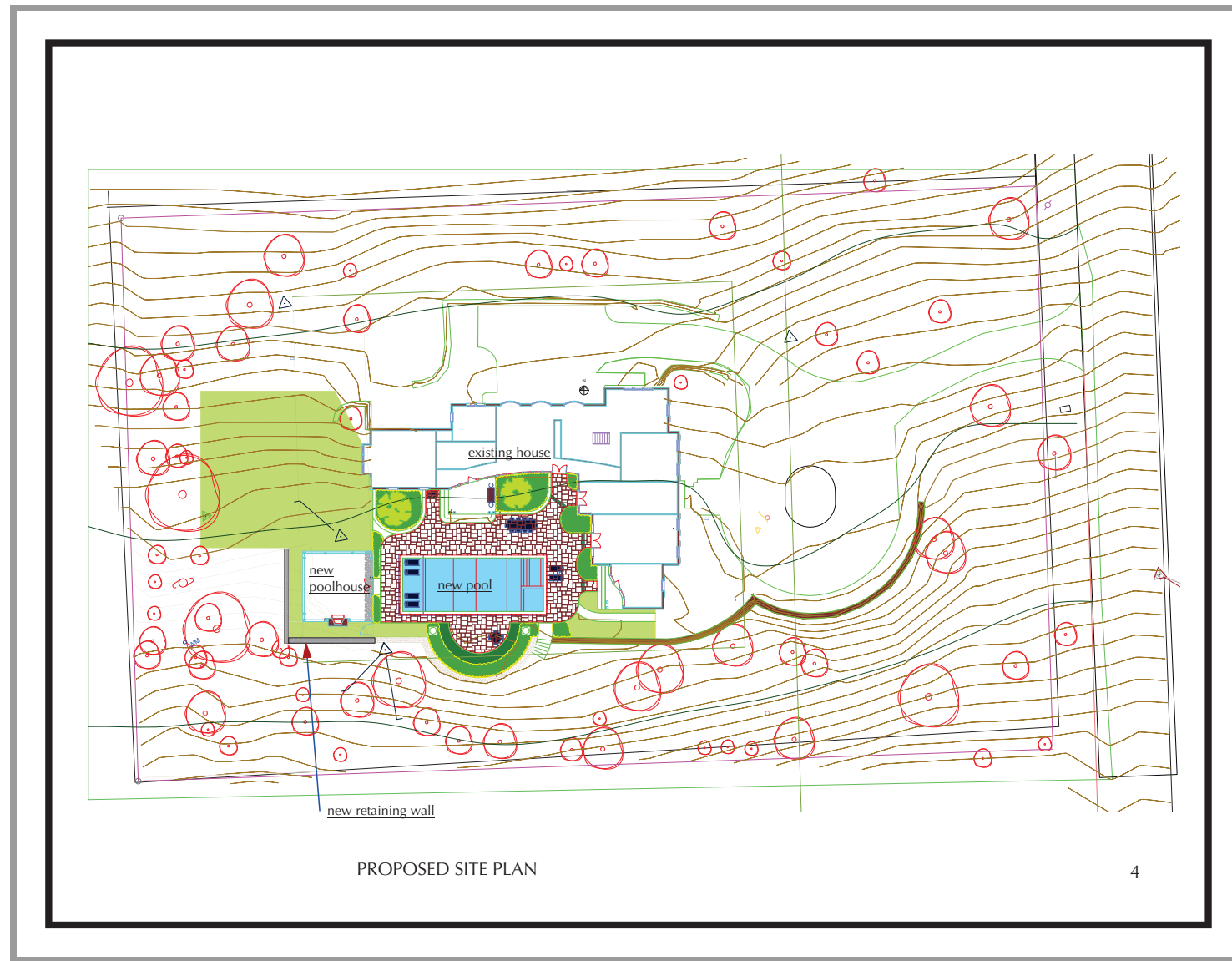
1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional 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 anticipated to adequately screen the swimming pool and cabana from the adjoining property to the south and west.*
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.*
3. Cabanas must be within the building envelope and included in hardscape calculations. *The proposed cabana is within the allowable hardscape maximums per the Zoning Ordinance. It is also inside of the required building envelope.*

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

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) Banks & Tracy Link PHONE # (615) 665-1801

APPLICANT EMAIL ADDRESS blink@ceritypartners.com

PROPERTY ADDRESS: 213 Belle Meade Boulevard

REQUEST: VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR REQUEST: Variance request to place a generator outside of the setbacks.

PROJECT CALCULATIONS

LOT SQ. FT: <u>23,958 sf</u>	ALLOWABLE	EXISTING	PROPOSED	% OVER
FOOTPRINT AREA	<u>2,874.96 sf</u>	<u>2,949.50 sf</u>	<u>3,677 sf</u>	<u>3.3%</u>
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	<u>5,390.55 sf</u>	<u>4,444.60 sf</u>	<u>5,899.60 sf</u>	<u>2.1%</u>
FRONT YARD AREA	<u>10,823.53 sf</u>			
TOTAL DRIVEWAY AREA	<u>2,874.96 sf</u>	<u>5,466.57 sf</u>	<u>4,668.50 sf</u>	<u>7.5%</u>
DRIVEWAY IN FRONT YARD AREA	<u>2,381.18 sf</u>	<u>3,270.23 sf</u>	<u>2,269.40 sf</u>	<u>8.2%</u>
HARDSCAPE AREA	<u>1,916.64 sf</u>	<u>830 sf</u>	<u>1,582.38 sf</u>	<u>0%</u>
POOL AREA	<u>479.06 sf</u>	<u>0 sf</u>	<u>0 sf</u>	<u>0%</u>
F.A.R. = LOTS <40,000 sq. ft. x .225 = LOTS > 40,000 sq. ft. x .196 =				

approved at
Dec. 2022
BZA hearing

approved at
Dec. 2022
BZA hearing

Complete Check List

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

Variance Approval Criteria

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

This is a historic property with existing structures and site elements which constrain the ability to place a generator within the 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?

Due to the configuration of the property and existing structures, there is not a place to locate the proposed generator within the setbacks. Without a variance we would be unable to install a generator on the property, which is essential for providing safety during severe weather by reducing the likelihood of property damage from flooding, fires, or unregulated extreme temperatures.

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 proposed generator would be placed in the corner of an existing brick screen wall with planting in front of it which will shield the generator from the view of any neighbors or passersby.

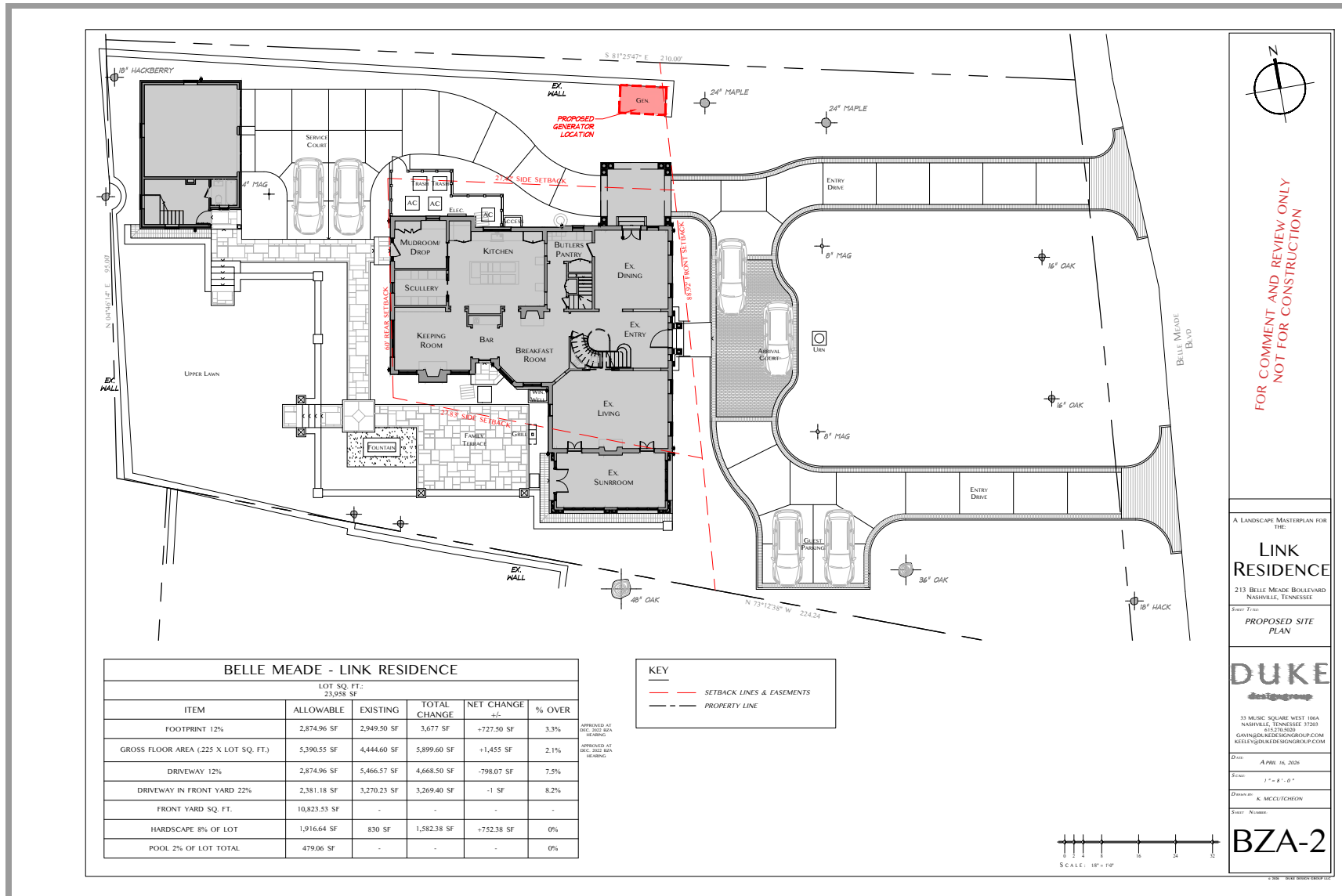
How would the resulting construction not be out of harmony with other homes in the neighborhood?

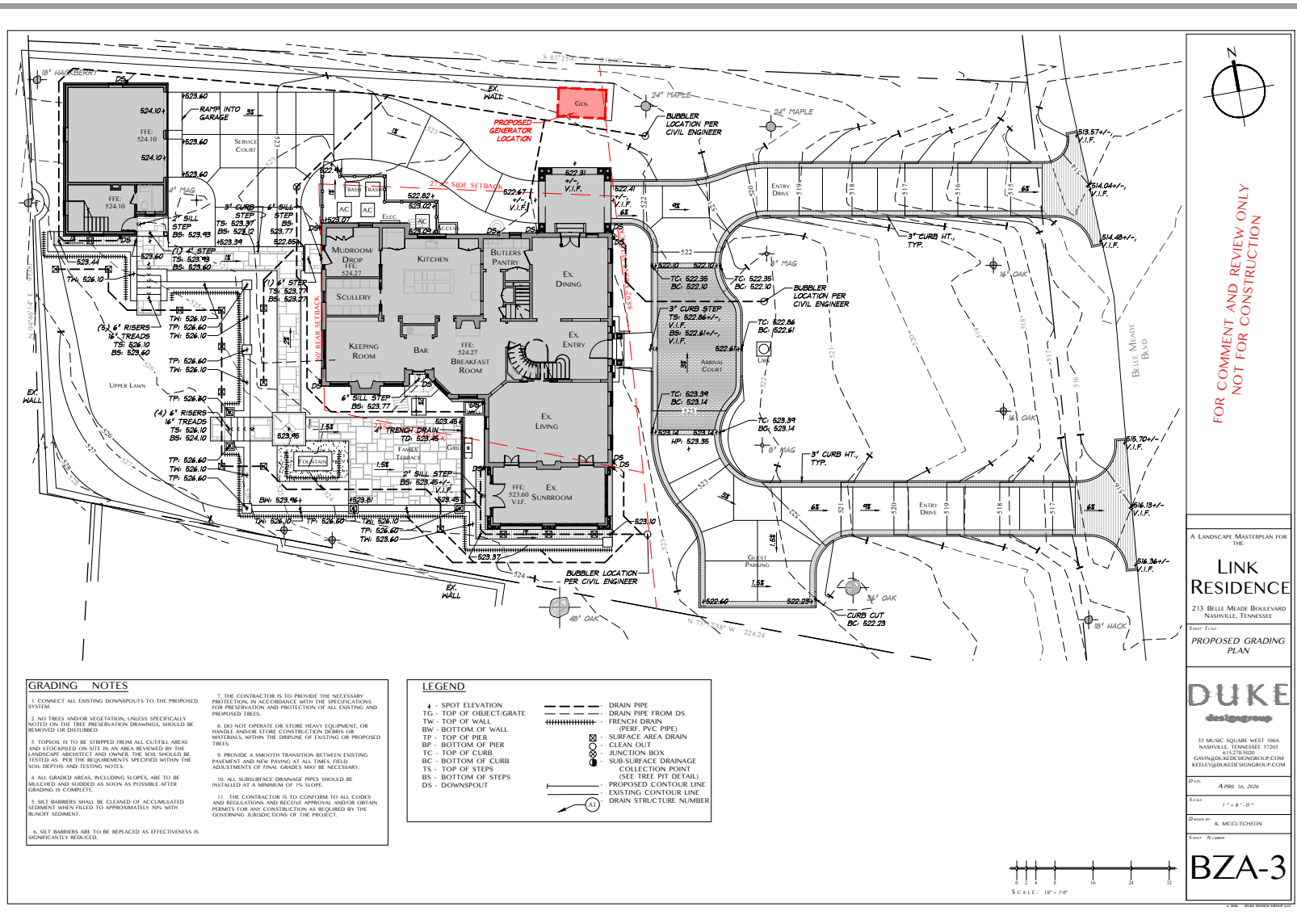
As stated above, the proposed generator would not create any visual impact for any other home in the neighborhood.

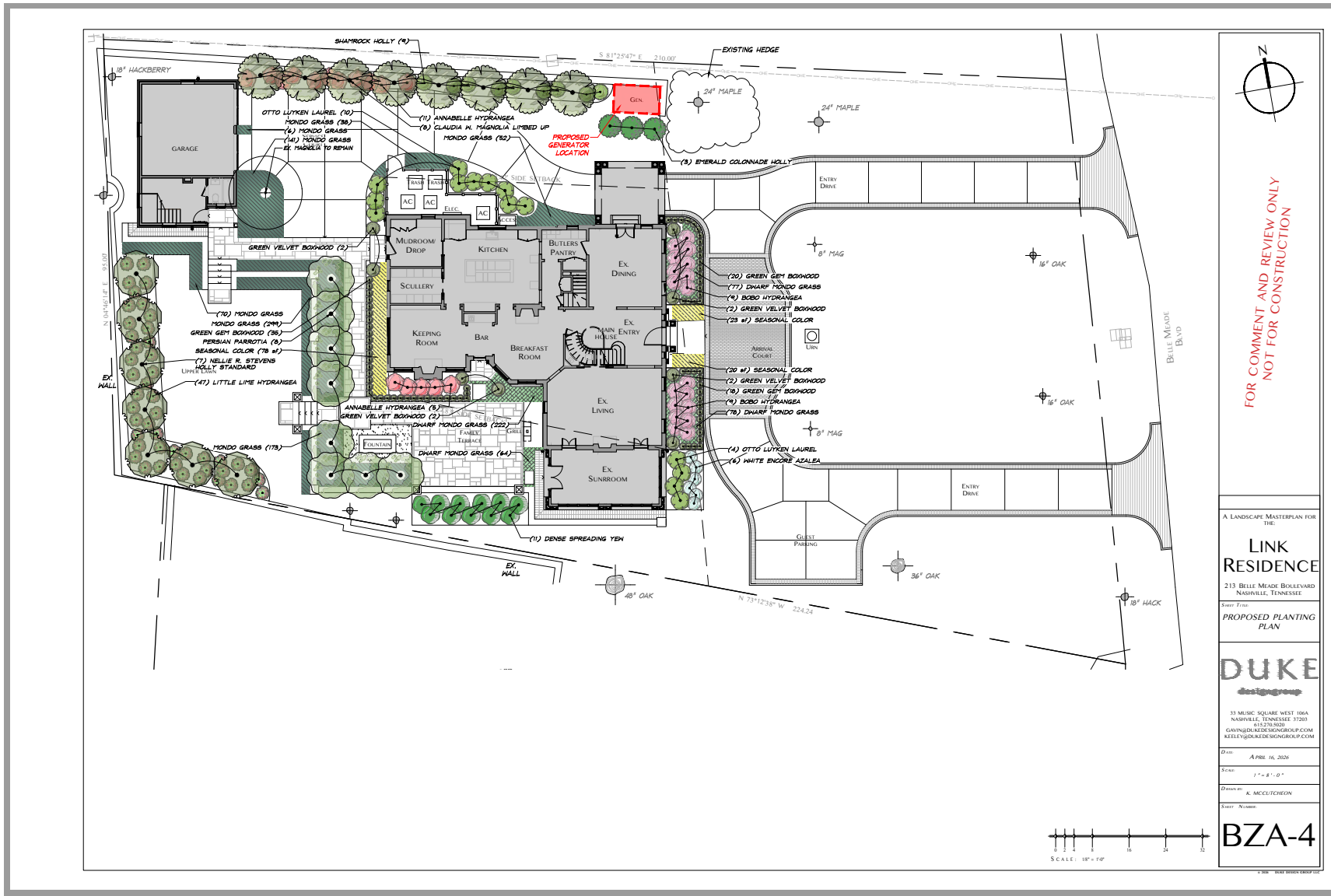
SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 4/16/2026

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









Staff Report

Agenda No.: IV.C.
Case No.: A26-28
Staff: Mary Samaniego, Planning Director
Applicant: The Links family
Request: Approval of a variance for the side yard setback for a generator.
Location: 213 Belle Meade Boulevard

Summary:

The applicants/property owners are requesting a variance to construct a generator (mechanical equipment) in the side yard setback. The existing two-story residence is 5,900 square feet and was constructed in 1930.

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 0.56 acres (23,958 square feet) and is a rectangular shaped with frontage on Belle Meade Boulevard.
2. There is a detached two-car garage in the far back corner of the property.
3. The required side yard setback in the Residence B zoning district is twenty percent (20%) of the lot width at the front setback line and 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.
4. For the subject property, given the placement of the existing house, the north side setback is 28' and the south side setback is 27'. The applicant is proposing to place the generator 5' from the north side property line or 22' into the required side yard setback.
5. Per Table 2 of the Zoning Ordinance, *All compressors, generators, or other equipment necessary to the operation of the heating, ventilating and air conditioning equipment and/or other mechanical systems included in a building or structure shall be located at or below ground level within the building envelope in which such building or structure is also located.*

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:

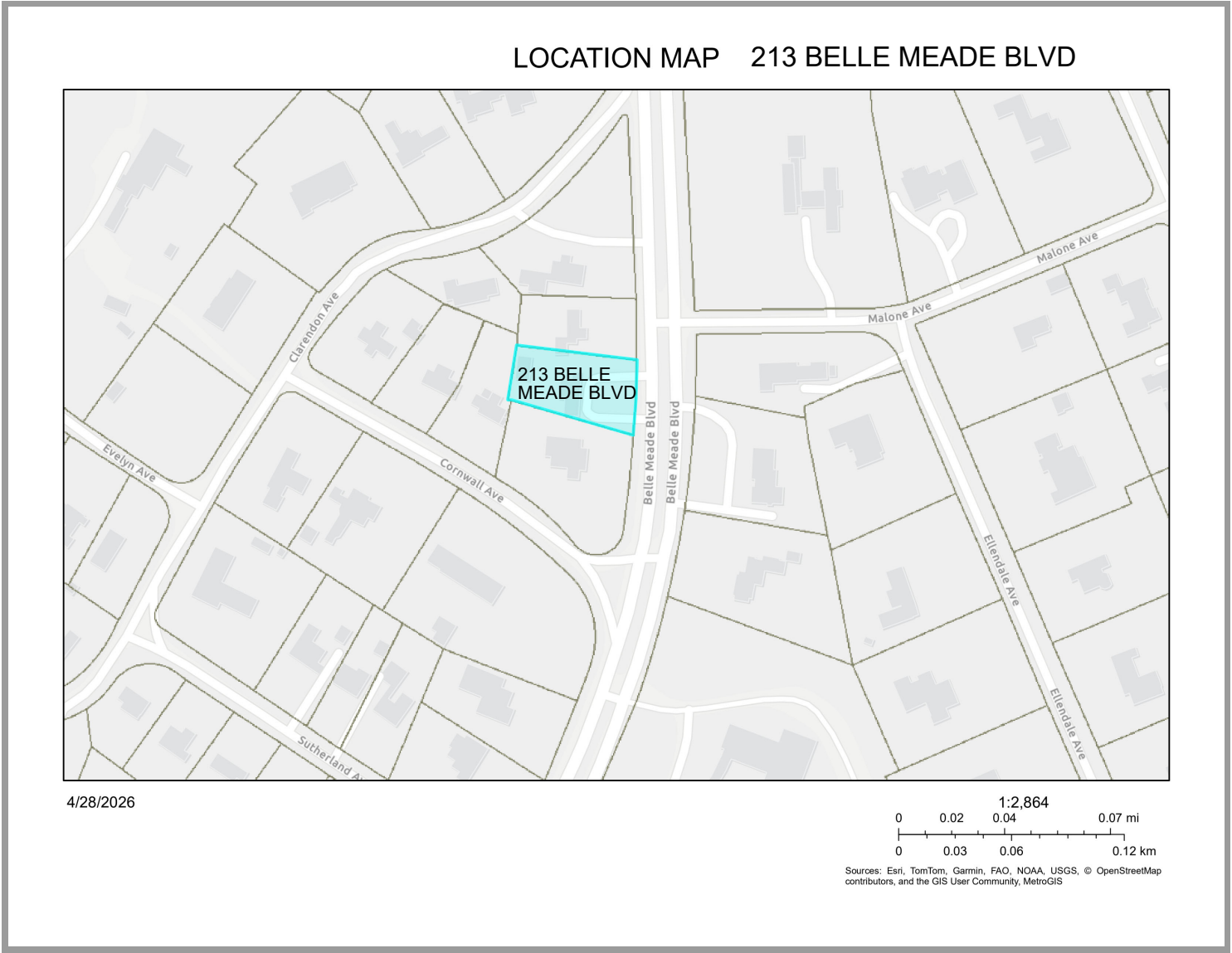
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

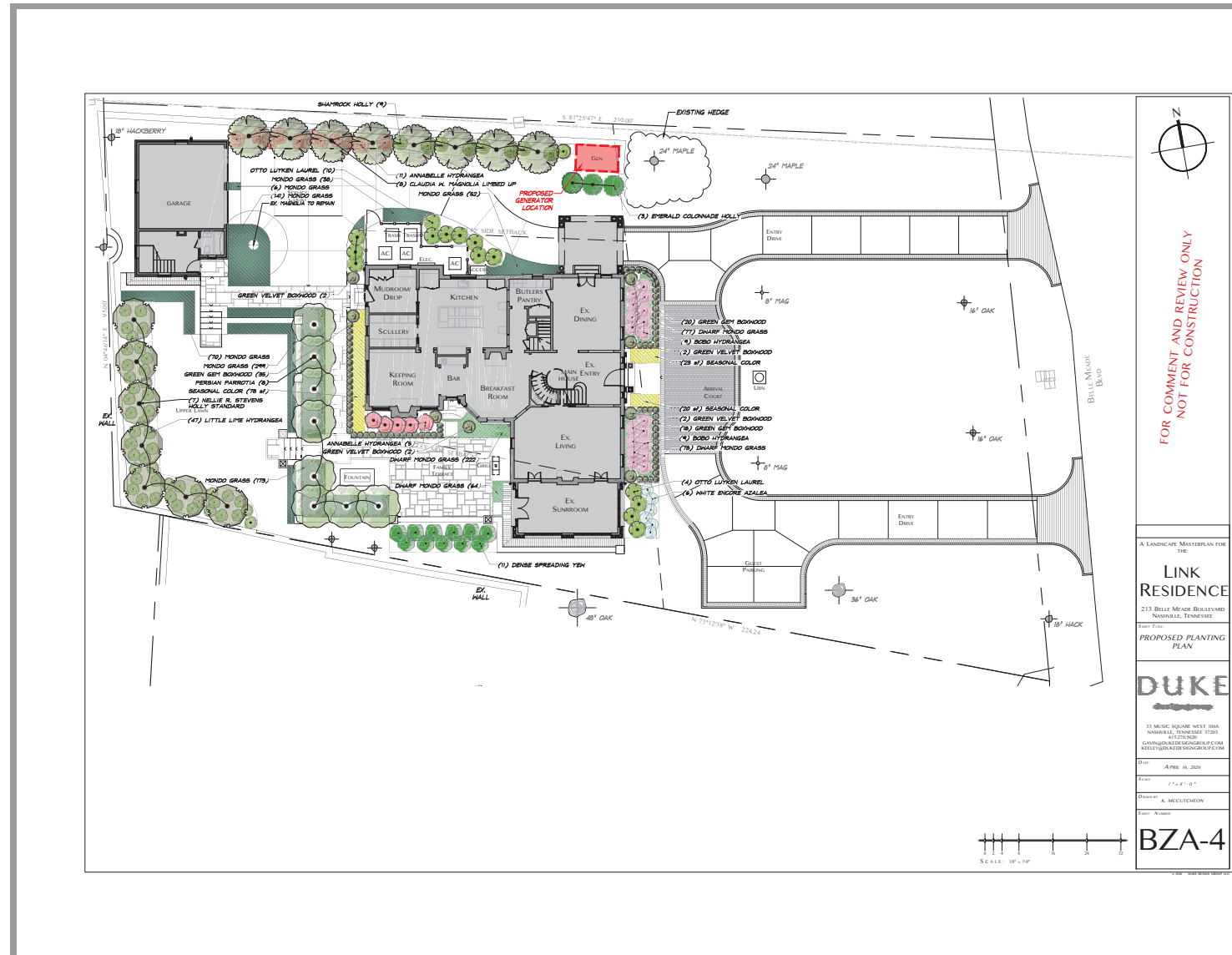
The applicant is proposing to place the generator within the required setback. The provisions of the zoning ordinance specifically require generators and other similar pieces of mechanical equipment to be within the required setbacks/building envelope. It is staff's professional opinion that this requirement is intended to protect adjoining property owners, as well as Belle Meade residents in general, from visual and noise adverse effects. The generator will not be visible from Belle Meade Boulevard and will be behind a wall along the property lines. Therefore, the visual impact will be minimum. However, the placement of the generator closer to the side property line could create adverse effects related to noise.

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

Attachments:

1. Location Map
2. Staff Analysis





From: [John Rochford](#)
To: [Mary Samaniego](#); [Tracy Link](#)
Subject: Zoning
Date: Monday, May 4, 2026 8:49:22 AM

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

Carol and John Rochford at 215 Belle Meade Blvd. Support the variance request of our neighbors, The Links family at 213 Belle Meade Blvd. for a side yard variance request.

Get [Outlook for iOS](#)

May 12, 2026

Board of Zoning Appeals
City of Belle Meade-Planning Director
4705 Harding Road
Nashville, TN 37205

RE: 213 Belle Meade Blvd.

To whom it may concern:

We respectfully submit this letter in opposition to the currently proposed placement of the gas-fueled standby generator at the neighboring property adjacent to our residence in Belle Meade. Our home, located 209 Belle Meade Blvd, is immediately adjacent to the applicants home..

While we fully understand and respect the homeowner's desire to install backup power on their lot, we strongly believe the proposed location is inappropriate due to its extreme proximity to neighboring homes and the unnecessary impacts that would result from that placement. According to the submitted plan, the generator would be positioned approximately 12 feet from our residence, while being located substantially farther from the applicant's own home. Given the size and configuration of the property, it appears there are alternative locations—particularly toward the rear portion of the lot—that could significantly reduce the impact on adjoining homeowners.

Our concerns are substantial and include noise, emissions, neighborhood compatibility, and the quiet enjoyment of our property. Although manufacturers may publish sound ratings measured under ideal testing conditions and at greater distances, the real-world impact of a permanent combustion engine located only 12 feet from a neighboring residence is materially different. Standby generators also require routine automatic

exercise cycles 52 times a year, meaning the disruption would not be limited solely to emergency outages. During prolonged outages, the unit could potentially operate continuously for extended periods of time, including overnight hours.

Additionally, federal agencies including the EPA and CDC recognize that fuel-powered generators emit combustion pollutants, including carbon monoxide, nitrogen oxides, and particulate matter, and caution against placement too close to residences, windows, and occupied outdoor spaces whenever possible. The CDC recommends installation be no closer than 20 feet from any doors, windows or vents to prevent Carbon Monoxide from entering an occupied residence. In fact, the Consumer Product Safety Commission recently released a recommendation that the spacing be 25 feet from homes. We believe the currently proposed location of 12 feet unnecessarily increases those impacts despite the apparent availability of more appropriate placement alternatives elsewhere on the property.

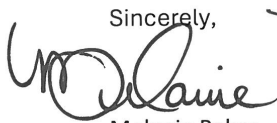
Beyond the practical concerns, the proposed siting is inconsistent with the character and expectations of a quiet residential neighborhood such as Belle Meade, where thoughtful placement of mechanical equipment is important to preserving neighboring homeowners' peaceful enjoyment, outdoor living spaces, and overall property experience.

Importantly, we are not opposed to the installation of a generator in principle. Rather, we respectfully request that any approval require relocation of the unit to a less intrusive area elsewhere on the property—preferably toward the rear of the lot—or, at minimum, require additional setbacks, sound attenuation measures, screening, and orientation away from neighboring homes.

We respectfully ask that the City give careful consideration to the cumulative impact this proposed placement would have on adjacent properties and deny approval of the generator in its currently proposed location.

Thank you for your consideration.

Sincerely,



Melanie Baker

615 300 8155



David Baker

615 330 7778

209 Belle Meade Blvd

Nashville, TN

• Home where video was taken .

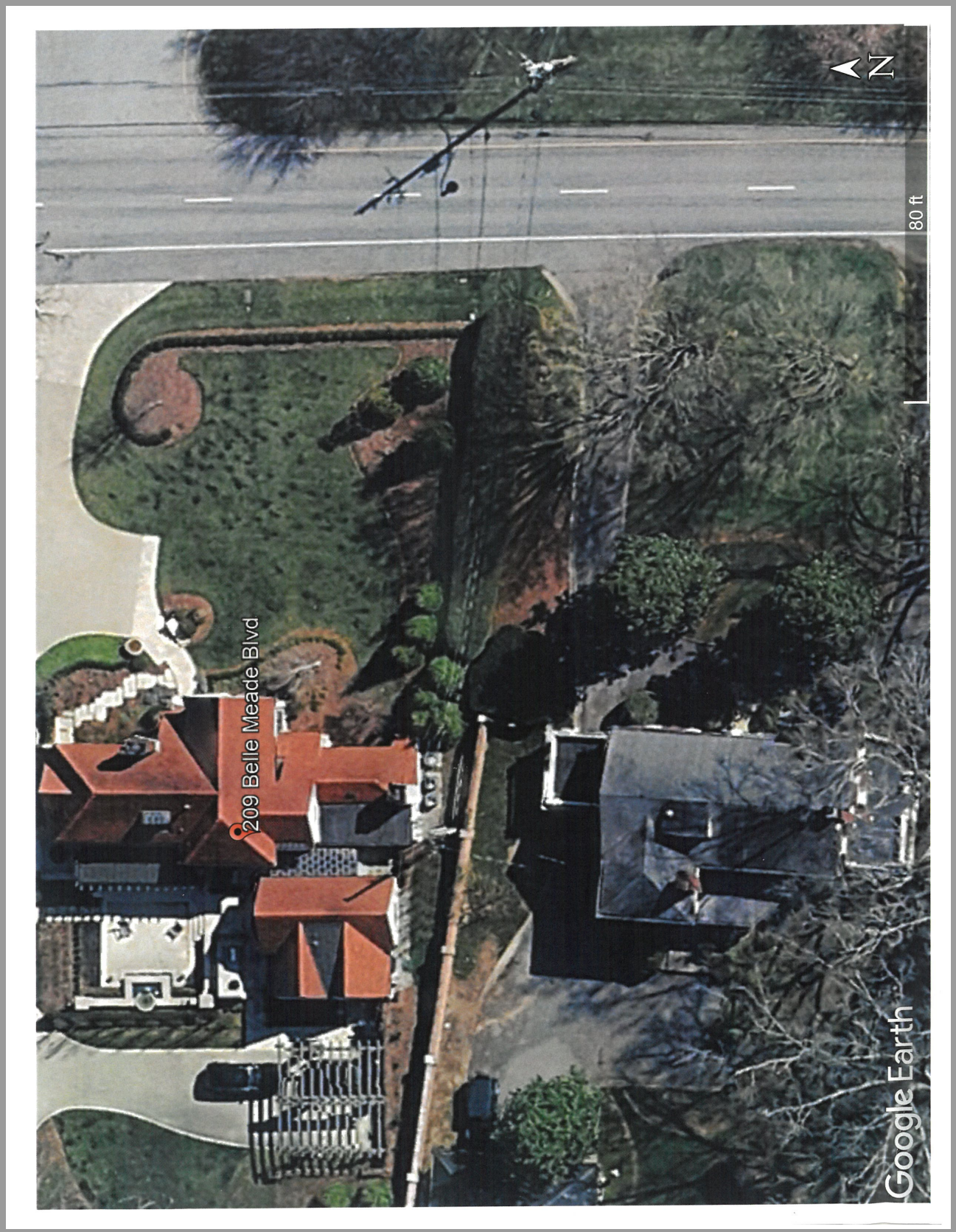


Video
TAKEN X →

site of
Generator
(This home
has the new
"quiet"
Konter Model)



Home Info on Back →







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) _____ PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: _____

REQUEST: VARIANCE ☐CONDITIONAL USE ☐

REASON FOR REQUEST: _____

PROJECT CALCULATIONS

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

Complete Check List

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

Variance Approval Criteria

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

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

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

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

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

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

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 .20 =

Lot Square Ft	Allowable	Existing	Proposed	% Over
FOOTPRINT AREA	3,359	3,087	4,170	24.1
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	6,298	4,499	6,287	0
FRONT YARD AREA	7,333			
TOTAL DRIVEWAY AREA	3,359	3,750	3,281	0
DRIVEWAY IN FRONT YARD AREA	1,613	1,360	1,360	0
HARDSCAPE AREA	2,293	1,150	1,379	0
POOL AREA	560	0	0	0
F.A.R. =	22.5			
LOTS < 40,000 sq. ft. x .225 =	6,298			
LOTS > 40,000 sq. ft. x .20 =				

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?

The two variance requests are related to hardships specific to this lot. A strict interpretation of the zoning ordinance would impose an undue hardship on the homeowners. The proposed design solutions maintain a street setback and overall building scale

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

The proposed design would not disrupt the harmony of the other homes in the neighborhood. Along this block of Warner Place, there are only two homes, both of which present side elevations to the street. The addition is consistent with the existing

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.

Charlie Rankin

2026-04-17

Typed Signature of Applicant or Owner

Date

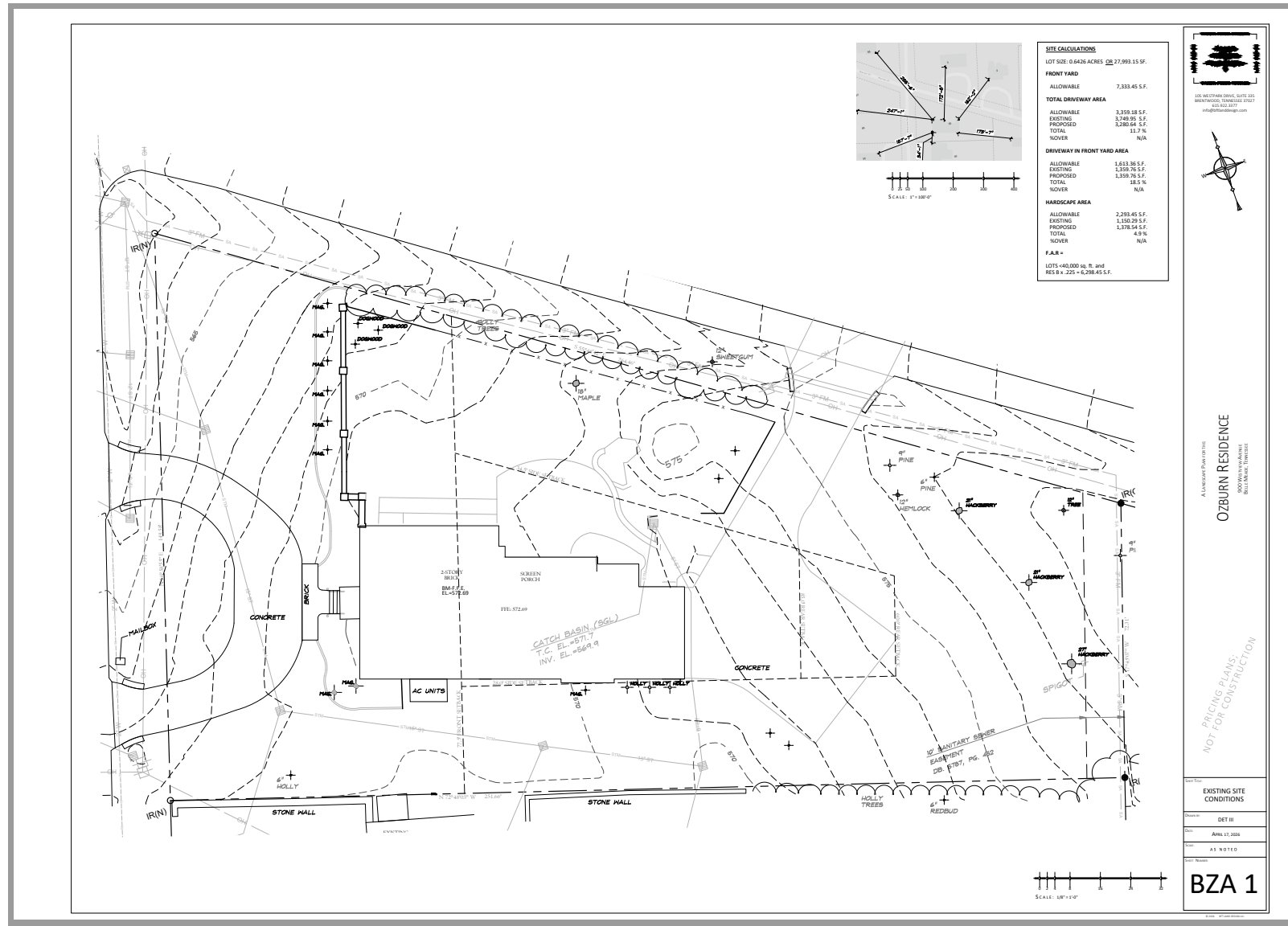
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION

Site Photos : 900 Westview Avenue

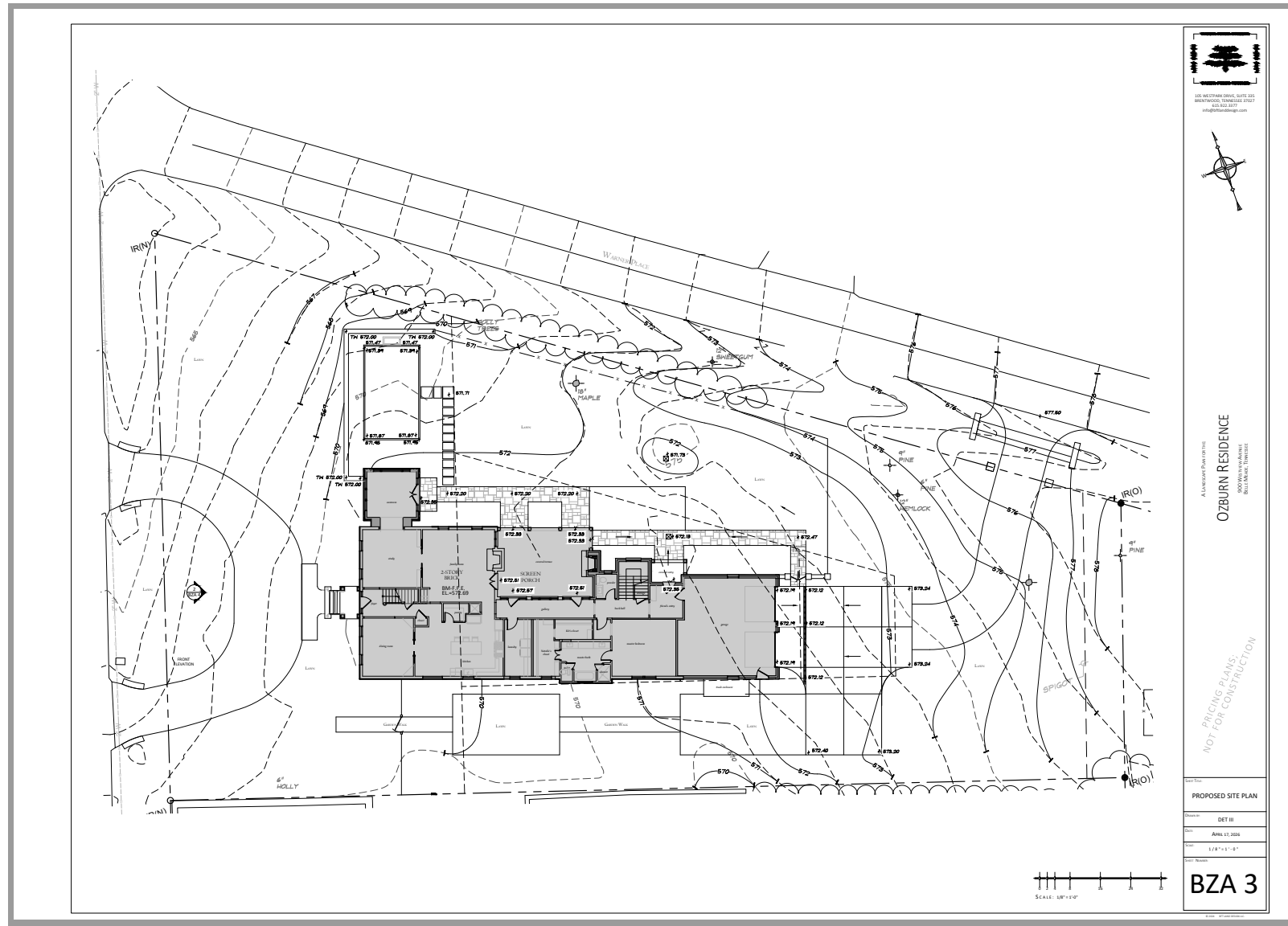


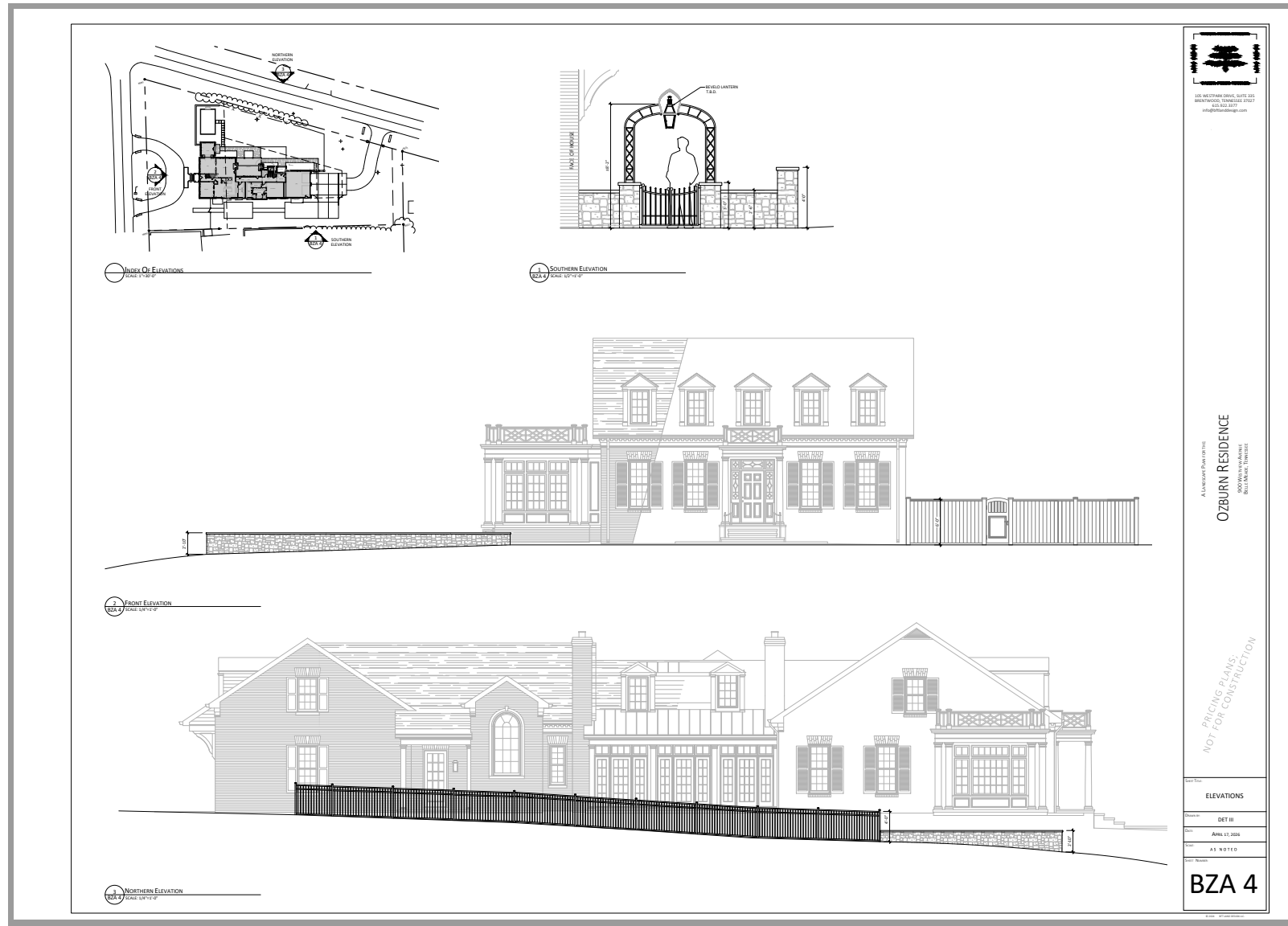
Site Photos : 900 Westview Avenue

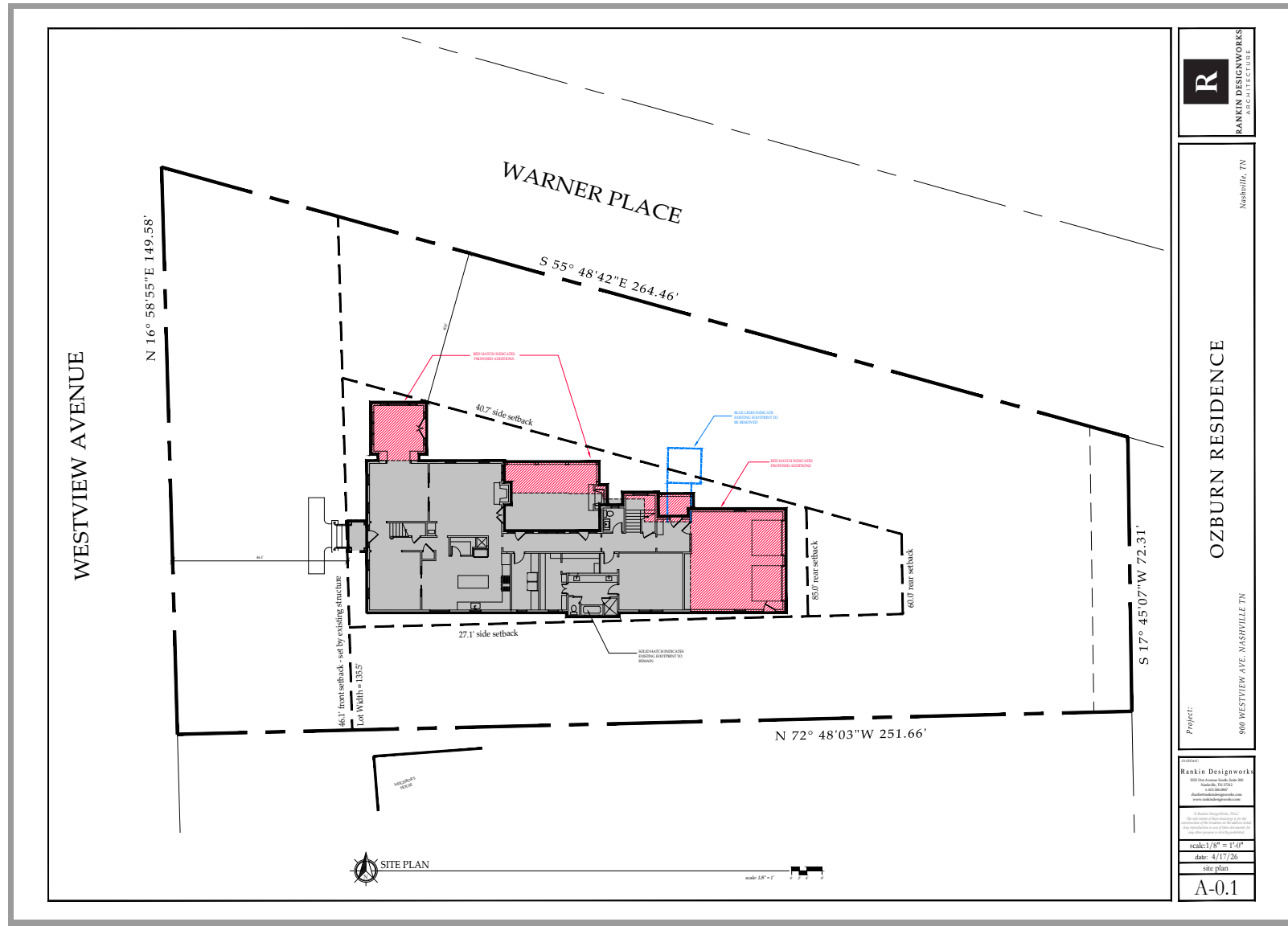


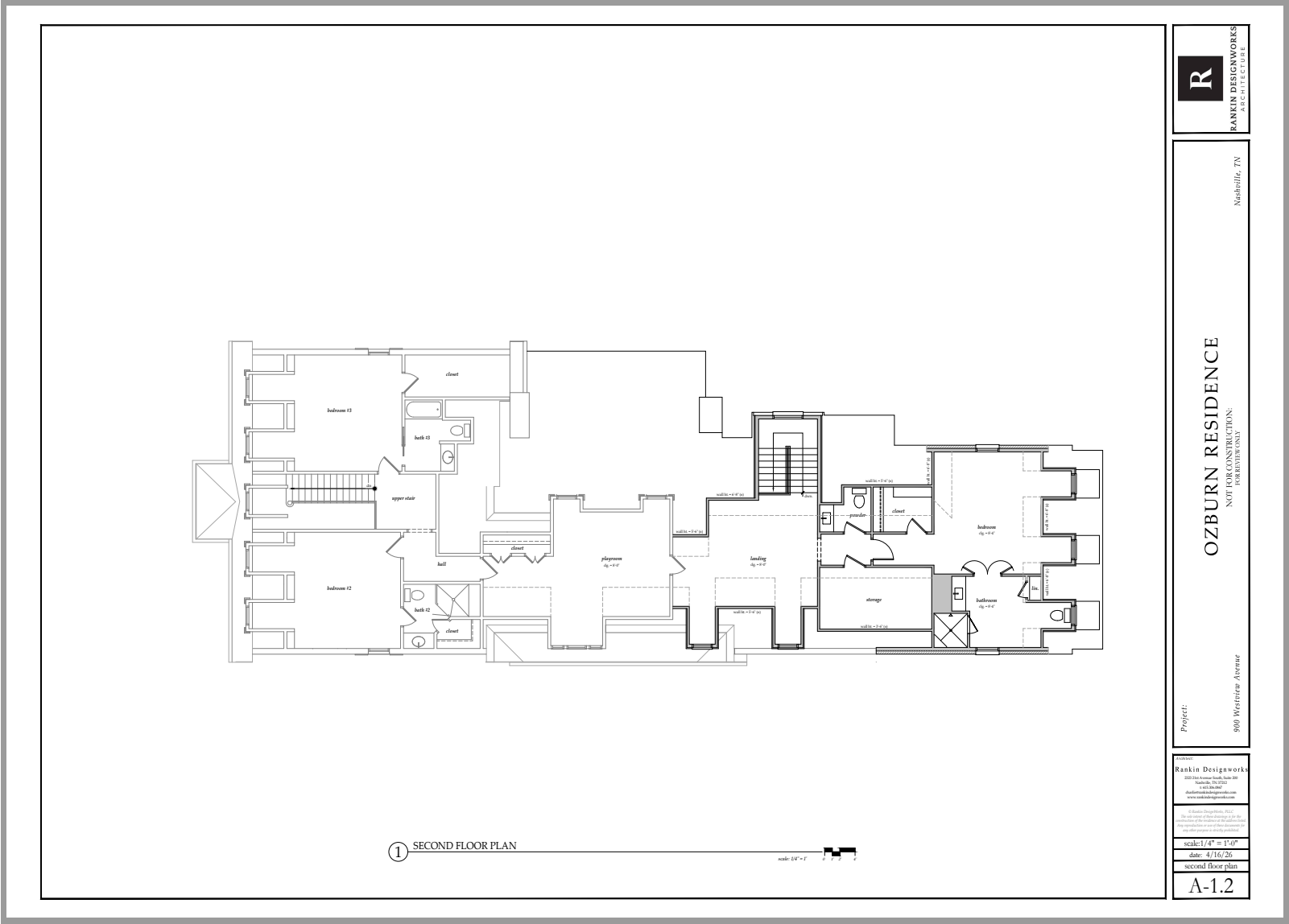




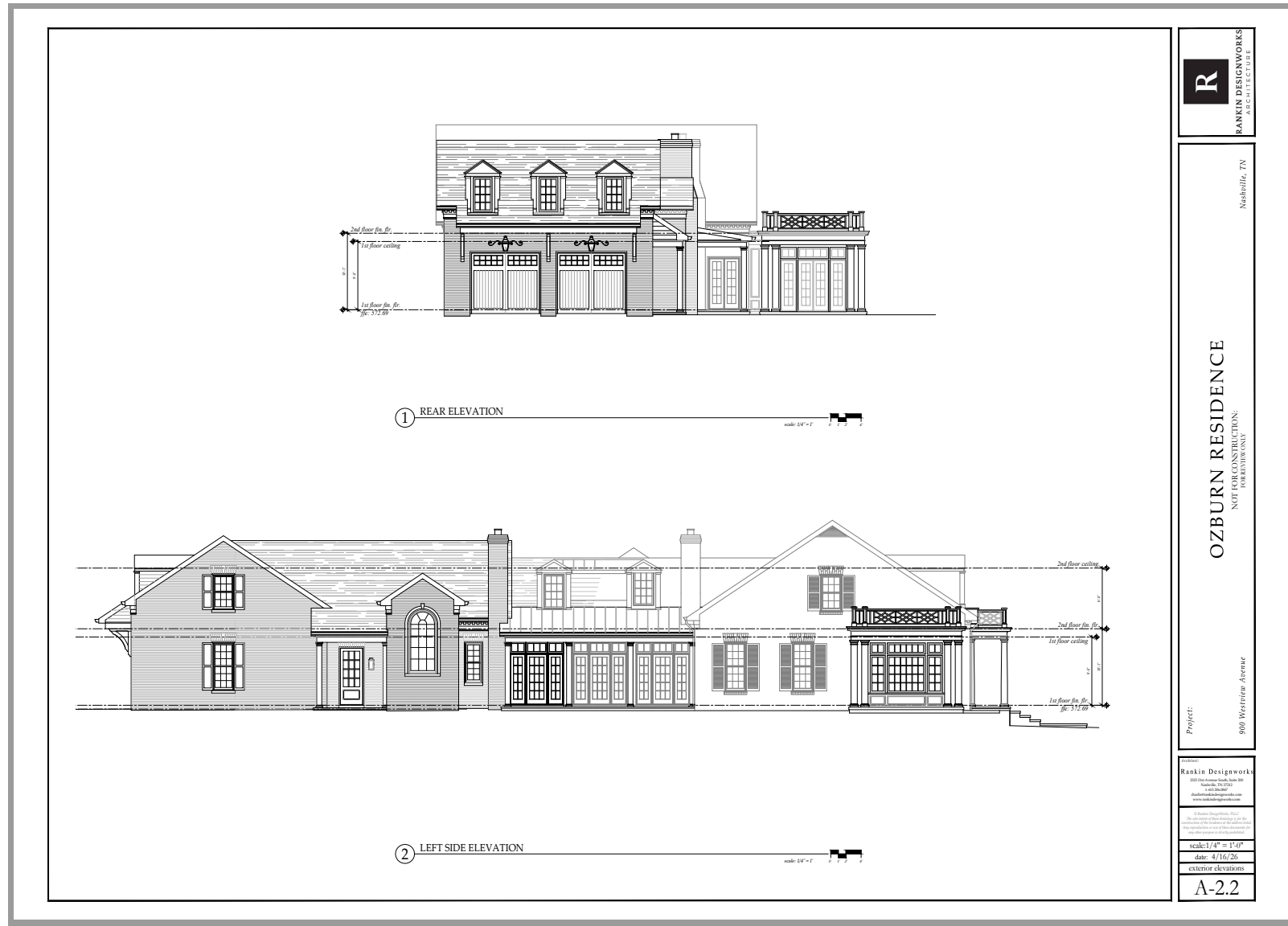












Neighborhood Context Analysis

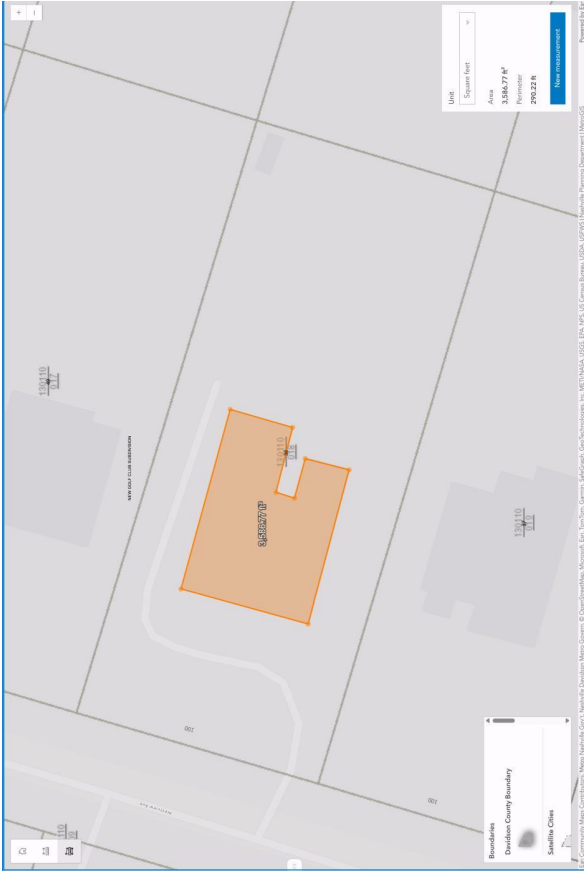
Property Address	Property Size (acres)	Property Size (s.f.)	Allowable Footprint (12%)	House Footprint (Measured)	Percent of Lot Area	Percentage Over Allowable
900 Westview Ave. (proposed design)	0.64 acres	27,993	3,359	4,170	14.9%	24.1%
910 Westview Ave.	0.57 acres	24,829	2,979	3,587	14.4%	20.4%
908 Westview Ave.	0.57 acres	24,829	2,979	3,665	14.8%	23.0%
906 Westview Ave.	0.57 acres	24,829	2,979	4,074	16.4%	36.7%
804 Westview Ave.	0.61 acres	26,572	3,189	4,085	15.4%	28.1%
802 Westview Ave.	0.61 acres	26,572	3,189	4,485	16.9%	40.7%



- 802 Westview Ave.
- 804 Westview Ave.
- 900 Westview Ave.
- 906 Westview Ave.
- 908 Westview Ave.
- 910 Westview Ave.

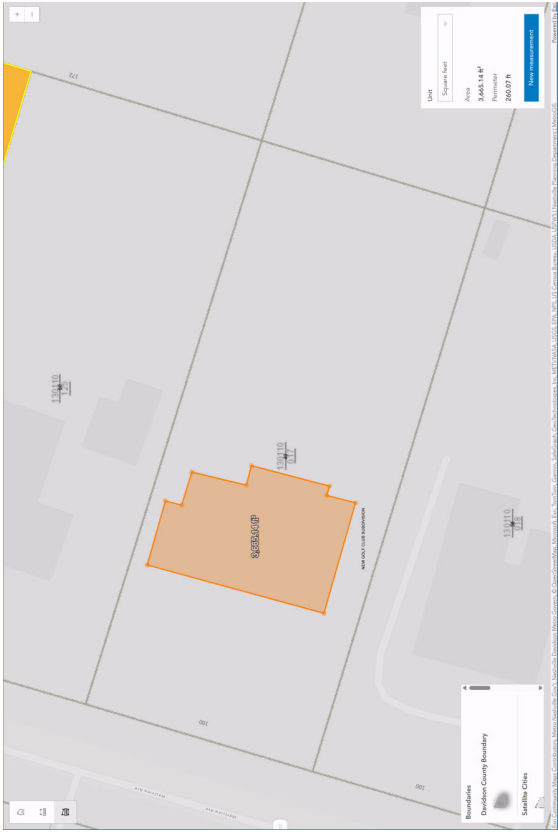
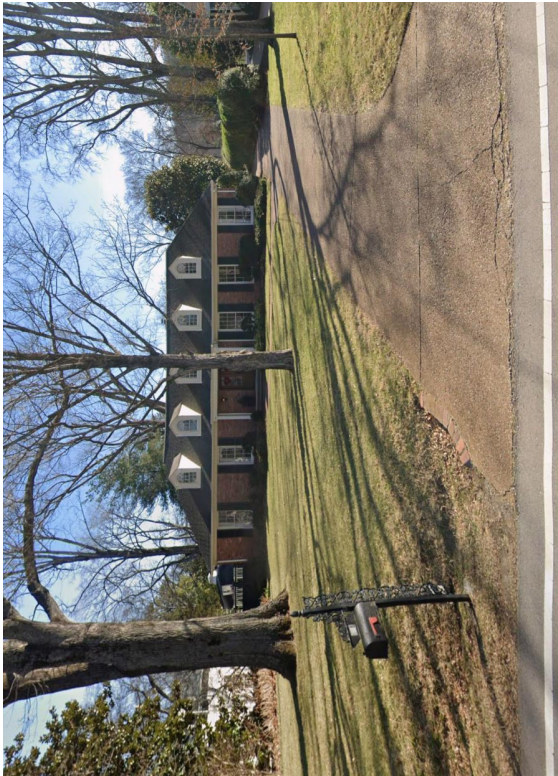
910 Westview Avenue

Lot Size = 0.57 acres (24,829 s.f.)
Allowable Footprint = 2,979 s.f. (12%)
Measured Footprint = 3,587 s.f. (14.4%)
Percentage Over Allowable = 20.4%



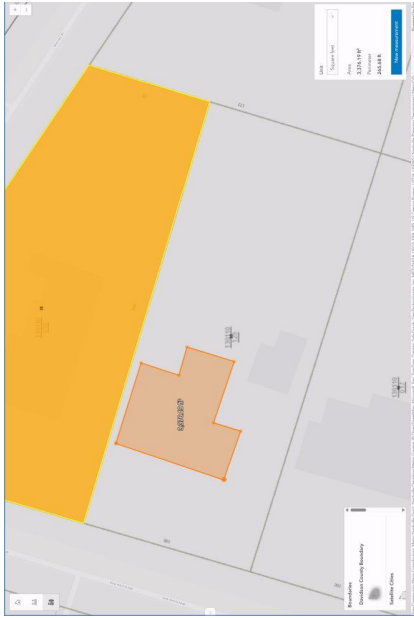
908 Westview Avenue

Lot Size = 0.57 acres (24,829 s.f.)
Allowable Footprint = 2,979 s.f. (12%)
Measured Footprint = 3,665 s.f. (14.8%)
Percentage Over Allowable = 23.0%

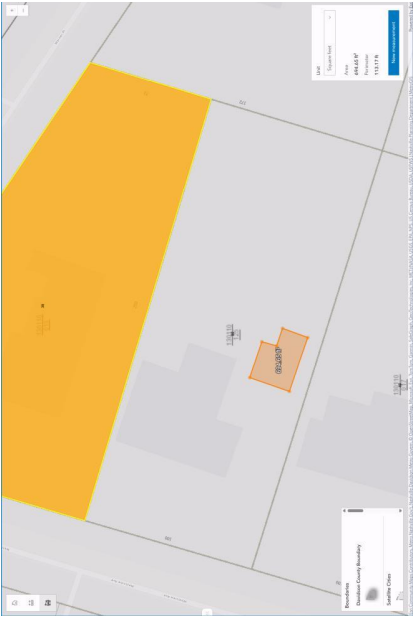


906 Westview Avenue

Lot Size = 0.57 acres (24,829 s.f.)
Allowable Footprint = 2,979 s.f. (12%)
Measured Footprint = 4,074 s.f. (16.4%)
Percentage Over Allowable = 36.7%



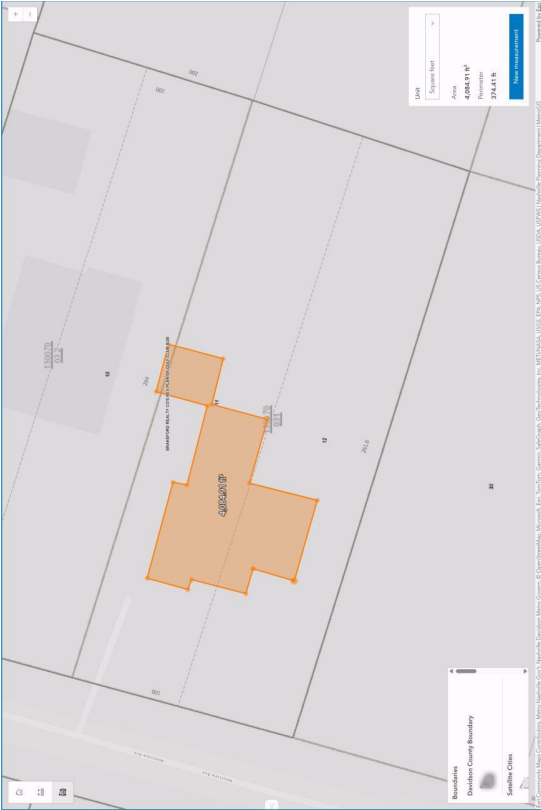
Main House Footprint = 3,379



Accessory Structure Footprint = 695

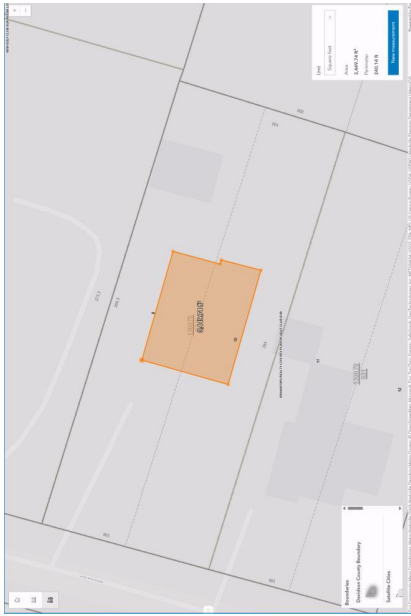
804 Westview Avenue

Lot Size = 0.61 acres (26,572 s.f.)
Allowable Footprint = 3,189 s.f. (12%)
Measured Footprint = 4,085 s.f. (15.4%)
Percentage Over Allowable = 28.1%



802 Westview Avenue

Lot Size = 0.61 acres (26,572 s.f.)
Allowable Footprint = 3,189 s.f. (12%)
Measured Footprint = 4,485 s.f. (16.9%)
Percentage Over Allowable = 40.7%



Main House Footprint = 3,450 s.f.



Accessory Structure Footprint = 1,035 s.f.

Warner Place Street Setbacks



- Properties within 1000'
- 900 Westview (subject property)

Property Address	Street Setback (ft.)
4301 Warner Place	32.7
900 Westview Ave.	33.2
4401 Warner Place	75.5
4405 Warner Place	139.8
4409 Warner Place	84.2
4413 Warner Place	82.3
4415 Warner Place	76.7
4419 Warner Place	76.6
Average Street Setback	75.1

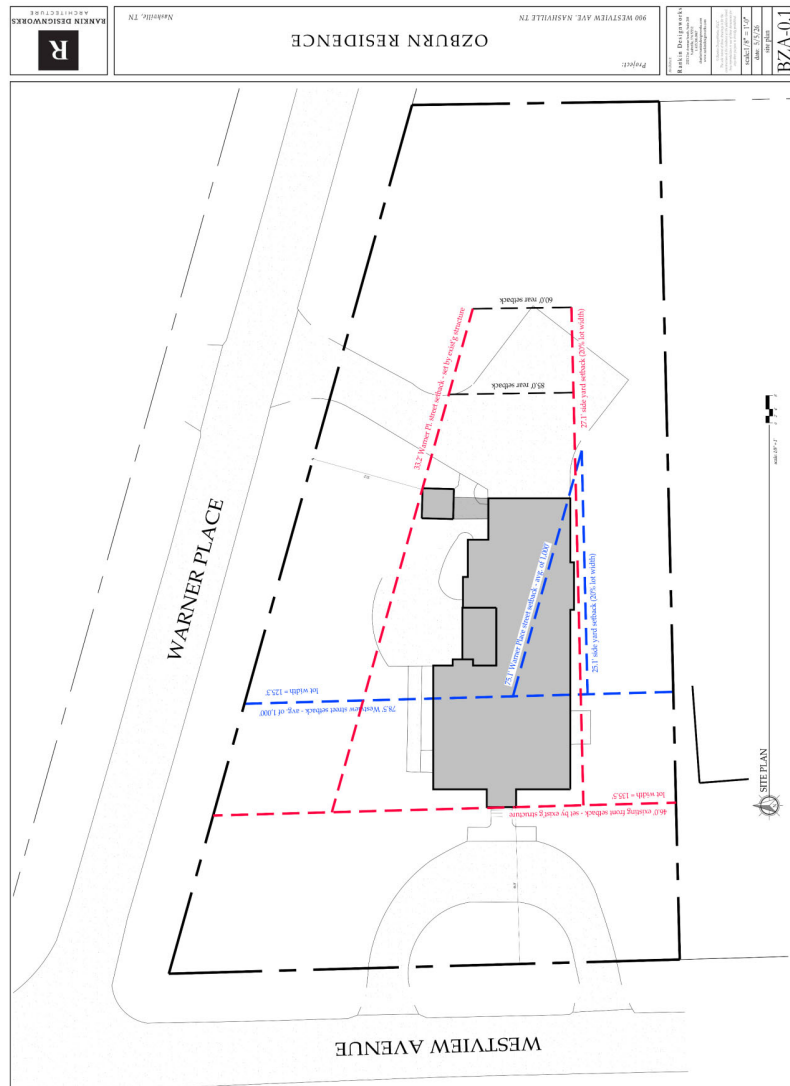


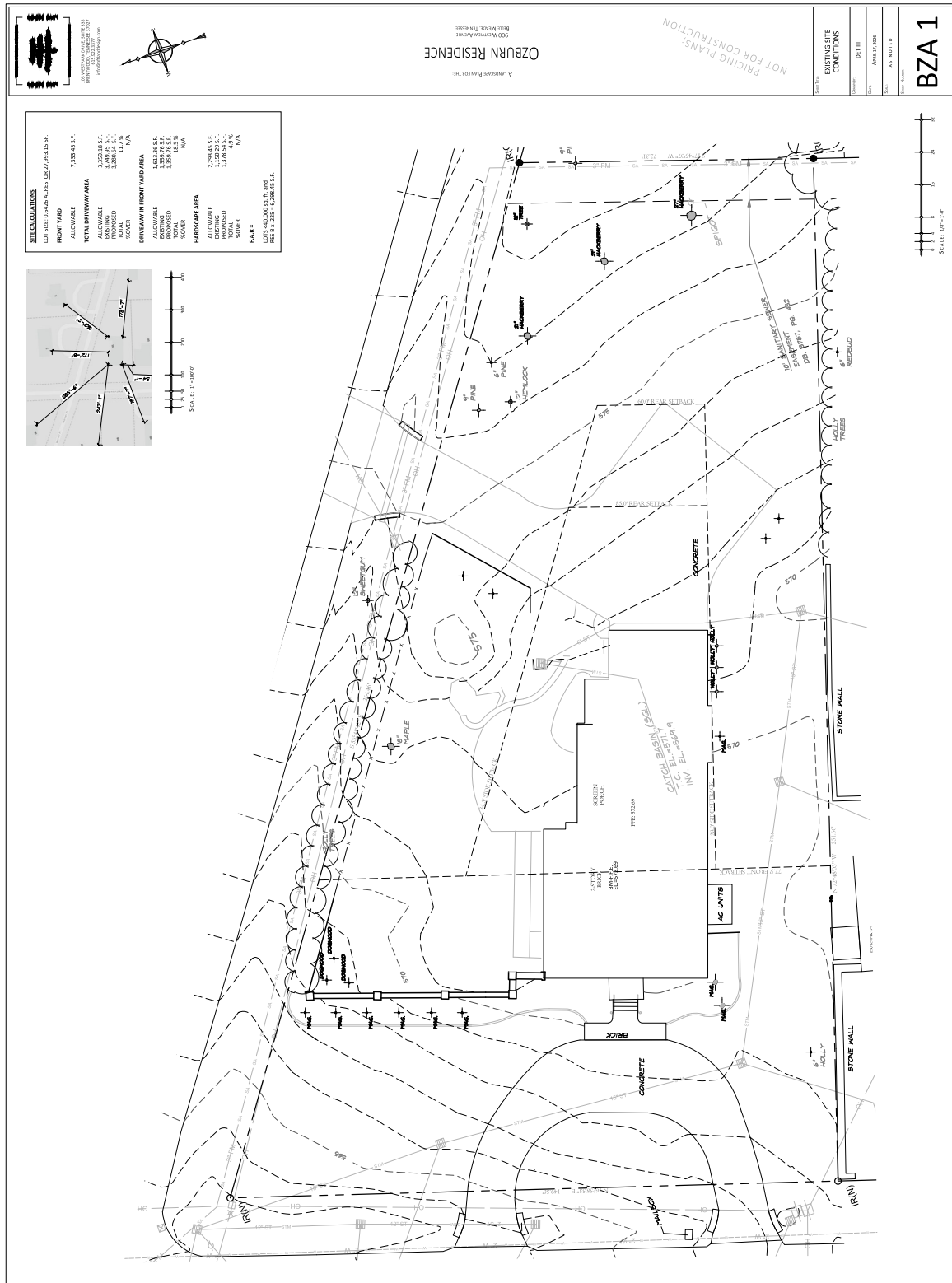


Property Address	Street Setback (ft.)
800 Westview	52.5
802 Westview	105.8
804 Westview	50
812 Westview	76.5
814 Westview	104.2
4308 Warner Pl	83.5
900 Westview	46.0
906 Westview	45.9
908 Westview	64.9
910 Westview	59.9
912 Westview	77.7
914 Westview	171.8
916 Westview	80.6
918 Westview	74.2
922 Westview	84.1
Warner Street Setback	76.5

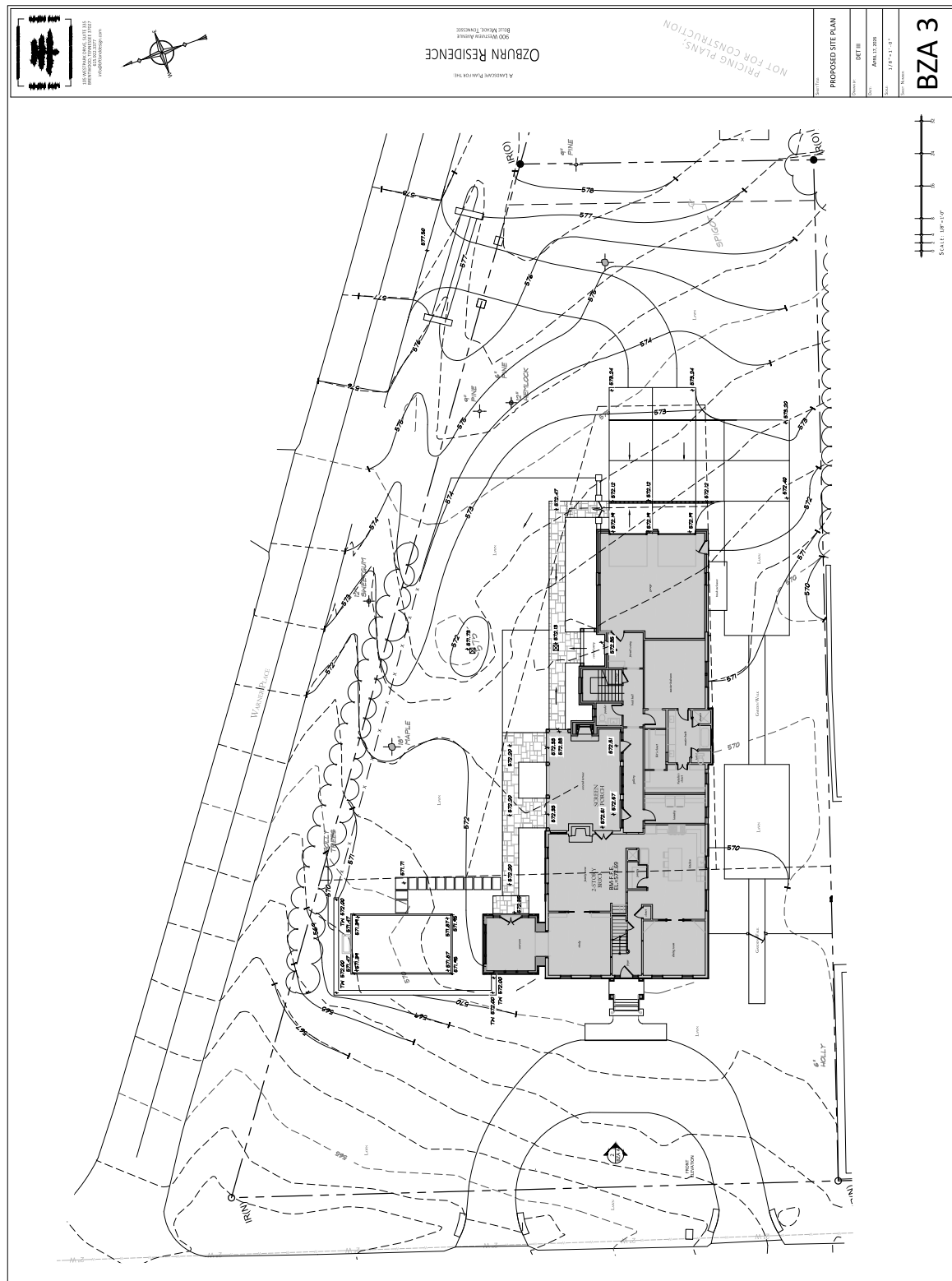


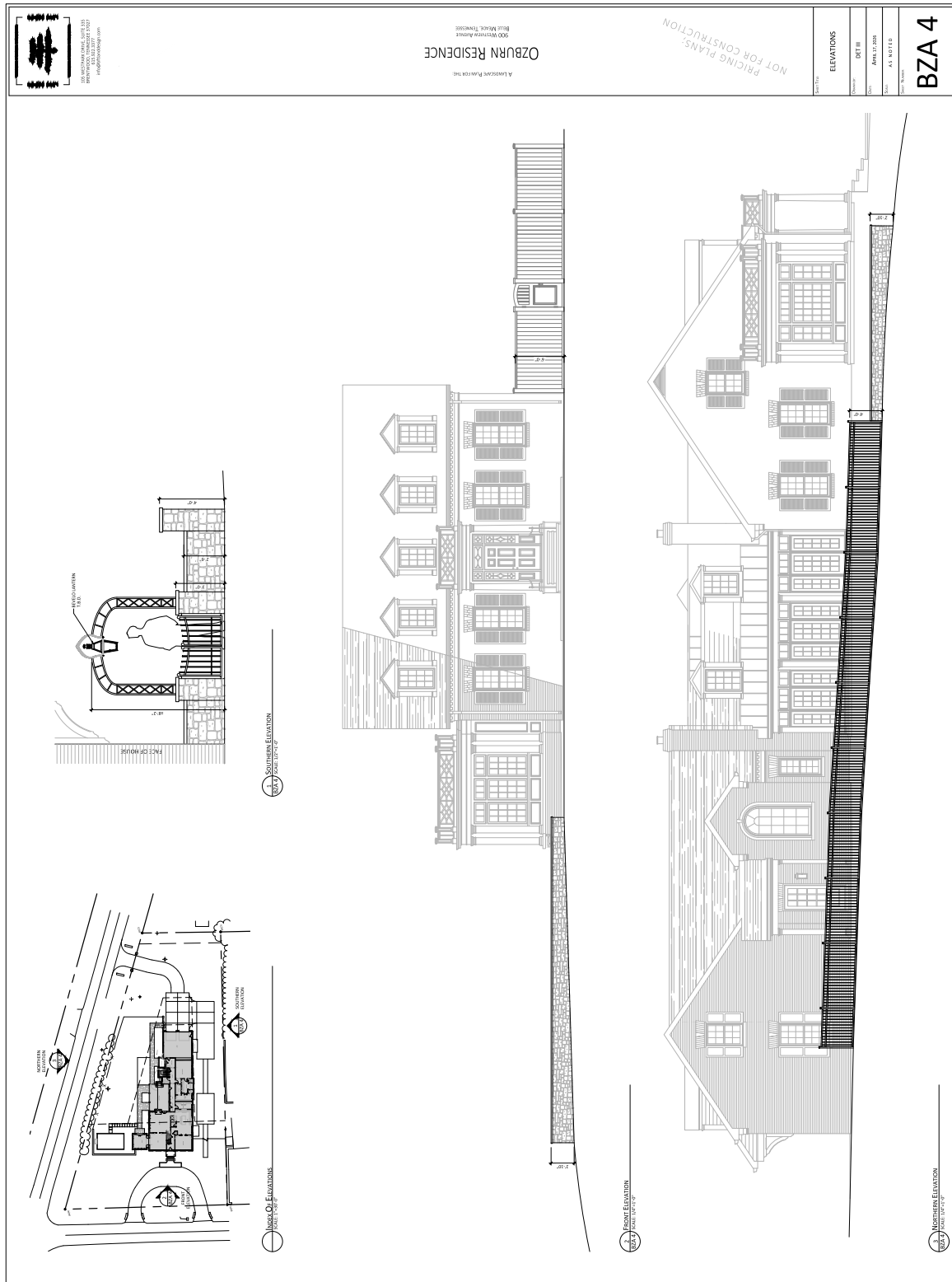
Street Setbacks

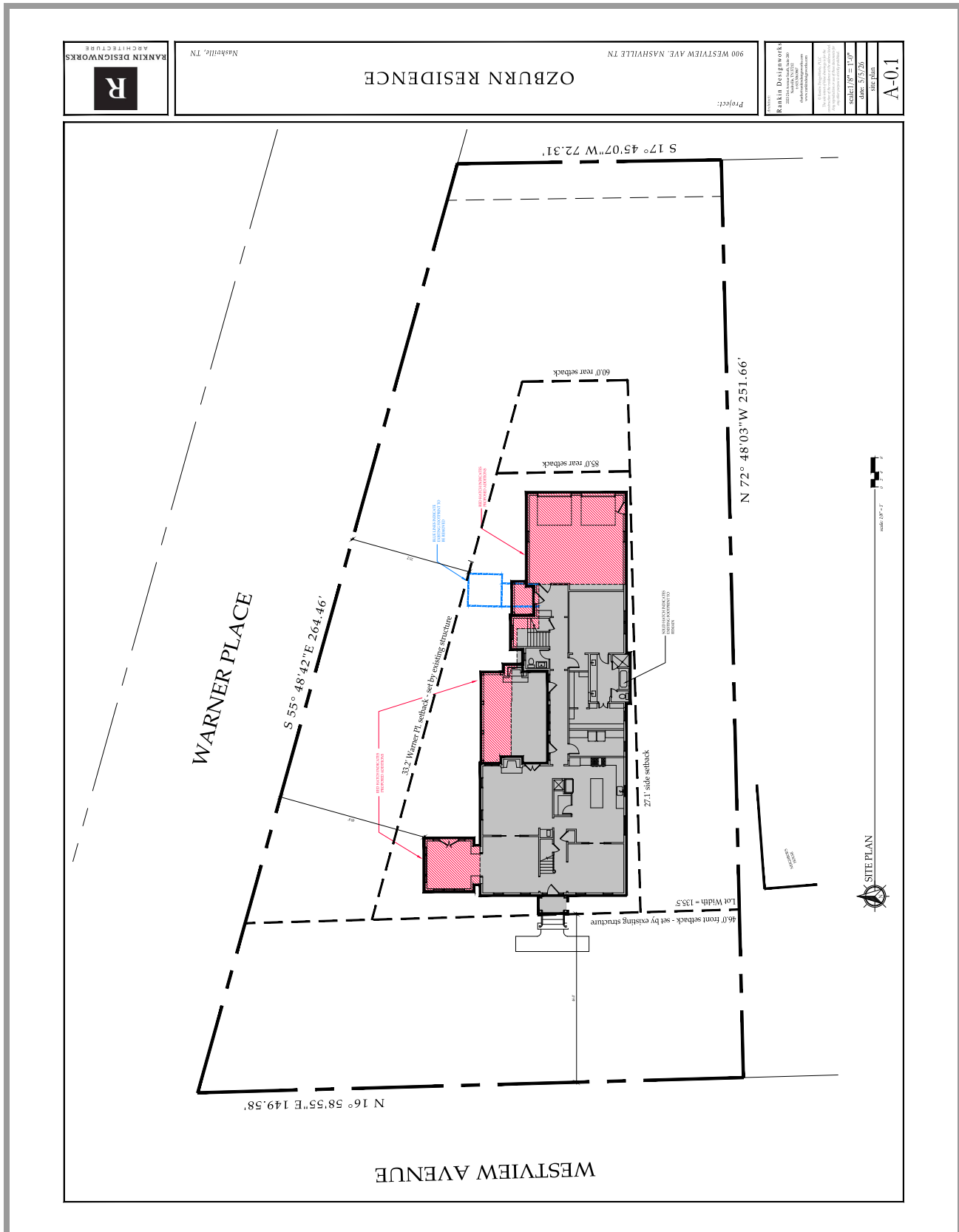


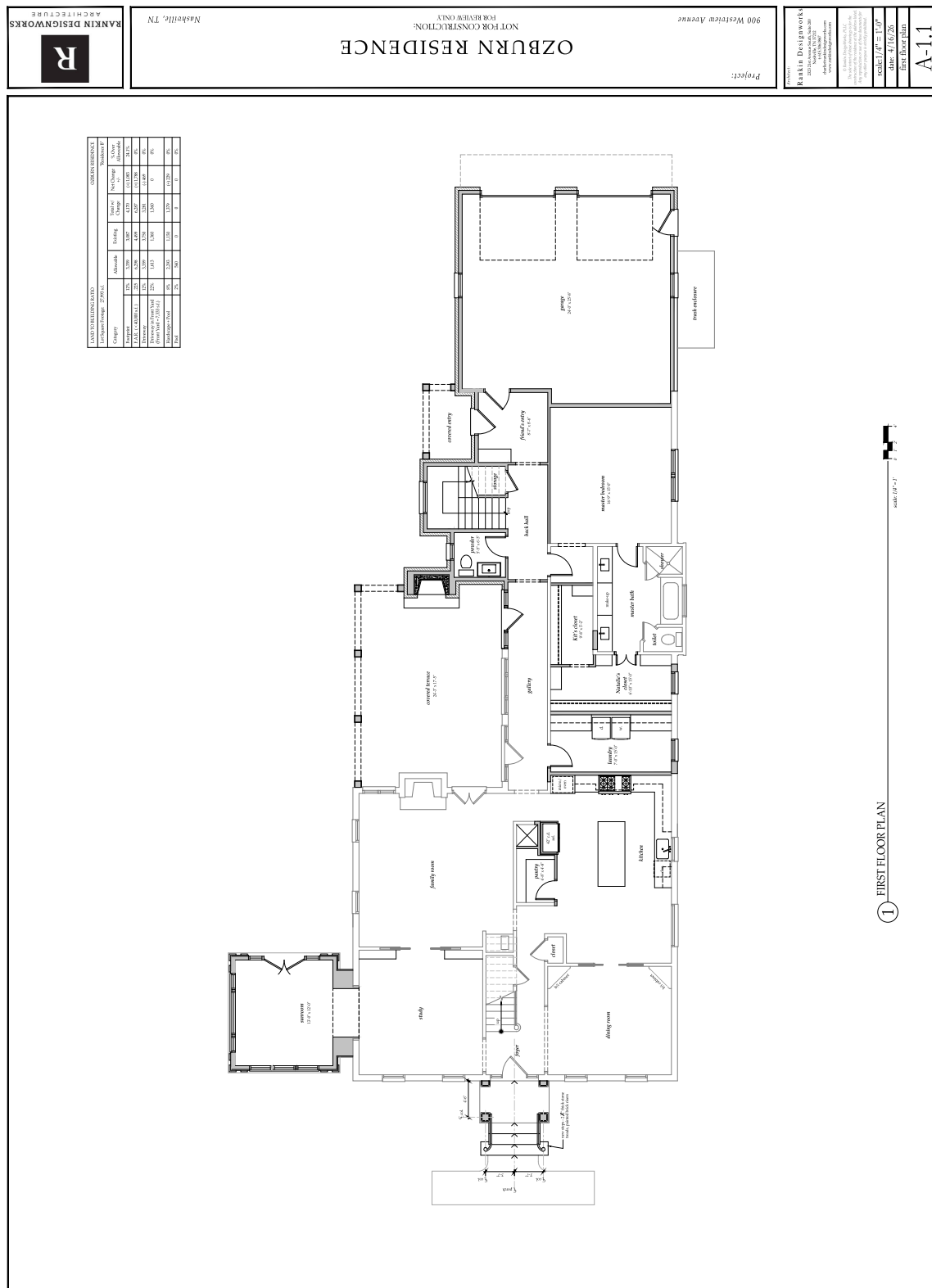


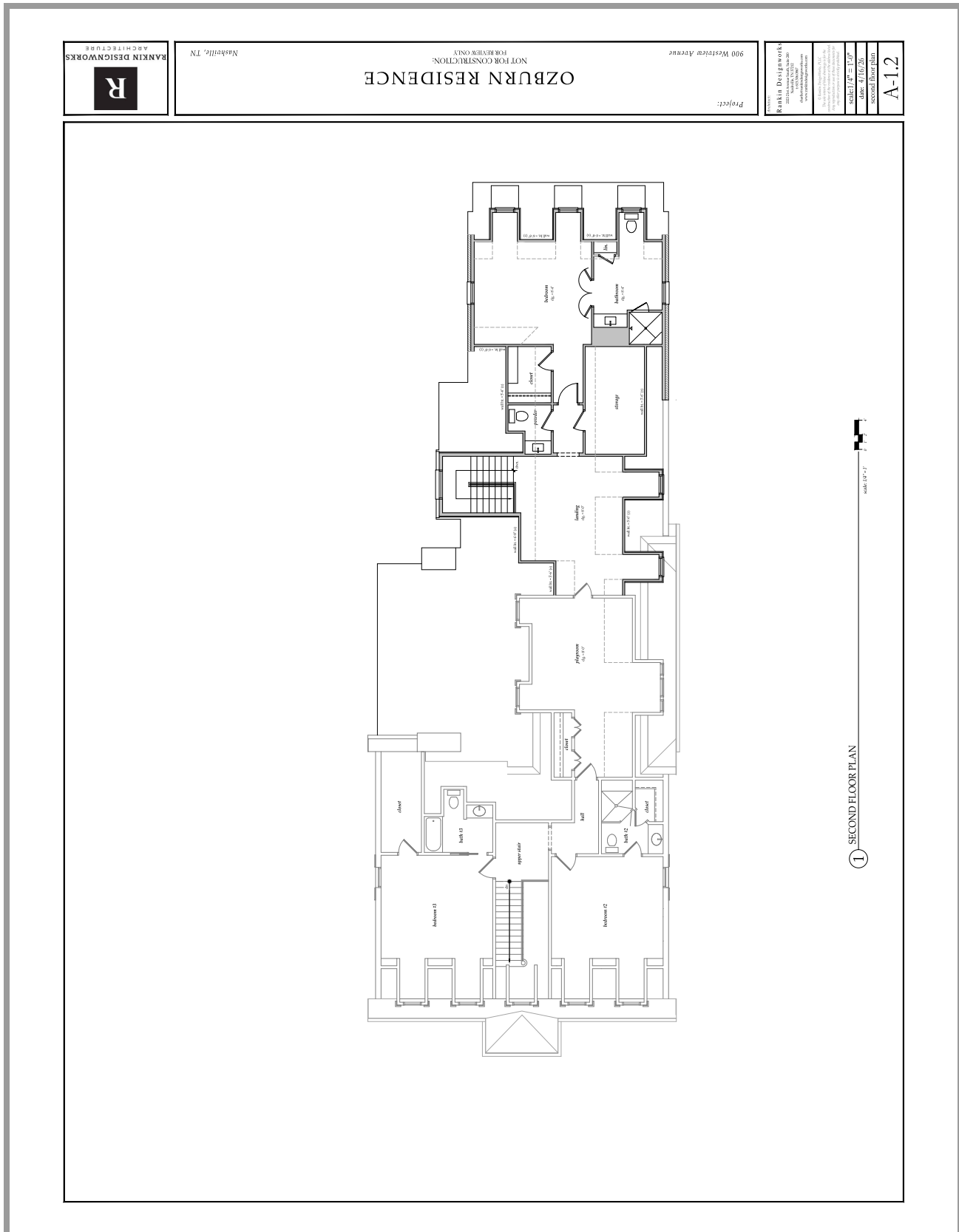












RANKIN DESIGNWORKS
ARCHITECTURE

R

Nashville, TN

OZBURN RESIDENCE

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

900 Westview Avenue
Project:

Rankin Designworks
1225 17th Avenue South, Suite 200
Nashville, TN 37203
615.259.1100
www.rankindesignworks.com

scale: 1/8" = 1'-0"
date: 4/16/20
customer drawings

A-2.1

1 FRONT ELEVATION

2 RIGHT SIDE ELEVATION

Staff Report

Agenda No.: IV.D.
Case No.: A26-29
Staff: Mary Samaniego, Planning Director
Applicant: The Ozburn family
Request: Approval of variances for the front yard setback and footprint
Location: 900 Westview Avenue

Summary:

The applicant and property owner are requesting a front yard setback variance and footprint variance for an addition. The specific project is to construct several small additions as well as a new garage to the north side of the residence in the front yard setback of Warner Place.

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 0.64 acres (27,993 square feet) and is irregularly shaped as it tapers to the rear. It is a corner lot with frontage on Westview Drive and Warner Place.
2. The lot is not steeply sloped, nor does it have any regulatory floodplain or water features.
3. The existing residence was constructed in 1985 and included an attached two-car garage.
4. Per Section 14-205(1)(b)(i) of the Zoning Ordinance, the square footage of footprint shall not exceed twelve percent (12%) of the lot area. The allowable footprint for the proposed lot is 2,083 square feet. The existing residence has a building footprint of 3,359 square feet and the proposed addition of 1,083 square feet will then provide an overall building footprint of 4,170 square feet (811 square feet over allowable).
5. 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 6,298 square feet. The existing residence has a building area of 4,499 square feet and the proposed addition of 1,788 square feet will then provide an overall building area of 6,287 square feet.
6. Per Section 14-203 Table 1 footnote 3, the required front yard setbacks from the edge of Warner Place right-of-way line is 75'. The proposed front setback of the residence is 40' (a 35' variance request). The existing residence is already projecting into the front yard setback by 40'.

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.

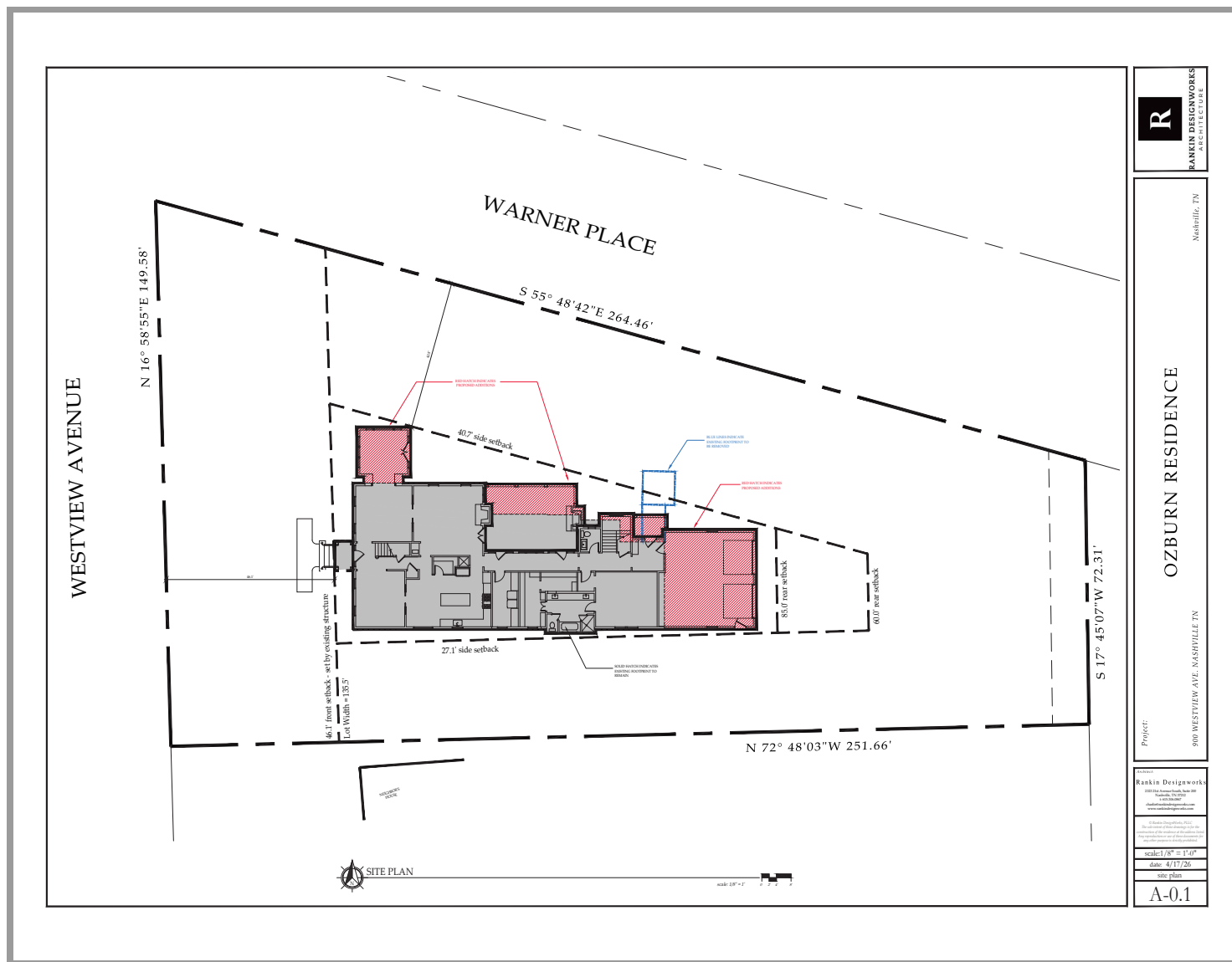
The applicant is proposing to exceed the maximum footprint and setbacks that were adopted in the Zoning Ordinance to benefit the public good. Much of Belle Meade enjoys large sprawling yards that contributes to the City identity. However, there are a significant number of properties in the City that are relatively small and therefore have their own character. The subject property is at the corner of Westview Avenue and Warner Place. The subject property has unique constraints due to being an irregular shape, small in acreage, and on a corner that makes construction of an addition to an existing 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 is proposing to roughly match the front setback of the existing residence on Warner Place while at the same time squaring off the building envelope. The existing residence is 35' from Warner Place and the proposed setback is 40' which is 5' closer to compliance. The deduction in setback on Warner Place 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 Warner Place 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





From: [Andrew Ward](#)
To: [Mary Samaniego](#)
Cc: theoosburnfamily@gmail.com; [Charlotte Ward Wife](#)
Subject: Ozburn variance
Date: Thursday, April 23, 2026 7:47:43 PM

Mary,

I live at 919 Westview Avenue and have recently become familiar with the footprint variance being requested at the Ozburn residence located at 900 Westview Avenue. I wanted to write and let you know I have reviewed their plans and I take no issue with their request for a variance. The plans are tastefully done and seem perfectly acceptable to me. Thank you for your consideration of their request.

Andrew S. Ward
Steve Ward & Associates
7330 Cockrill Bend Blvd.
Nashville, TN 37209

O: 615-350-7310
F: 615-350-7311
M : 615-969-4875
E: andrew@swainc.com

From: [Henry Menge](#)
To: [Mary Samaniego](#)
Subject: Support - 900 Westview BZA Application
Date: Friday, May 8, 2026 4:04:22 PM

Mary,

Good afternoon. We are writing today to support the variance application made by the Ozburn Family at 900 Westview Avenue. It is our understanding that two variances will be required for the proposed renovation/addition--please note our support extends to each. The Ozburns have been thoughtful in sharing their plans with us and have also gone into great detail as to their reasons for the proposed changes to their home. We find the plans to be well in keeping with the character of the neighborhood and appreciate their outreach. Thank you for your consideration.

Sincerely,
Paige and Henry Menge
800 Westview Avenue

From: [Emily Tidwell](#)
To: [Mary Samaniego](#)
Cc: [Crom Tidwell](#); theoosburnfamily@gmail.com; kitoosburnmarch@gmail.com
Subject: Natalie and Kit Oosburn, 900 Westview Ave.: Footprint variance
Date: Wednesday, April 29, 2026 1:15:43 PM

Dear Mary,

Our neighbors Natalie and Kit Oosburn have kindly shared with us their plans for expanding their home at 900 Westview Avenue which involves a footprint variance that requires BZA review & approval. We think the plans for their house will enhance both their home and our neighborhood. We fully support them in their application.

Sincerely,

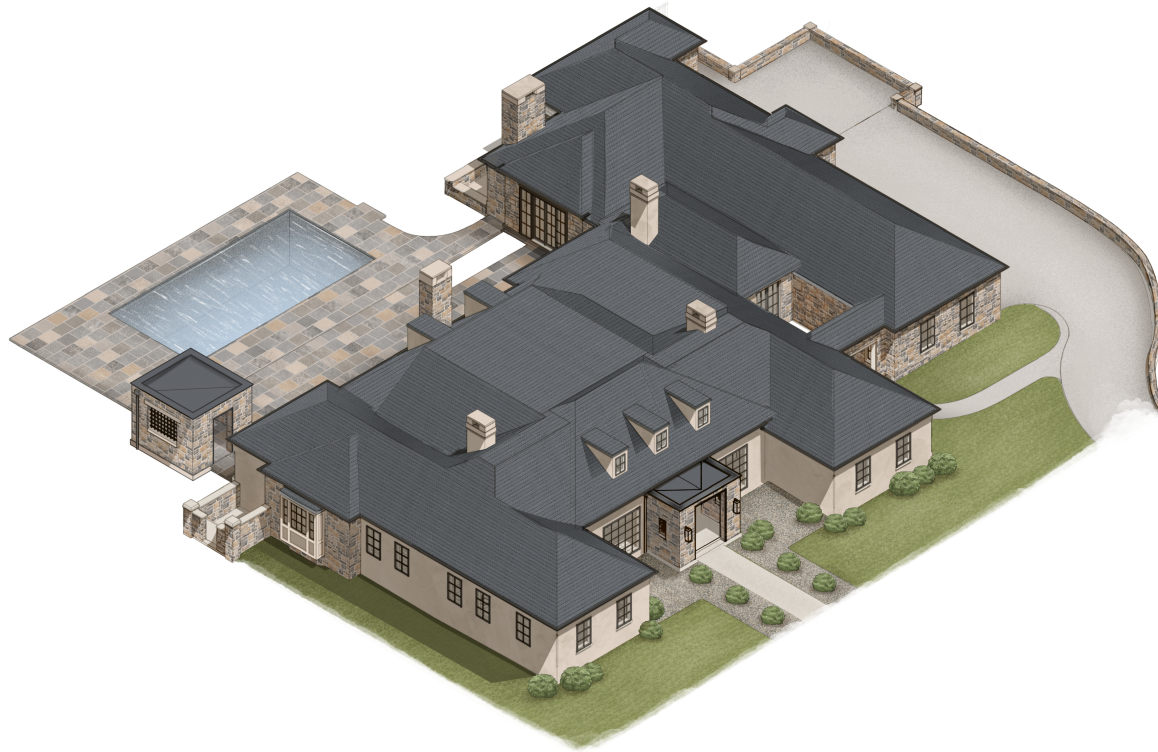
Emily & Crom Tidwell III
905 Westview Ave., 37205

--

[Emily Tidwell](#)
[615-426-2140 \(cell\)](tel:615-426-2140)

4/20/26, 8:15 AM

172_4420-Gerald-Place-_-Birds-Eye-View.jpg (5100×3300)



https://www.civicgov4.com/tn_bellemeade/uploads/projects/172_4420-Gerald-Place-_-Birds-Eye-View.jpg

1/1

4/20/26, 8:16 AM

172_4420-Gerald-Place-_-Front-Portico-East-Elevation-Rendering.jpg (5100x3300)



https://www.civicgov4.com/tn_bellemeade/uploads/projects/172_4420-Gerald-Place-_-Front-Portico-East-Elevation-Rendering.jpg

1/1

4/20/26, 8:15 AM

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https://www.civicgov4.com/tn_bellemeade/uploads/projects/172_4420-Gerald-Place-_-Front-Portico-Elevation-Rendering.jpg

1/1

NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0351H, DATED APRIL 5, 2017, IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 6) TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'; DATUM BASED ON GPS SURVEY METHODS AND PROCEDURES. VERTICAL DATUM IS NAVD83.
- 7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM BASED AS ESTABLISHED FOR THIS SURVEY.
- 9) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS, AND ALL OTHER MATTERS SHOWN ON THE RECORDED PLAT, RESUBDIVISION OF LOTS 2, 3, 4 & 5 OF THE SOUTH PART OF LOT 40 OF BELLE MEADE FIRST SUBDIVISION, PL-20190627-0062510, R.O.D.C.
- 10) PARCEL NUMBERS SHOWN THUS ((00)) REFER TO COUNTY TAX MAP 130-02.

PLAT REFERENCE

BEING LOT 2, OF THE PLAN OF RESUBDIVISION OF LOTS 2, 3, 4 & 5 OF THE SOUTH PART OF LOT 40 OF BELLE MEADE FIRST SUBDIVISION, PL-20190627-0062510, R.O.D.C.

PROPERTY OWNER INFORMATION

CLINT HIGHAM & MATT DONAHUE (138.00)
4420 GERALD PLACE
NASHVILLE, TN 37205
TAX MAP 130-02, PARCEL 138.00
DB-20200810-008700, R.O.D.C.

DISTRICT BULK RESTRICTIONS

THE REQUIRED SETBACKS FOR THE SUBJECT PROPERTY (RESIDENCE B) SHOWN ON THIS DRAWING WERE OBTAINED FROM THE CITY OF BELLE MEADE ZONING ORDINANCES TABLES. IN RESIDENTIAL AREAS WITH AN ESTABLISHED DEVELOPMENT PATTERN, THE MINIMUM REQUIRED STREET SETBACK FOR RESIDENCE B DISTRICT, SHALL BE THE AVERAGE OF THE STREET SETBACK OF THE LOTS IMMEDIATELY ADJACENT FOR 1000' OR 1 BLOCK IN THE TABLE BELOW PRIOR TO ANY NEW DESIGN OR CONSTRUCTION. THESE SETBACKS SHOULD BE VERIFIED WITH THE BELLE MEADE PLANNING COMMISSION. FOR THE FINAL DETERMINATION, SETBACK INFORMATION DERIVED FROM MEASUREMENTS TAKEN FROM THE CENTERLINE OF THE ROAD MINUS HALF OF THE RIGHT OF WAY.
FRONT SETBACK = 109.85' (AVERAGE OF 2 ADJACENT PROPERTIES)
REAR SETBACKS = 60' FOR BUILDING HEIGHT OF 25' OR LESS
85' FOR BUILDING HEIGHT IN EXCESS OF 25'
SIDE SETBACKS = 50% OF LOT WIDTH AT FRONT SETBACK
MINIMUM SETBACK NOT TO BE LESS THAN 20X

TREE TABLE

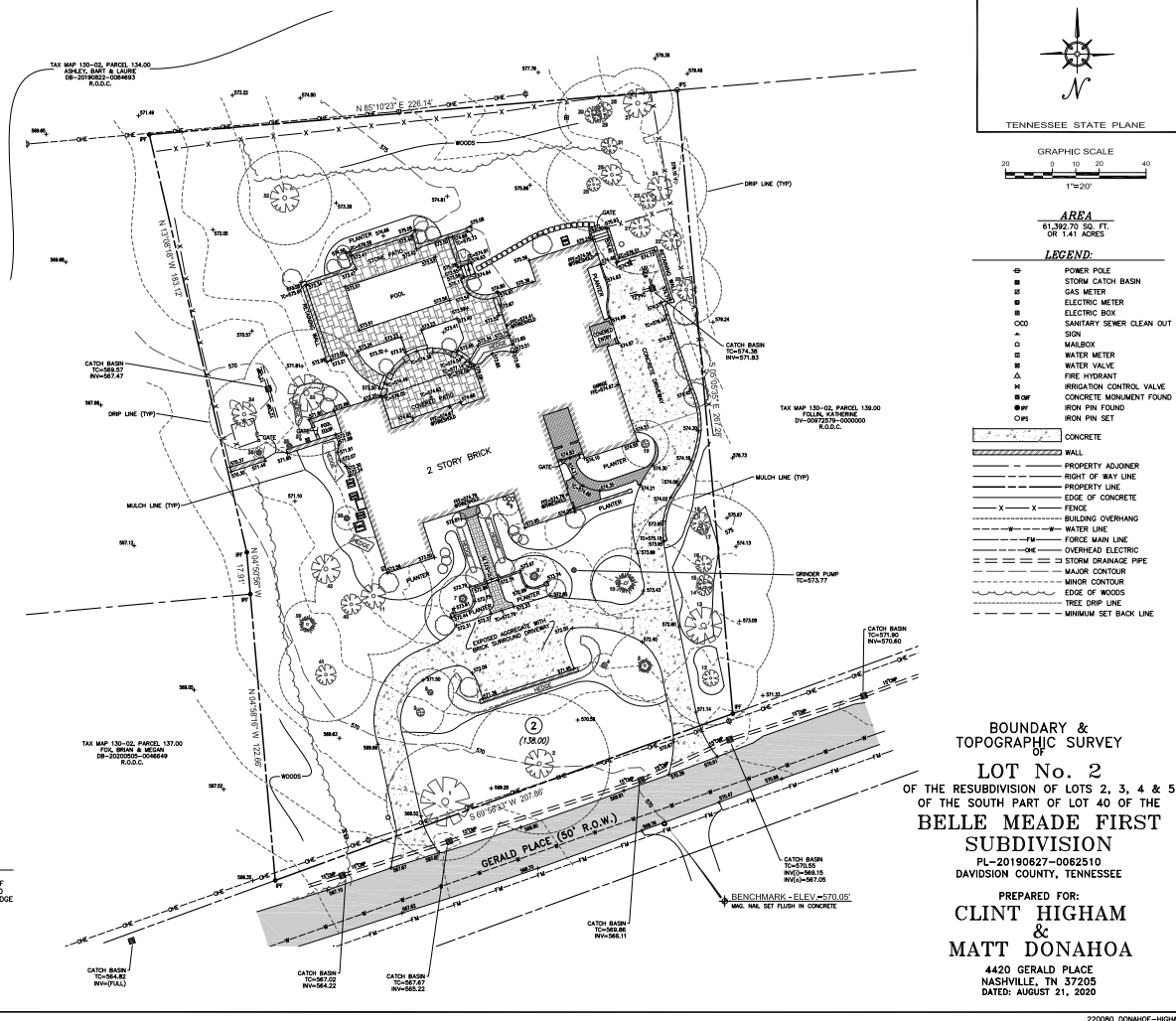
130-02	TYPE	NO.	SIZE	TYPE
1	20"	1	10"	INCORPORATE
2	10"	1	10"	INCORPORATE
3	10"	1	10"	INCORPORATE
4	10"	1	10"	INCORPORATE
5	10"	1	10"	INCORPORATE
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98	10"	1	10"	INCORPORATE
99	10"	1	10"	INCORPORATE
100	10"	1	10"	INCORPORATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0800-3, STANDARDS OF PRACTICE, THAT THE MATH OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

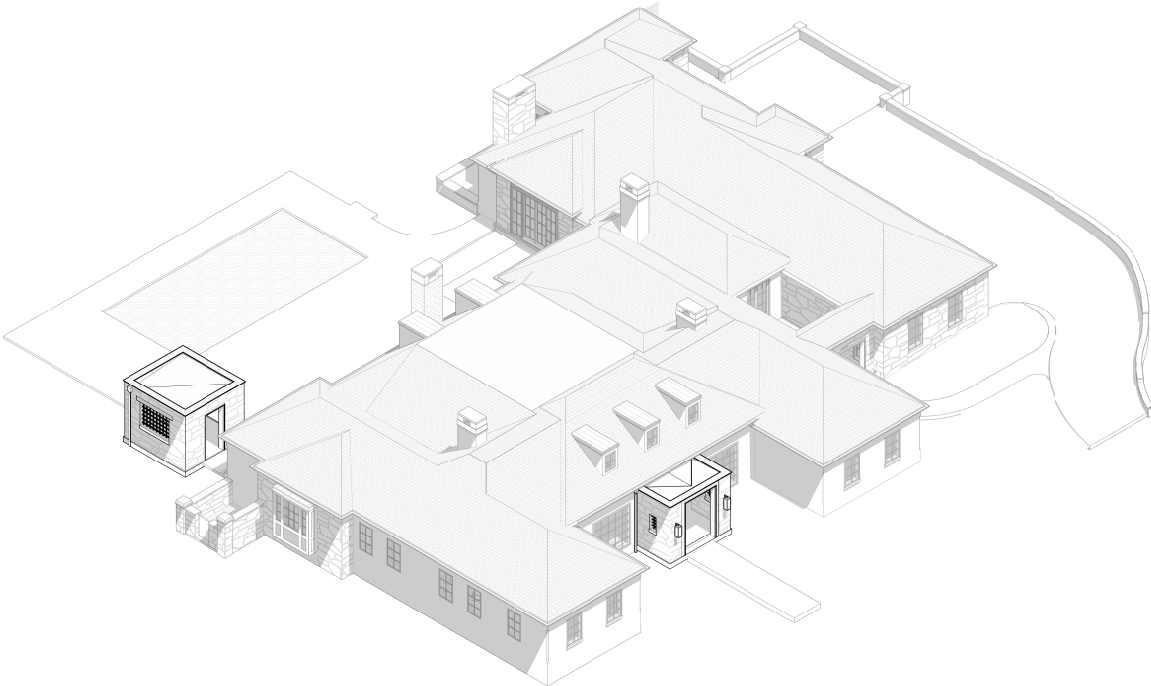
PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

1530 BELLE FOREST CIR
NASHVILLE, TN 37211
TEL: (615) 873-8116, FAX: (615) 873-8117
Email: tim@donlonsurveying.com
http://www.donlonsurveying.com/



BOUNDARY &
TOPOGRAPHIC SURVEY
OF
LOT No. 2
OF THE RESUBDIVISION OF LOTS 2, 3, 4 & 5
OF THE SOUTH PART OF LOT 40 OF THE
BELLE MEADE FIRST
SUBDIVISION
PL-20190627-0062510
DAVIDSON COUNTY, TENNESSEE
PREPARED FOR:
CLINT HIGHAM
&
MATT DONAHUE
4420 GERALD PLACE
NASHVILLE, TN 37205
DATED: AUGUST 21, 2020

222080 DONAHUE-HIGHAM



Clint Higham & Matt Donahoe

Gerald - Exterior Improvements

100% CD SET

**RECESS**

RECESS, PLLC
PO BOX 188415 NASHVILLE, TN 37218
(615) 860-9654 T (615) 445-5883
RECESS WORKS



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Clint Higham & Matt Donahoe

Gerald - Exterior Improvements

4420 Gerald Place
Nashville, TN 37205

REVISION INFORMATION

△	100% CD SET	04/07/26
	GROSS AREA CALCULATIONS	05/05/26

100% CD SET

PROJECT #	2600
ISSUE DATE	04/07/26

COVER SHEET

G0.0

GENERAL NOTES

1. **INTERPRETATION**
THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS. IN THE EVENT OF A DISCREPANCY BETWEEN THE CONSTRUCTION DOCUMENTS, THE ARCHITECT'S INTENT SHALL BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITIONS TO THE OWNER IN WRITING.
2. **DRAWING SCALE**
THE CONTRACTOR SHALL NOT SCALE DRAWINGS. MEASUREMENTS AND VERIFY FIELD CONDITIONS. VERIFY CORRECT DIMENSIONS WITH ARCHITECT. GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. **FIELD CONDITIONS**
THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
4. **FINISHED FLOOR ELEVATIONS**
FINISHED FLOOR ELEVATIONS SHOWN ARE SUBJECT TO ACTUAL FIELD CONDITIONS, GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES, TREE LOCATIONS, UTILITIES AND PROPOSED LOCATION OF ADDITIONS AND SHALL ADVISE ARCHITECT OF ANY RECOMMENDED ADJUSTMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. **CONSTRUCTION MEANS AND METHODS**
THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTORS' BEST SKILL AND JUDGMENT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS.
6. **BUILDING SYSTEMS**
THE CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF BUILDING SYSTEMS AND EQUIPMENT. THEY SHALL VERIFY THAT REQUIRED CLEARANCES FOR BUILDING SYSTEMS AND EQUIPMENT ARE MAINTAINED AND PROVIDED. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, INTERNET AND CABLE.
7. **CLEARANCES**
THE CONTRACTOR SHALL COORDINATE WITH ALL BUILDING TRADERS INVOLVED IN THE PROJECT TO INSURE PROPER CLEARANCES FOR FUTURES, DUCTS, CEILING ETC. WHILE MAINTAINING THE SPECIFIED CEILING HEIGHTS NOTED ON THE DRAWINGS. CLARIFY ANY CONFLICTS WITH THE ARCHITECT.
8. **LOCATIONS**
GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY SERVICE (WATER, SEWER, GAS, ELECTRIC, TELEPHONE, CABLE, INTERNET, ETC.) CONNECTIONS, ALL CONNECTIONS, METERS, CLEAN OUTS, ETC. SHALL BE LOCATED IN NON-VISIBLY OFFENSIVE AREAS. ELECTRICAL PANELS, TELEPHONE EQUIPMENT, ETC. SHALL BE LOCATED IN CONCEALED AREAS. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES AND GOVERNING AGENCIES. ANY LOCATIONS NOT SHOWN SHALL BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION. UNLESS OTHERWISE NOTED, WHERE APPLICABLE, THE ABOVE PANELS AND/OR EQUIPMENT SHALL BE FULLY RECESSED AND MANTAIN THE INTEGRITY OF WALL PRE FINISHING REQUIREMENTS WHERE APPLICABLE.
9. **ROOF PENETRATIONS**
ALL PLUMBING VENT STACKS AND MECHANICAL VENTS SHALL BE GROUPED WITHIN THE HOUSE STRUCTURE OR ATTIC SPACE WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. ALL PLUMBING AND MECHANICAL VENTS WHICH EXTEND ABOVE THE ROOF SHALL BE LOCATED AWAY FROM PUBLIC VIEW, (I.E. NO VENTS ALLOWED ON THE FRONT ROOF OR VISIBLE FROM CORNER STREETS OR OUTDOOR LIVING AREAS). ALL GUTTER RUNS, VENTS AND PENETRATIONS SHALL BE PROPERLY PRIMED AND PAINTED TO MATCH COLOR OF ROOF.
10. **PERMIT INSPECTIONS**
UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER GOVERNMENT FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES REGARDING PERFORMANCE OF THE WORK.
11. **TOXIC MATERIAL**
IN THE EVENT OF THE CONTRACTOR ENCOUNTERS MATERIALS ON THE SITE REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC MATERIAL WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITIONS TO THE OWNER IN WRITING.
12. **PARTITIONS**
PARTITIONS WHICH EXTEND TO THE UNDERSIDE OF STRUCTURE SHALL BE TIGHTLY SEALED. THE INTEGRITY OF RATED PARTITIONS AND PARTITIONS SHALL BE MAINTAINED AT CORNERS AND AT INTERSECTIONS OF OTHER PARTITION TYPES. FILL ALL JOISTS AS DETAILLED AND/OR AS REQUIRED USING MATERIALS APPROVED BY GOVERNING CODES. IMMOBILIZED RATED PARTITIONS SHALL CONTINUE TO BE TIGHTLY SEALED TO THE STRUCTURE AND SHALL BE SEALED COMPLETELY ACCORDING TO GOVERNING CODES. PENETRATION OF PIPES, TUBES, CONDUIT, WIRES, CABLES, DUCTS, VENTS, CONDUITS, LIGHTING, AND OTHER FIXTURES THROUGH ASSEMBLIES, WALLS OR FLOORS SHALL BE INSTALLED AND SEALED TO MAINTAIN ENCLOSURE AND/OR FIRE RATING.
13. **PRESSURE TREATED FRAMING**
ALL WOOD FRAMING THAT COMES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (PT).
14. **WINDOWS & DOORS**
WINDOW SIZES INDICATED ON PLANS ARE NOTED BY FRAME SIZES.
- DOOR SIZES INDICATED ON PLANS ARE NOTED BY GENERIC DOOR SIZES.
15. **ALL WINDOW SIZES INDICATED ON THE DRAWINGS SHOW FRAME DESIGN INTENT AND DETAILS. PRIOR TO PURCHASE AND FABRICATION OF THE GENERAL CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND SPECIFICATIONS OF EACH WINDOW WITH THE MANUFACTURER. ONCE THE FRAMING AND ROUGH OPENINGS HAVE BEEN ESTABLISHED, THE WINDOW ORDERING DRAWINGS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT FOR FINAL APPROVAL.**
16. **SECURITY SYSTEMS AND SMOKE DETECTORS**
HARDWARE WITH BATTERY BACKUP SECURITY SYSTEM AND SMOKE DETECTORS, GENERAL CONTRACTOR TO VERIFY AND COORDINATE NUMBER OF LOCATIONS AND LOCATIONS WITH THE OWNER/ARCHITECT AND CODE REQUIREMENTS.
17. **SHELVING/CLOSET REQUIREMENTS**
GENERAL CONTRACTOR SHALL COORDINATE WITH THE DOCUMENTS AND OWNER/ARCHITECT ALL SHELVING/CLOSET REQUIREMENTS.
18. **SITE CLEANUP**
GENERAL CONTRACTOR TO MAINTAIN THE PROJECT SITE ON A DAILY BASIS TO MINIMIZE VISUAL DISRUPTION TO THE OWNER AND NEIGHBORS.

DIMENSION NOTES

1. **DRAWING SCALE**
THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. MEASUREMENTS AND VERIFY FIELD CONDITIONS. VERIFY CORRECT DIMENSIONS WITH ARCHITECT. GENERAL CONTRACTOR SHALL VERIFY AND CHECK ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. **INDICATED DIMENSIONS**
DIMENSIONS ON PLANS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED:
- COLUMNS
FROM CENTERLINE TO CENTERLINE
- WOOD STUD PARTITION
FROM FACE OF STUD TO FACE OF STUD
- CONCRETE
FROM FACE OF CONCRETE TO FACE OF CONCRETE
- MASONRY
FROM FACE OF MASONRY TO FACE OF MASONRY
- BRICKS
FROM FINISHED FLOOR TO CEILING
- EXTERIOR/INTERIOR WALL
FROM EXTERIOR FACE OF WALL TO INTERIOR FACE OF STUD
3. **CASEROOM DIMENSIONS**
CASEROOM DIMENSION SHALL BE VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.
4. **DOORS**
DOORS SHALL BE LOCATED 4" FROM CLEAR OPENING TO ADJACENT WALL UNLESS OTHERWISE NOTED.
5. **VERTICAL DIMENSIONS**
ALL FLOOR TO FLOOR AND CEILING HEIGHTS SHOWN ON DRAWINGS ARE FROM FINISHED FLOOR. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.

CONCRETE/MASONRY NOTES

1. ALL CONCRETE SHALL DEVELOP A MIN. 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
2. ALL REINFORCING STEEL AND ACCESSORIES SHALL BE DETAILLED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF A.C.I. DESIGN MANUAL.
3. REINFORCING IN ALL CONCRETE FOOTINGS AND WALLS SHALL BE CONTINUOUS AROUND CORNERS. LAP ALL STEEL 18" MIN AT SPLICES PER LATEST A.C.I. MANUAL.
4. ALL CORES CONTAINING REINFORCING SHALL BE GROUTED SOLID.
5. ALL CONCRETE BLOCK BELOW GRADE SHALL BE GROUTED SOLID.
6. YIELD TO STRUCTURAL DRAWINGS, SPECIFICATIONS, NOTES, AND QUALITY ASSURANCE PLAN SHOULD THEY CONFLICT WITH ANY OF THE ABOVE NOTES.

LUMBER NOTES

1. STRESS GRADE SAWN LUMBER SHALL CONFORM TO NATIONAL SPECIFICATIONS FOR KNU SCHED NO. 3 SOUTHERN PINE WITH ALLOWABLE STRESS VALUES OF 12,500 PSI IN BENDING AND A MODULUS OF ELASTICITY OF 1,800,000 PSI.
2. PROVIDE LIGHT GASK: JOIST HANGERS AND FRAMING ANCHORS 16 OR 18 GA GALVANIZED STEEL SIZED FOR FULL LOAD CARRYING CAPACITY OF SUPPORTED MEMBERS AS REQUIRED.
3. PROVIDE BRIDGING IN FLOORING AND ROOFS IN ACCORDANCE WITH THE APPLICABLE CODES. PROVIDE A MINIMUM OF ONE ROW NEAR MID SPAN FOR ALL FLOORS. FLOOR AREAS TO RECEIVE TIE OR STONE SHALL HAVE 3 ROWS OF BRIDGING. MINIMIZE ANY FUTURE DEFLECTION.
4. SUBFLOOR SHALL BE 7/8" STUD FLOOR SYSTEM SECURE WITH ADHESIVE AND METAL FASTENERS (SCREWS PER APA RECOMMENDATIONS AND REQUIREMENTS).
5. EXTERIOR WALLS SHALL BE 8" APA RATED EXTERIOR GRADE SHEATHING WITH TYPICAL HOUSE WRAP OR EQUAL NAIL SHEATHING WITH 8" NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. AT INTERMEDIATE FRAMING. EXTERIOR SHEATHING SHALL BE INSTALLED TO SPAN OVER ALL PLATE LINES AT FLOOR AND RAFTER BEARING LOCATIONS.
6. ROOF SHEATHING SHALL BE 5/8" APA RATED PLYWOOD, EXPOSURE I, SPAN RATING AS REQUIRED TO SPLIT RAFTER BRACING.
7. ALL PLYWOOD NAILING & NON-FLOOR LOCATIONS TO CONFORM WITH AMERICAN PLYWOOD ASSOCIATION RECOMMENDATIONS.
8. PROVIDE DOUBLE STUD BESIDE ALL WINDOW, DOOR, AND ACCESS OPENINGS UNLESS NOTED OTHERWISE.
9. MAKE ALL CUTS TRUE AND SQUARE FOR FULL BEARING AT STRUCTURAL JOINTS.
10. ALL WOOD INDIRECT CONTACT WITH CONCRETE OR CMU MUST BE PRESURE TREATED.
11. BOTTOMS OF ANY WOOD MEMBER SHOULD BE A MINIMUM OF 4" ABOVE GRADE.
12. TREAT ALL ENDS, CUTS, HOLES, ETC WITH PRESERVATIVES BEFORE PLACEMENT.
13. YIELD TO STRUCTURAL DRAWINGS, SPECIFICATIONS, NOTES, AND QUALITY ASSURANCE PLAN SHOULD THEY CONFLICT WITH ANY OF THE ABOVE NOTES.

DEFINITIONS & TERMINOLOGY

1. **"TYPICAL"**
UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS WHICH ORIGINALLY, CONDITION IS INDICATED.
2. **"SIMILAR"**
MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION WHICH MATCHES THE ORIGINAL CONDITION INDICATED.
3. **"ALIGNED"**
MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS, ETC.) WHICH ARE ADJACENT ON THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ARCHITECT VOICES.

ABBREVIATIONS

- AFP ABOVE FINISHED FLOOR
ALUM ALUMINUM
BM BOTTOM OF CENTERLINE
CLM CENTERLINE
COL COLUMN
CON CONCRETE
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CMT CENTER OF MASS
DITL DETAIL
DS DOWN SPOUT
EF EXHAUST FAN
EXP EXPANSION JOINT
FIN FINISHED FLOOR
FTE FINISHED FLOOR ELEVATION
FPA FACE OF FINISH
EQ EQUAL
DWP DRYWALL BOARD
HM HOLLOW METAL
ID INSULATION
INT INTERIOR
MAX MAXIMUM
MIN MINIMUM
MIL NOT IN CONTRACT
N/A NOT TO SCALE
OC ON CENTER
OTS OUTSIDE DIAMETER
OFC OWNER FURNISHED CONTRACTOR INSTALLED
OFE OWNER FURNISHED EQUIPMENT
PBO PROVIDED BY OWNER
PSI POUNDS PER SQUARE INCH
PTD PRESURE TREATED
PTD PAINTED
RENF REINFORCEMENT
RO ROOF OPENING
RD ROOF DRAIN
SM SIMILAR
SS STAINLESS STEEL
TBD TO BE DETERMINED
TOP TOP OF
UNO UNLESS NOTED OTHERWISE
WR WATER RESISTANT

SHEET LIST

- 00.0 COVER SHEET
01.0 SITE PLAN - EXISTING & PROPOSED
02.0 SITE PLAN - EXISTING - ENLARGED
03.0 SITE PLAN - ZONING CALCULATIONS - EXISTING - ENLARGED
04.0 SITE PLAN - ZONING CALCULATIONS - PROPOSED - ENLARGED
05.0 SITE PLAN - PROPOSED - ENLARGED
06.0 SURVEY BY OTHERS
07.0 OVERALL - EXISTING - ISOMETRIC AERIAL
08.0 OVERALL - PROPOSED - ISOMETRIC AERIAL
09.0 FRONT ENTRY - PROPOSED - PLANS
10.0 FRONT ELEVATION - EXISTING & PROPOSED
11.0 FRONT ENTRY - PROPOSED - ELEVATIONS
12.0 FRONT ENTRY - PROPOSED - ISOMETRIC VIEW
13.0 GAZEBO - PROPOSED - PLANS
14.0 GAZEBO - PROPOSED - ELEVATIONS
15.0 GAZEBO - PROPOSED - ISOMETRIC VIEW
TOTAL SHEETS: 16

PROJECT TEAM

OWNER
CLINT HIGHAM & MATT DONAHOE
4420 GERALD PLACE
NASHVILLE, TN 37205
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NASHVILLE, TN 37205
TIMON@RECESSWORKS

ZONING INFORMATION

JURISDICTION BELLE MEADE
PARCEL # 1300201800
LOT ACRES/EST 1.41 ACRES / 61,420 SF
ZONING DISTRICTS RES-2C-2-B

PROJECT DESCRIPTION

EXTERIOR IMPROVEMENTS ON AN EXISTING SINGLE FAMILY HOME. NEW STONE COVERED ENTRY PORCH AT FRONT ENTRY DOOR AND NEW STONE GAZEBO IN REAR YARD.

APPLICABLE CODES

BELLE MEADE MUNICIPAL CODE
INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION



RECESS, PLLC
NASHVILLE, TN 37205
(615) 860-9454
TIMON@RECESSWORKS



© 2026

Clint Higham & Matt Donahoe
Gerald - Exterior Improvements
4420 Gerald Place
Nashville, TN 37205

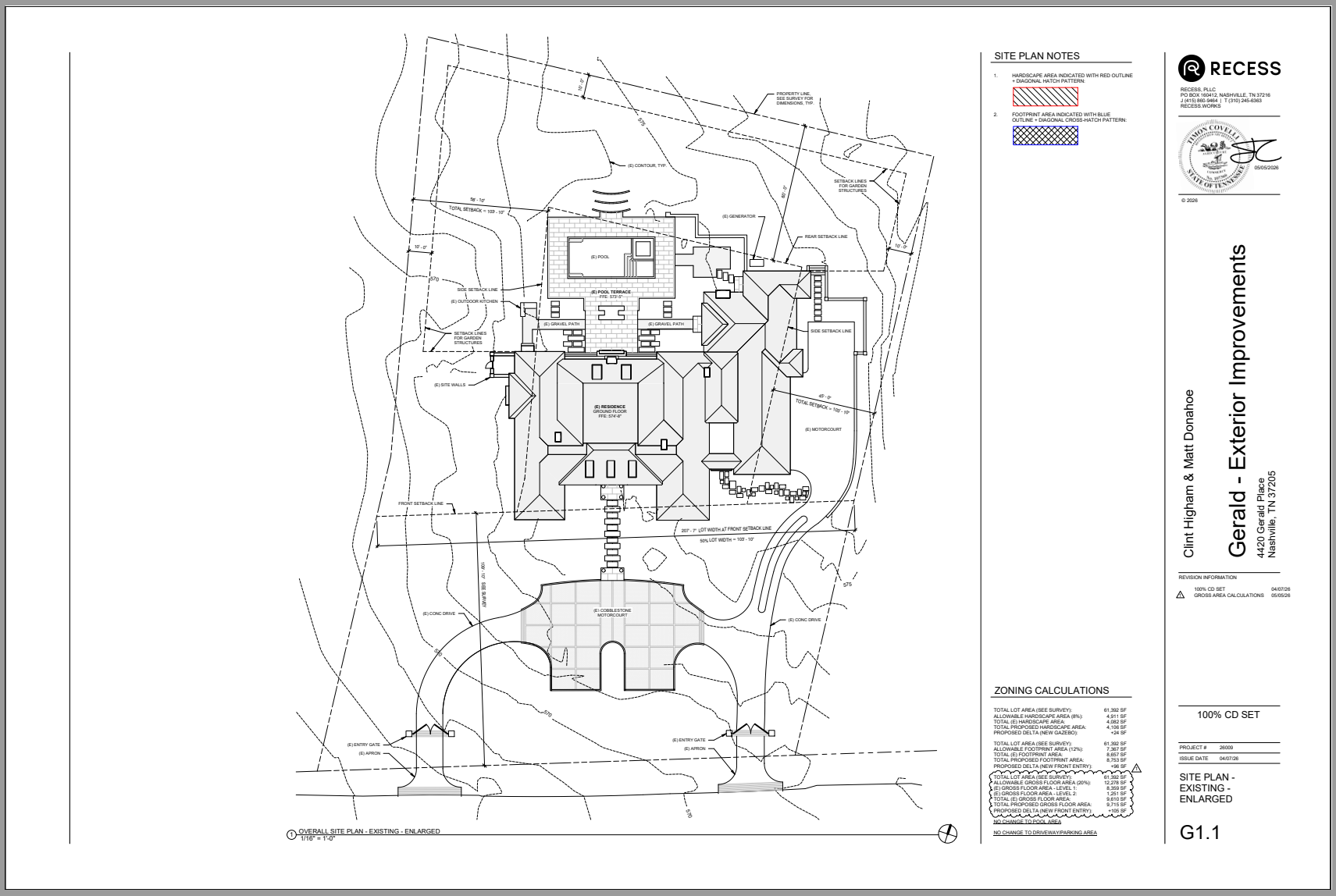
REVISION INFORMATION
100% CD SET 04/07/26
GROSS AREA CALCULATIONS 05/05/26

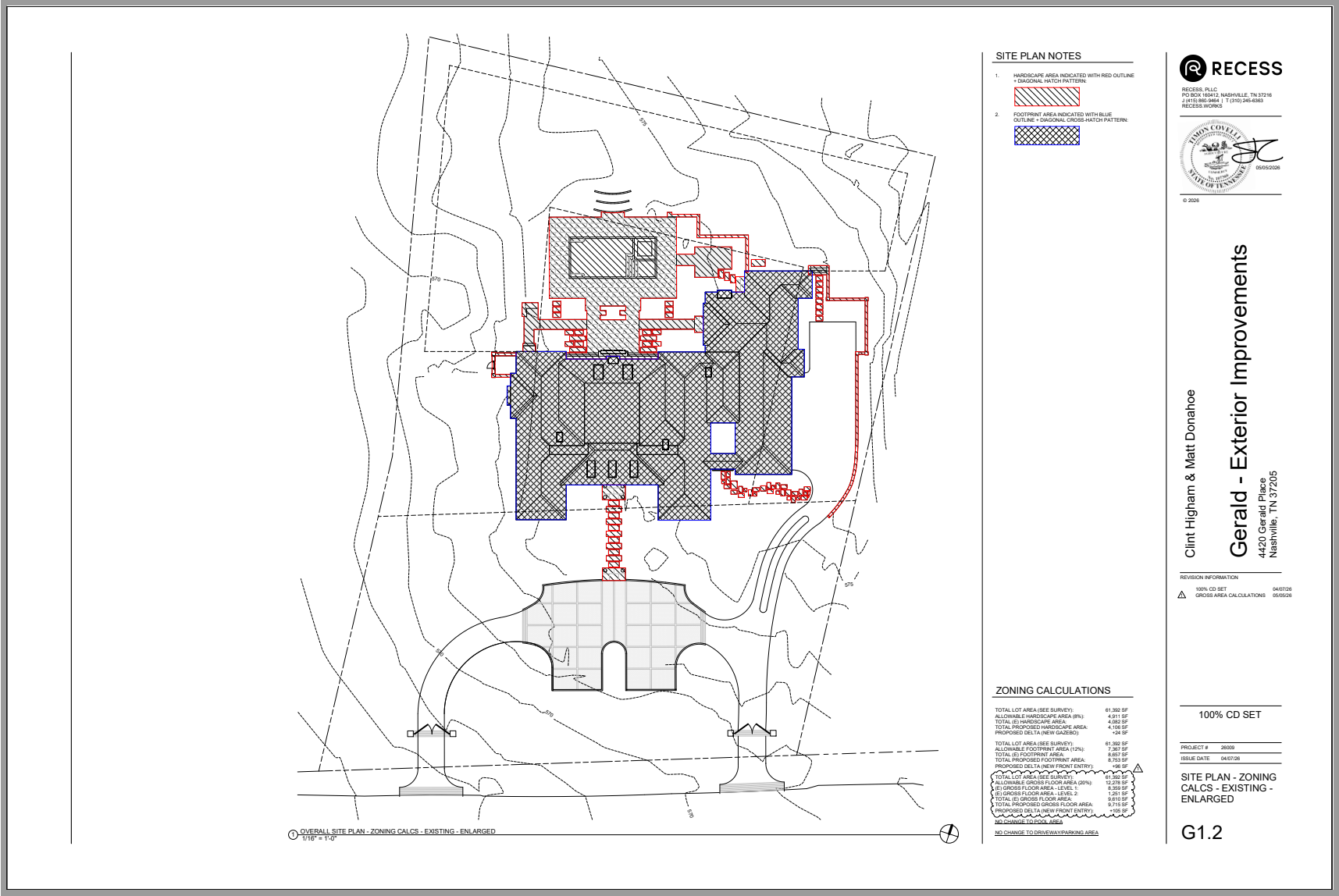
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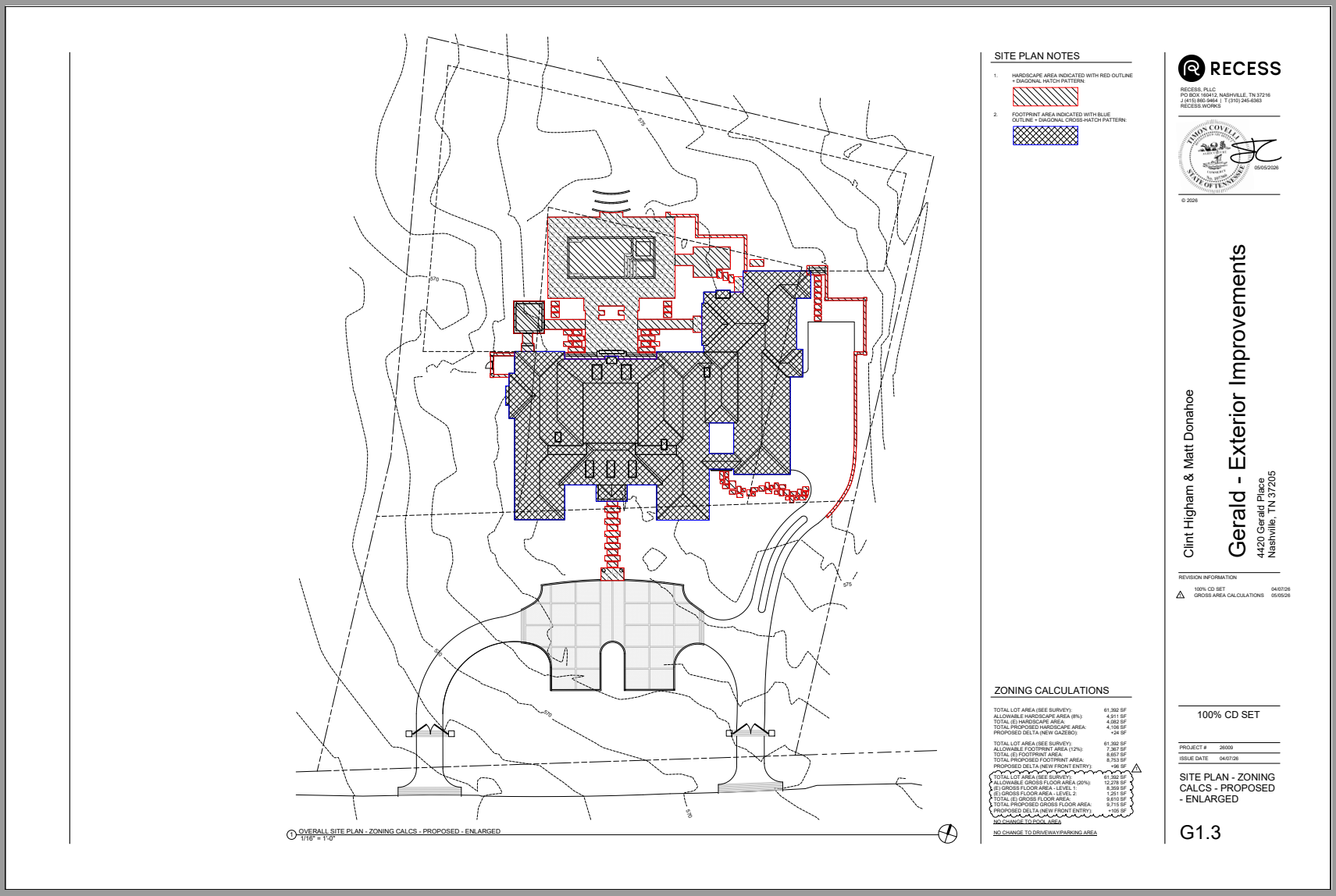
PROJECT # 2600
ISSUE DATE 04/07/26

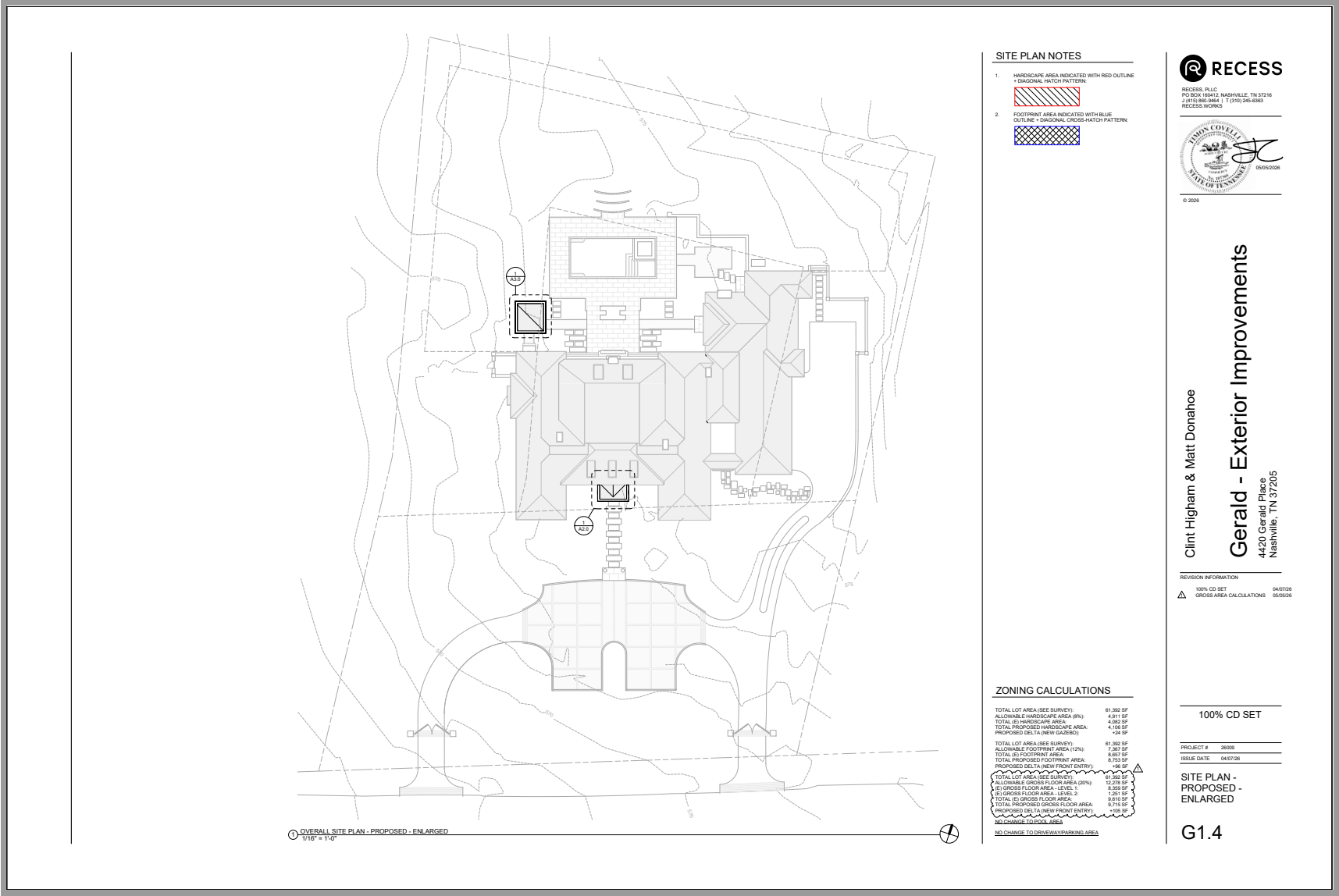
GENERAL NOTES & SHEET INDEX

G0.1









NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE BEFORE ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.
- 2) THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
- 3) UPON REVIEWING FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, 47037C0351H, DATED APRIL 5, 2017, IT HAS BEEN DETERMINED THE LIMITS OF THE DETAIL STUDY DO NOT REACH THE SUBJECT PROPERTY (FLOOD ZONE "X").
- 4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 6) TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'; DATUM BASED ON GPS SURVEY METHODS AND PROCEDURES. VERTICAL DATUM IS MGLD.88.
- 7) THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 8) BASIS OF BEARING TAKEN FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AND TRANSLATED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM BASED AS ESTABLISHED FOR THIS SURVEY.
- 9) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS, AND ALL OTHER MATTERS SHOWN ON THE RECORDED PLAT, RESUBDIVISION OF LOTS 2, 3, 4 & 5 OF THE SOUTH PART OF LOT 40 OF BELLE MEADE FIRST SUBDIVISION, PL-20190627-0062510, R.O.D.C.
- 10) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 130-02.

PLAT REFERENCE

BEING LOT 2, OF THE PLAN OF
RESUBDIVISION OF LOTS 2, 3, 4 & 5 OF THE SOUTH
PART OF LOT 40 OF BELLE MEADE FIRST SUBDIVISION,
PL-20190627-0062510, R.O.D.C.

PROPERTY OWNER INFORMATION

CLINT HIGHAM & MATT DONAHUE (138.00)
4420 GERALD PLACE
NASHVILLE, TN 37205
TAX MAP 130-02, PARCEL 138.00
DB-20200810-008709, R.O.D.C.

DISTRICT BULK RESTRICTIONS

THE REQUIRED SETBACKS FOR THE SUBJECT PROPERTY (RESIDENCE B) SHOWN ON THIS DRAWING WERE OBTAINED FROM THE CITY OF BELLE MEADE ZONING ORDINANCES TABLES. IN RESIDENTIAL AREAS WITH AN ESTABLISHED DEVELOPMENT PATTERN, THE MINIMUM REQUIRED STREET SETBACK FOR RESIDENCE B DISTRICT SHALL BE THE AVERAGE OF THE STREET SETBACK OF THE LOTS IMMEDIATELY ADJACENT FOR 1000' OR 1 BLOCK IN THE TABLE BELOW PRIOR TO ANY NEW DESIGN OR CONSTRUCTION. THESE SETBACKS SHOULD BE VERIFIED WITH THE BELLE MEADE PLANNING COMMISSION. FOR THE FINAL DETERMINATION, SETBACK INFORMATION DERIVED FROM MEASUREMENTS TAKEN FROM THE CENTERLINE OF THE ROAD MINUS HALF OF THE RIGHT OF WAY.
FRONT SETBACK = 109.85' (AVERAGE OF 2 ADJACENT PROPERTIES)
REAR SETBACKS = 60' FOR BUILDING HEIGHT OF 25' OR LESS
85' FOR BUILDING HEIGHT IN EXCESS OF 25'
SIDE SETBACKS = 50% OF LOT WIDTH AT FRONT SETBACK
MINIMUM SETBACK NOT TO BE LESS THAN 20X'

TREE TABLE

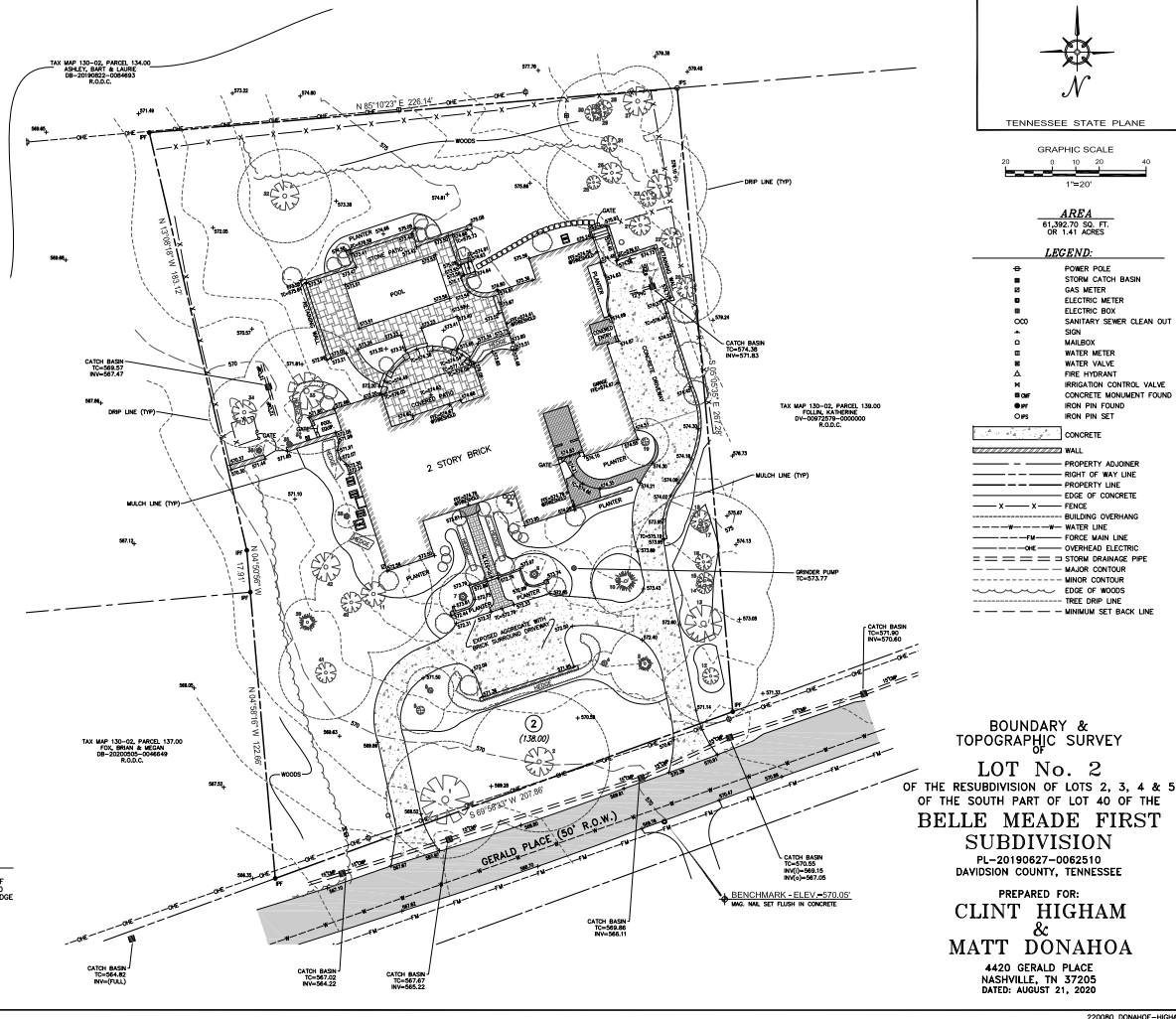
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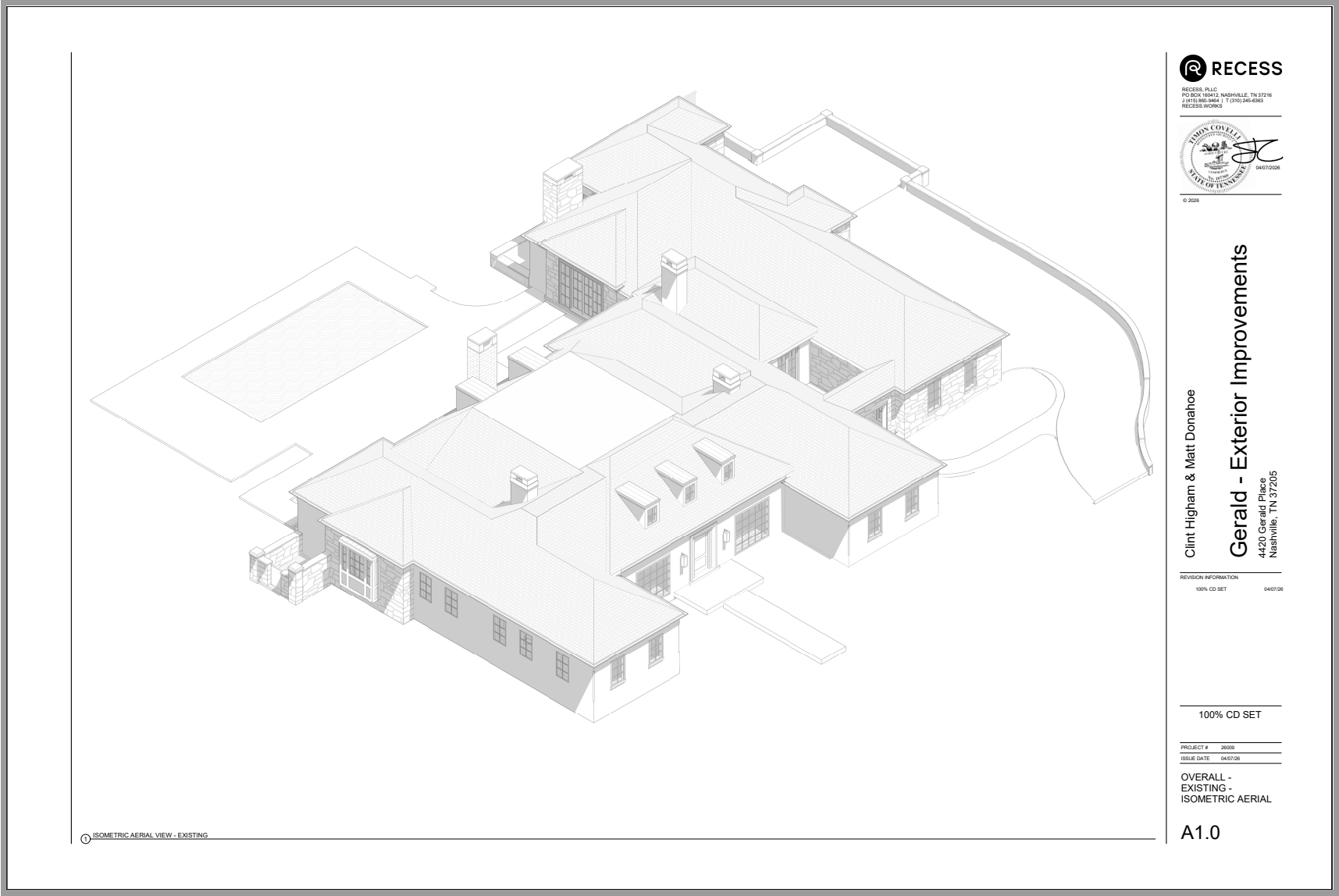
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY IN COMPLIANCE WITH THE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CHAPTER 0800-3, STANDARDS OF PRACTICE, THAT THE MATH OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

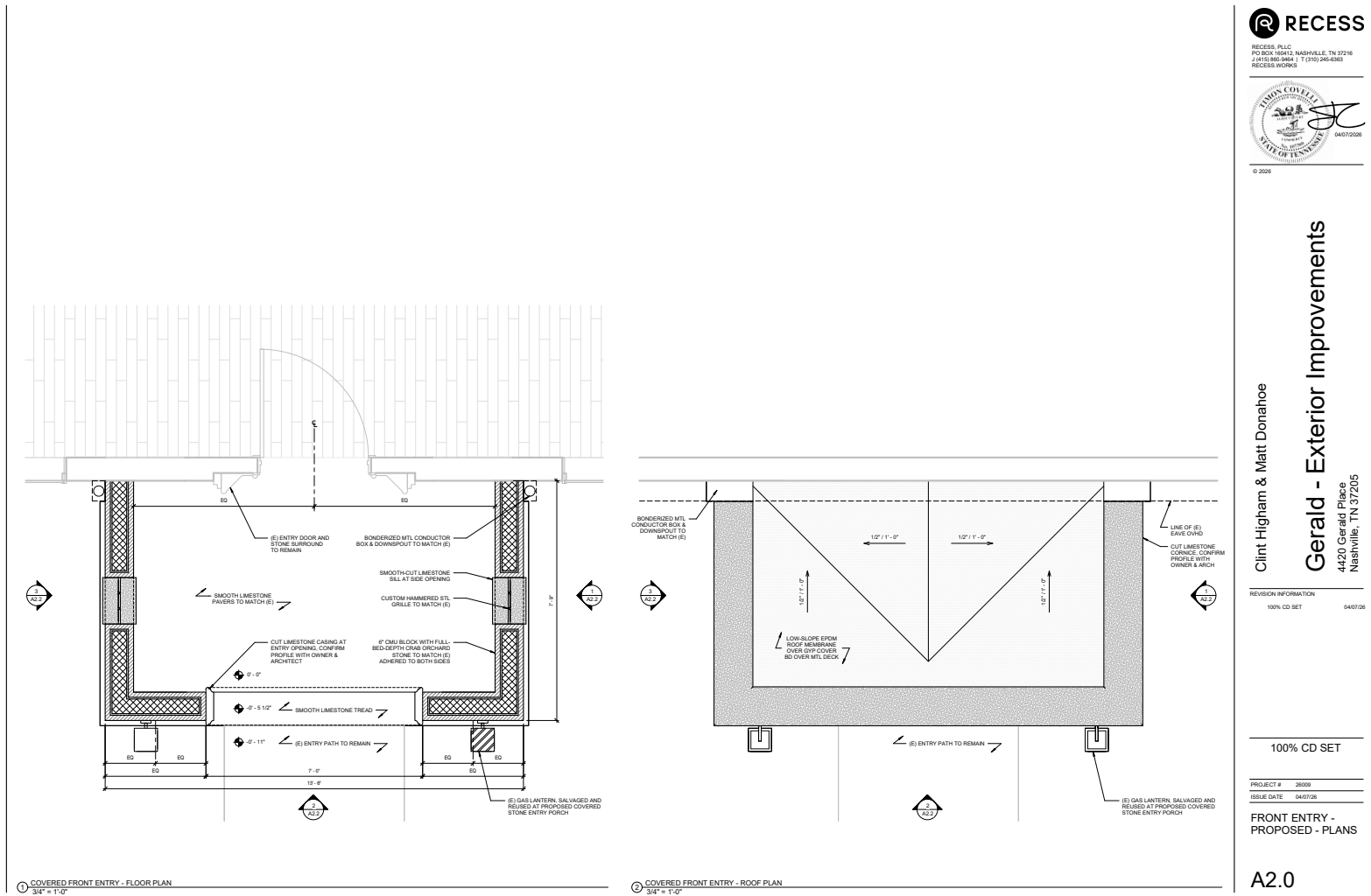
PREPARED BY:
DONLON LAND SURVEYING, LLC
TIMOTHY MARK DONLON

1530 BELLE FOREST CIR
NASHVILLE, TN 37211
TEL: (615) 873-8116, FAX: (615) 873-8117
Email: tim@donlonsurveying.com
http://www.donlonsurveying.com/

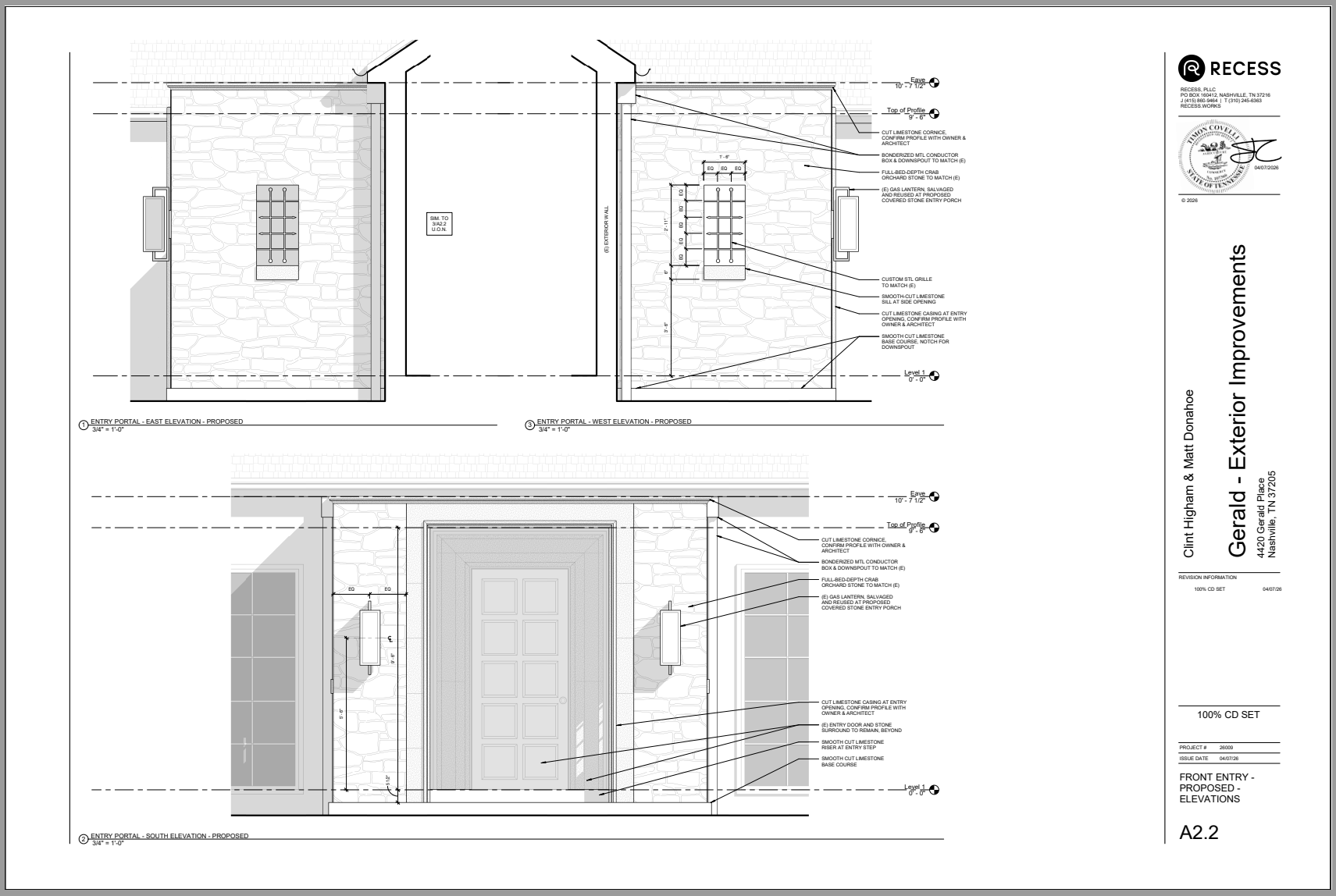


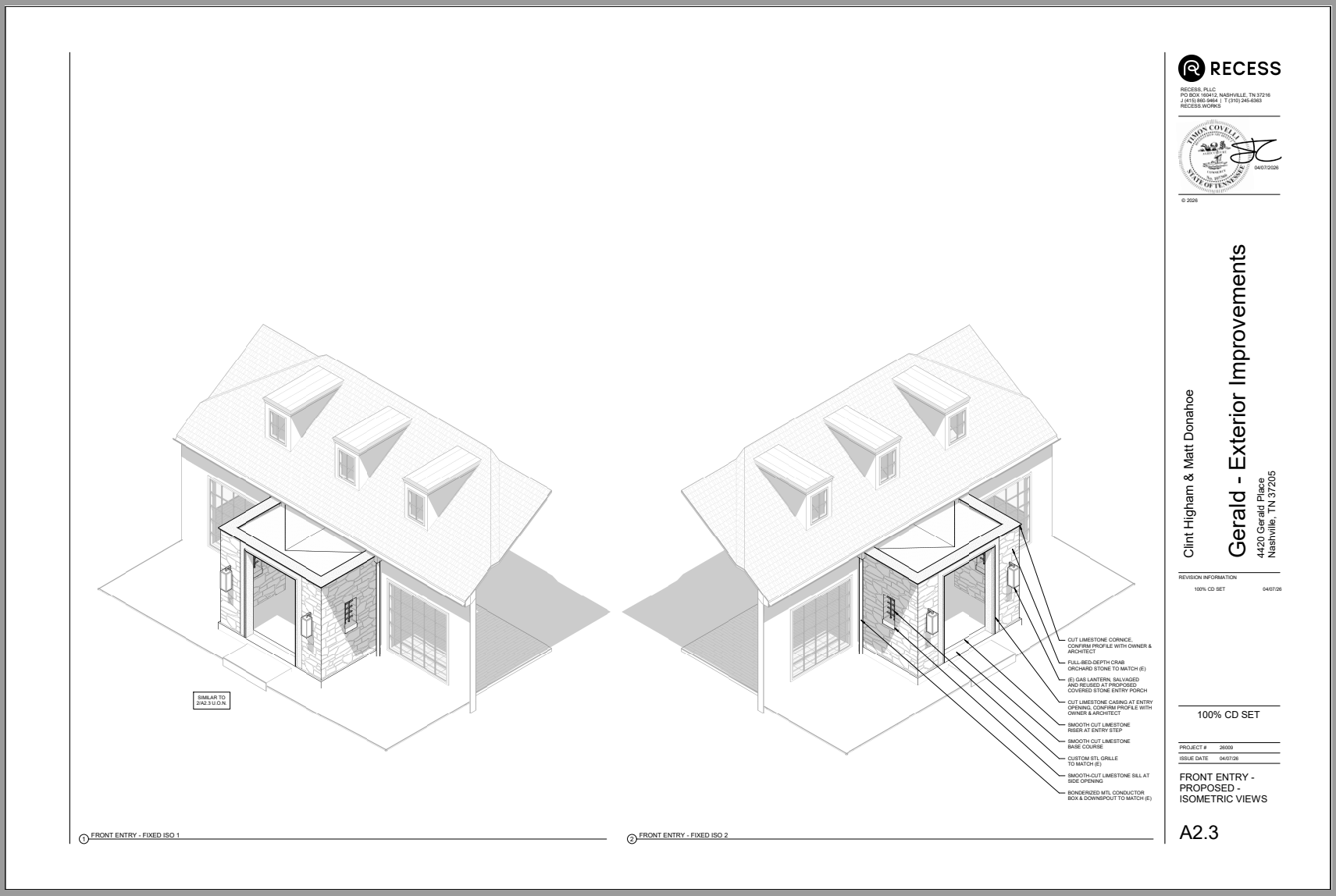


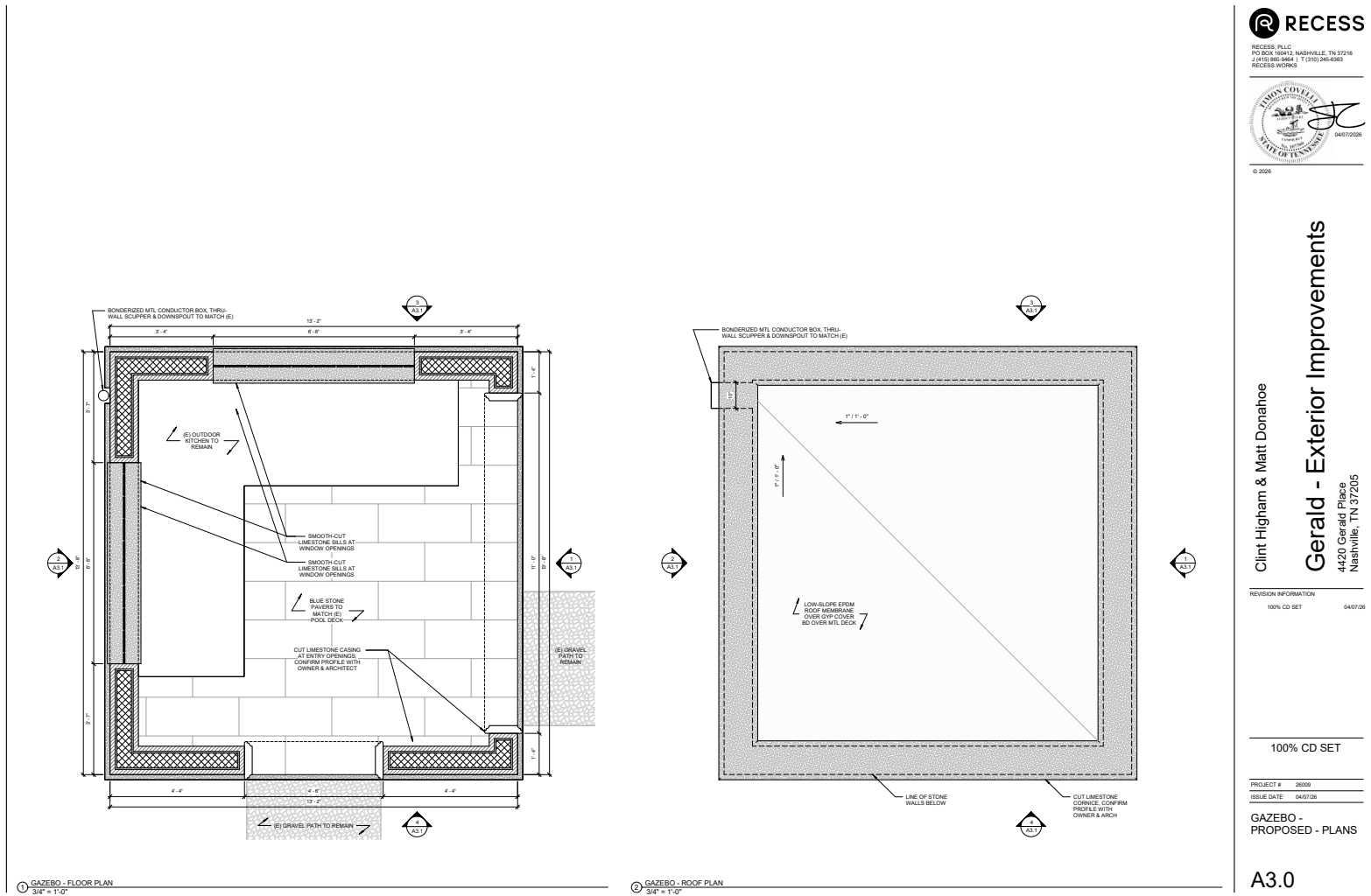


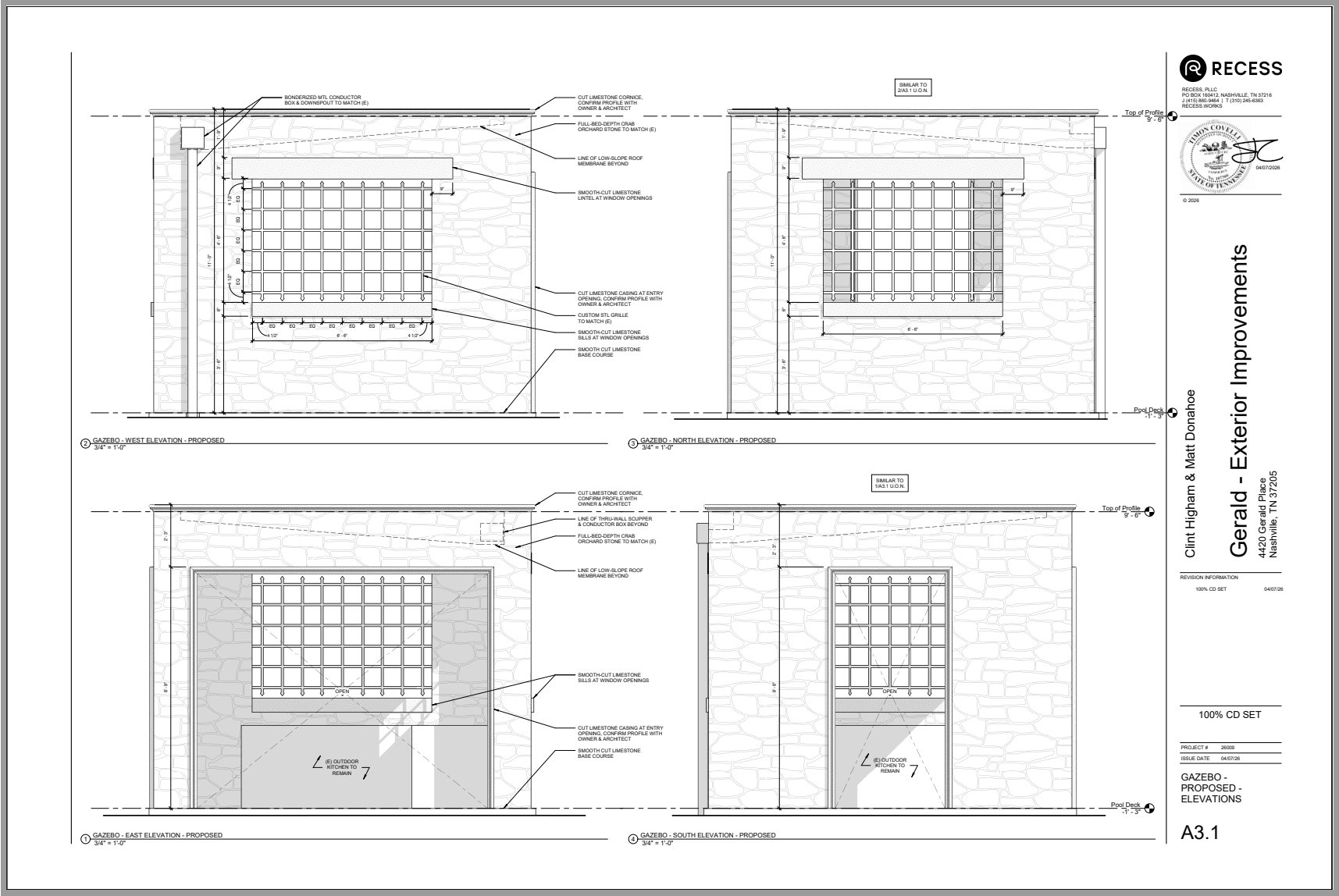


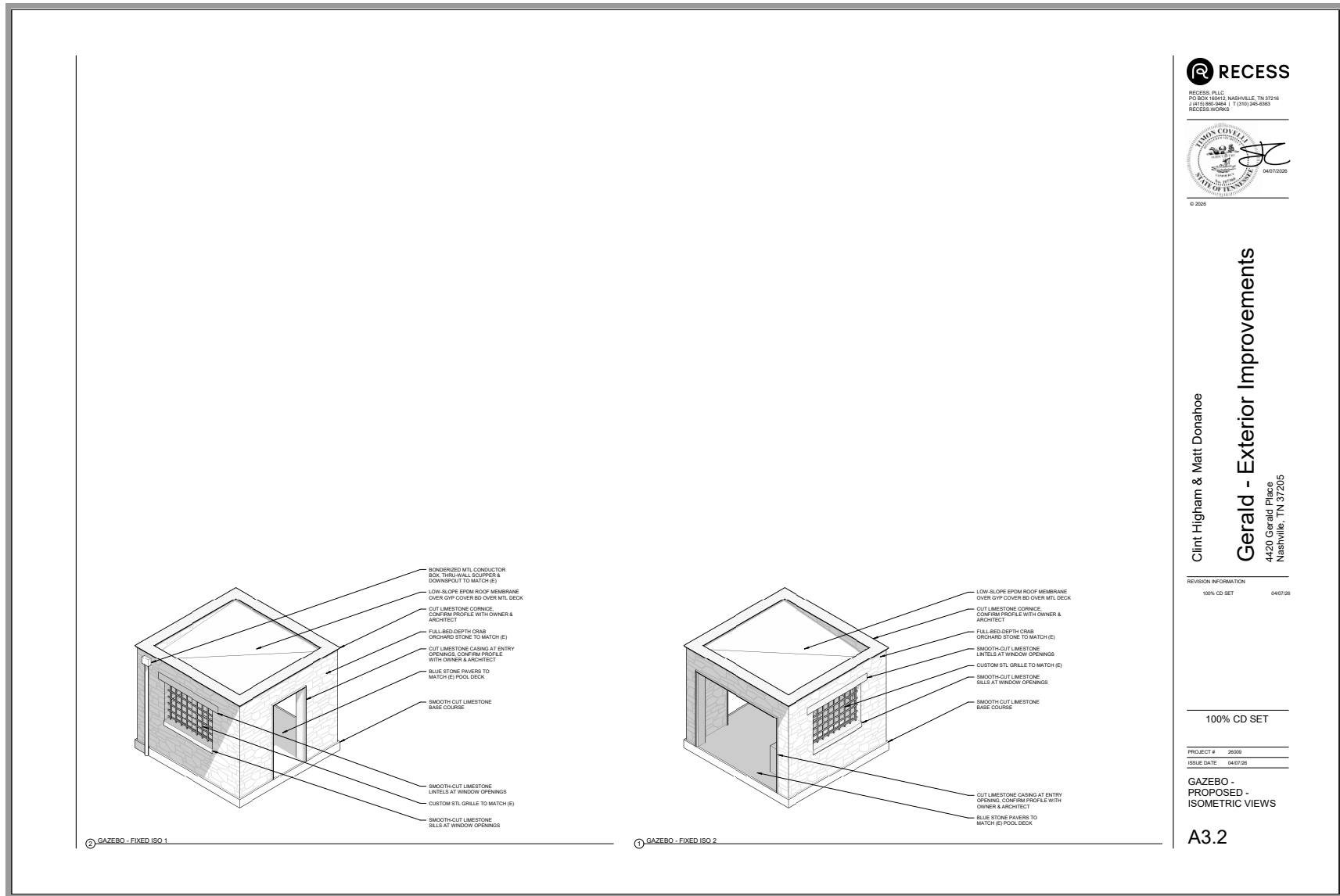












Staff Report

Agenda No.: IV.E.
Case No.: A26-30
Staff: Mary Samaniego, Planning Director
Applicant: The Ozzie Inc Land Trust
Request: A variance to maximum footprint
Location: 4420 Gerland Place

Summary:

The applicant is requesting a variance for an additional that exceeds the maximum allowable building footprint. The specific request is to construct an entry porch to the front of the residence.

Planning Considerations:

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

1. The subject property is 1.41 acres (61,392 square feet).
2. The lot is generally rectangular in shape and has an elevation change of 14' from the rear falling to the front.
3. The existing dwelling was constructed in 1951 and includes an attached four-car garage.
4. In 1994 and 1996 Board of Zoning Appeals meetings, the existing dwelling was approved for variances to allow the construction of an addition to the residence.
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 7,367 square feet. The existing residence has a building footprint of 8,657 square feet and the porch addition of 96 square feet will then provide as overall building footprint of 8,753 square feet (1,386 square feet over the maximum allowable).

Findings of Fact and Staff Recommendation:

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

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

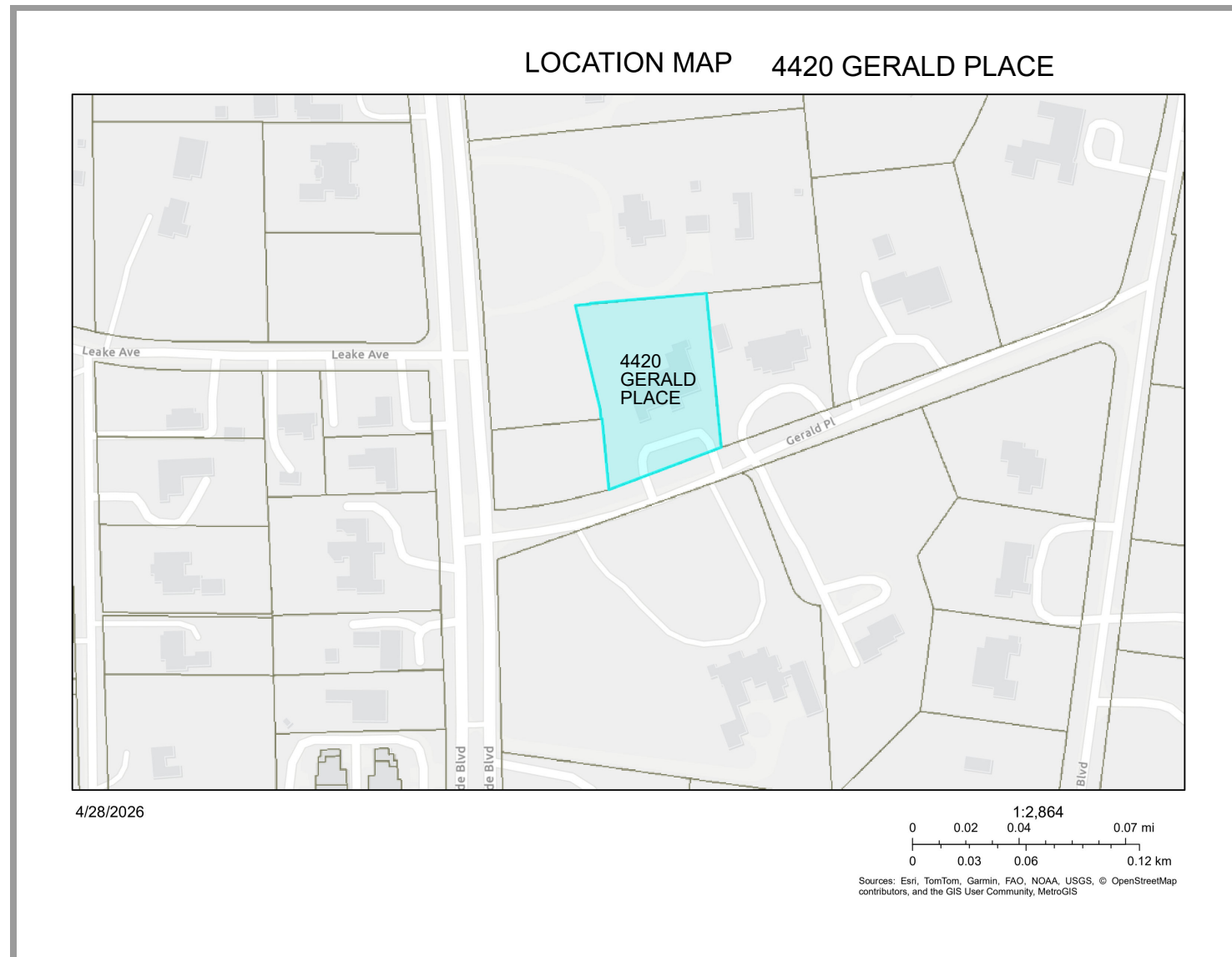
exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

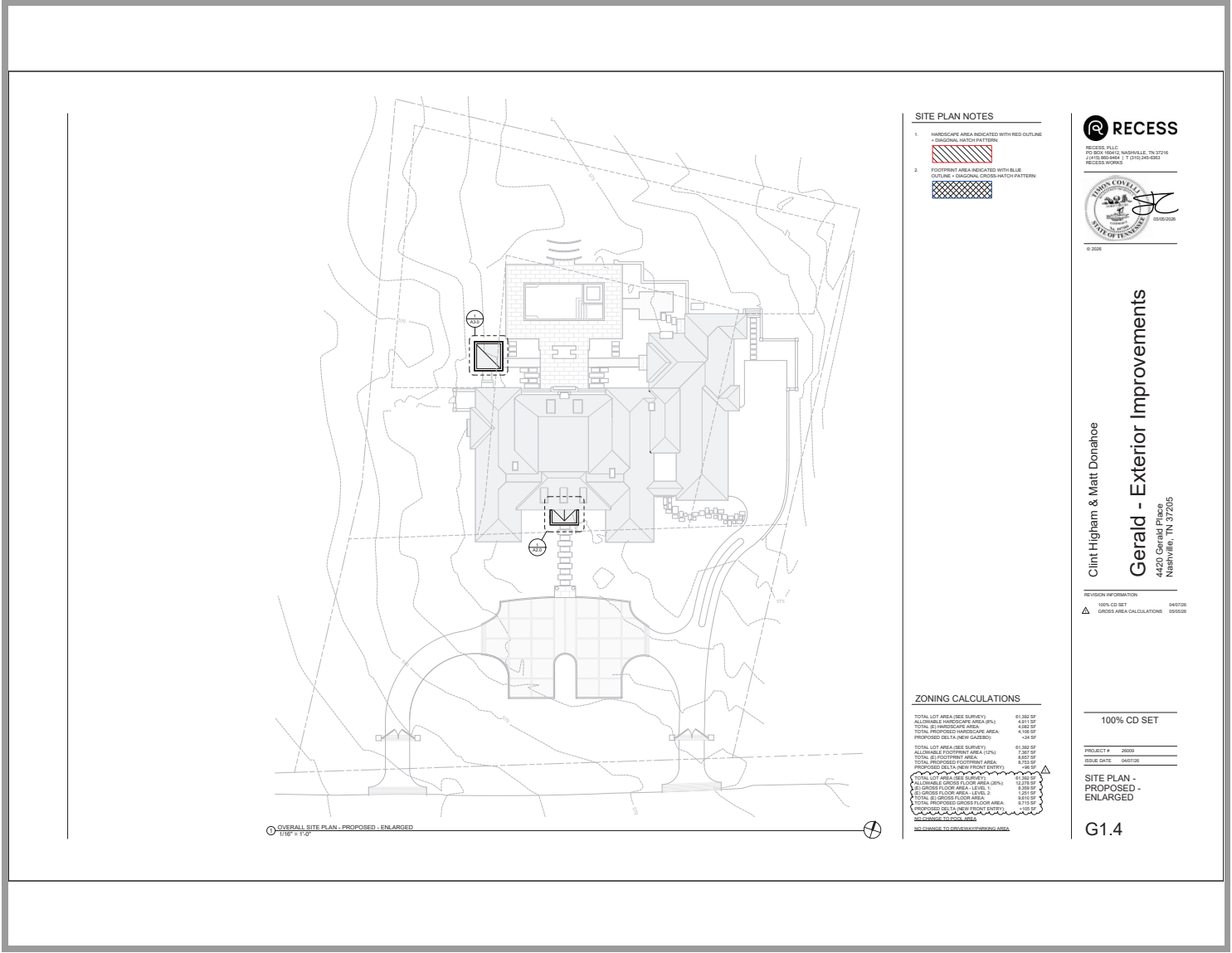
The applicant is proposing to exceed the maximum footprint, building area, and setback that were adopted in the Zoning Ordinance to benefit the public good. This property already exceeds the allowable footprint. The proposed project, while small, will bring this site further out of compliance with the intended massing and scale of this property. It is staff's professional opinion that the requirement for footprint is to limit the mass and scale of dwellings within a given site. The City of Belle Meade enjoys large sprawling yards that contributes to the City identity. 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 variance does not meet this intent as it will provide a large dwelling on a lot that is out of scale.

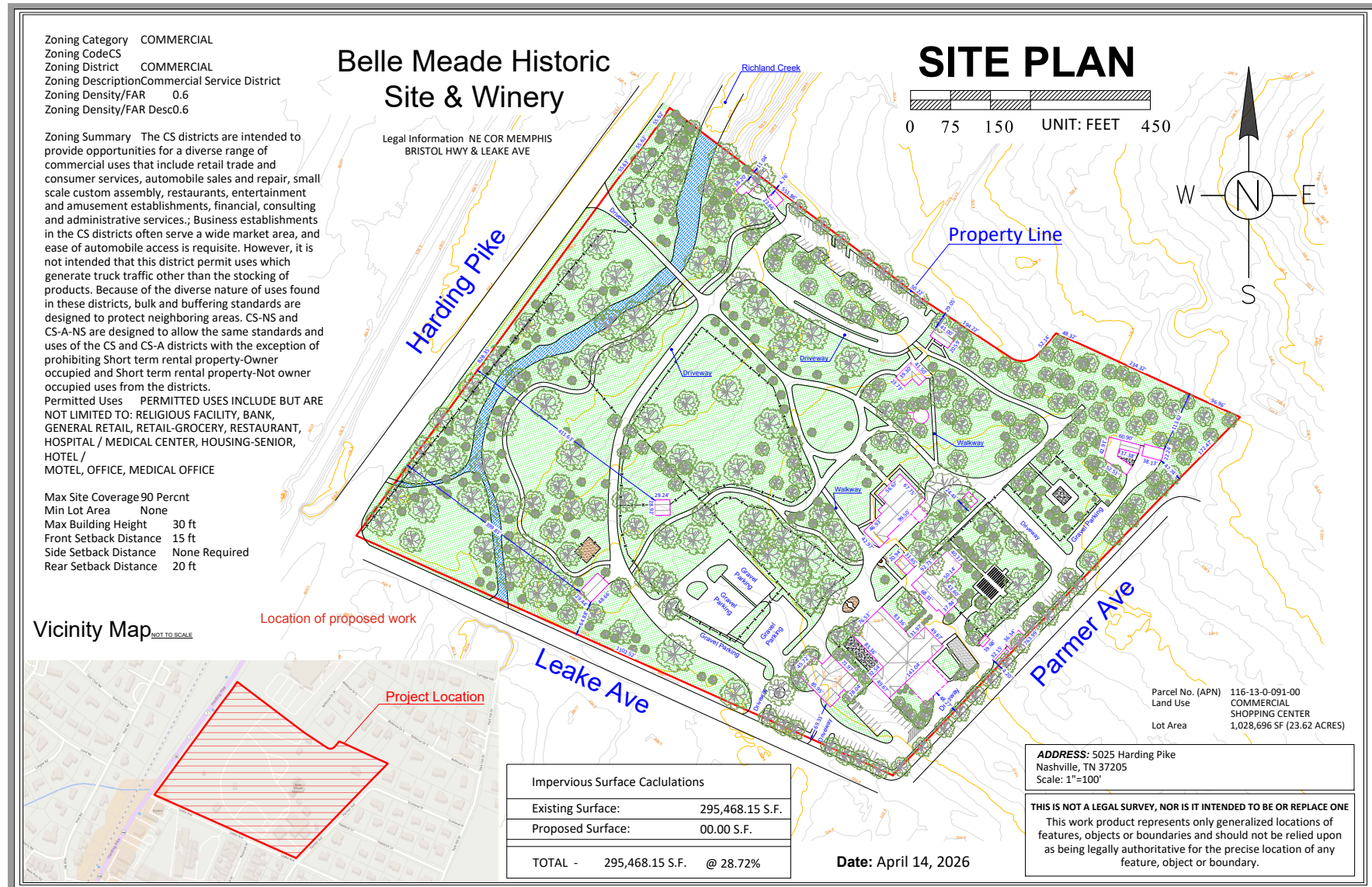
Staff recommends denial of the variance request based on the written findings of fact.

Attachments:

1. Location Map
2. Staff Analysis of Site Plan









BELLE MEADE
HISTORIC SITE & WINERY

BOARD OF ZONING APPEALS

City of Belle Meade, Tennessee

Applicant:	Belle Meade Historic Site & Winery
Address:	5025 Harding Pike, Nashville, TN 37205
Parcel No.:	116-13-0-091-00
Zoning District:	CS (Commercial Service)
Lot Area:	1,028,696 SF (23.62 acres)
Submitted by:	Michael Hedges, Executive Director
Date:	April 17, 2026

I. Project Overview

Belle Meade Historic Site & Winery respectfully requests approval from the Board of Zoning Appeals to perform interior restoration and renovation work on the historic Harding Cabin, located on the Belle Meade property at 5025 Harding Pike. The Harding Cabin, partially constructed in the 1790s by Revolutionary War veteran Daniel Dunham, is one of the earliest standing structures in Davidson County and the oldest surviving building on the Belle Meade campus.

The proposed work involves restoring and stabilizing the cabin and renovating its loft spaces for use as a permanent interpretive exhibit. The project includes interior restoration, climate control installation, lighting, and exhibit infrastructure. **No expansion of the building footprint is proposed, and no changes to the exterior envelope are planned beyond window and door restoration.** The property's current use as a museum and cultural site will remain unchanged.

The restored cabin will house a permanent exhibit titled *Before Belle Meade*, interpreting early Tennessee history, frontier life, and the pre-mansion period of the Belle Meade site. One loft area will serve as a controlled-access educational exhibit space displaying archaeological materials and artifacts, while the second loft will provide secure collections storage. This project is funded through a Tennessee 250th Community Support Grant and institutional support.

II. Scope of Work

The general contractor for this project is The Hood Company, LLC (Tennessee Contractors License #51480). The total estimated construction and restoration cost is **\$27,650.00**. All work will be confined to the interior of the existing cabin structure. The scope encompasses the following areas:

Carpentry & Finish

Restoration-quality solid wood materials will be used to finish the floor, walls, and ceilings of the loft space. Interior trim will be paint grade, with wood mouldings matched to existing profiles as closely as possible.

Door and window casings will likewise be matched to the historic character of the structure. Custom cabinetry and built-in storage will be constructed per the exhibit design. All finishes will be period-appropriate to the extent practical.

Insulation & Climate Control

The roof area will be sealed and insulated with closed-cell foam insulation to support artifact preservation requirements. A 9,000 BTU electric heat pump mini-split system will be installed to provide adequate climate conditioning for the exhibit and storage spaces.

Electrical

New wiring and fixtures will be installed per design, with all wiring brought up to current electrical standards to support exhibit lighting and climate control equipment.

Windows & Doors

The existing access door will be renovated to include appropriate period hardware. Existing windows will be replaced with double-pane insulated glass sashes to improve climate control while maintaining the historic appearance of the cabin.

Site Work

Minimal demolition will be performed as required to complete the designed work. No new impervious surface is proposed; the existing impervious surface total of 295,468.15 SF (28.72% of lot area) will remain unchanged.

III. Zoning Compliance & Community Impact

The Belle Meade Historic Site operates within the CS (Commercial Service) zoning district, which permits a diverse range of commercial uses including cultural and entertainment establishments. The proposed interior renovation does not alter the property's existing permitted use as a museum and cultural site. The following table summarizes the project's compliance with applicable zoning standards:

Standard	Requirement	Project Status
Building Footprint	No expansion	No change — interior only
Impervious Surface	Max 90% site coverage	28.72% (unchanged)
Building Height	Max 30 ft	No change
Setbacks	Front 15 ft / Rear 20 ft	Existing structure — no change
Land Use	Commercial / Cultural	Museum use unchanged
Parking / Traffic	Adequate for use	No increase in demand

This project does not increase traffic, parking demand, noise, or operating hours at the site. It enhances community access through educational programming, public events, and partnerships with local institutions including the Metro Historical Commission and the Middle Tennessee Museum of Natural History.

IV. Historic Preservation & Security

All work will comply with historic preservation and interpretive standards. Exhibit installations will be designed to be reversible and preservation-friendly, ensuring the long-term integrity of the historic structure. The exhibit will feature controlled visitor access, staff oversight, and designated secure storage areas for artifacts. No unsecured or high-risk items will be displayed. Preservation and security standards will be maintained in coordination with professional partners, including the Metro Historical Commission.

V. Project Timeline

Phase	Period	Activities
1	Mar–Apr 2026	Award confirmation, partner coordination, preservation assessments
2	May–Jun 2026	Exhibit design, artifact selection, contractor scheduling
3	Jul–Oct 2026	Cabin stabilization, loft restoration, exhibit infrastructure installation
4	Mar–Apr 2027	Community opening event, public archaeology programs, exhibit launch

VI. Attachments

The following supporting documents are submitted with this application for the Board's review:

- **Attachment A:** Site Plan — Belle Meade Historic Site, prepared April 14, 2026, showing the location of the Harding Cabin and surrounding campus (Parcel No. 116-13-0-091-00)
- **Attachment B:** Contractor Proposal — The Hood Company, LLC, dated January 15, 2026, detailing the full scope of renovation work and cost estimate of \$27,650.00 (Tennessee Contractors License #51480)

Belle Meade Historic Site & Winery respectfully requests that the Board of Zoning Appeals approve this application. The proposed interior restoration of the Harding Cabin preserves one of Davidson County's most significant early structures while creating a valuable educational resource for the community. We welcome any questions and are available to provide additional information as needed.

Respectfully submitted,

Michael Hedges
Executive Director
Belle Meade Historic Site & Winery
110 Leake Ave, Nashville, TN 37205

Staff Report

Agenda No.: IV.F.
Case No.: A26-31
Staff: Mary Samaniego, Planning Director
Applicant: Association for Preservation Tennessee Antiquities
Request: Approval for a conditional use for a historic site
Location: 5025 Harding Pike

Summary:

The applicant on behalf of the property owners are requesting an approval for a conditional use at the Historic Home or Site per Zoning Ordinance Appendix C. The specific request is to perform interior restoration and renovation work on the historic Harding Cabin. There are no other alterations to the existing site or structures proposed with this application.

Planning Considerations:

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

1. The subject property is 24.05 acres.
2. The Belle Meade Historic Site and Winery was last approved by the Board of Zoning Appeals (BZA) on October 18, 2022, to establish: the Icehouse, Fox Run & Pavilion, Coop n' Scoop, Loft and Outdoor Wine Venue. In 2023 the BZA approved the expansion of the Loft project to create an additional assembly space. In 2025 the BZA approved the extension and remodel of the kitchen in the existing visitor's center building.
3. The proposed work involves restoring and stabilizing the cabin and renovating its loft spaces for use as a permanent interpretive exhibit.
4. No expansion of the building footprint is proposed, and no changes to the exterior envelope are planned beyond window and door restoration.

Findings of Fact and Staff Recommendation:

The standards of proof required for each individual use are established in the Zoning Ordinance. The Board of Zoning Appeals shall have power and authority to authorize the issuance of permits for Historic Home or Site in the following findings of fact for the particular use and/or structure per Appendix C (2):

Construction and alteration of buildings: No addition to any building or structure on the historic site may be altered or added to, and no new building or structure shall be constructed, without approval by the Board of Zoning Appeals as to its purpose and location, and a finding that it is architecturally compatible with the original buildings or structure on this site. Applications for approval of such new buildings or structures must be accompanied by plans prepared by a registered architect.

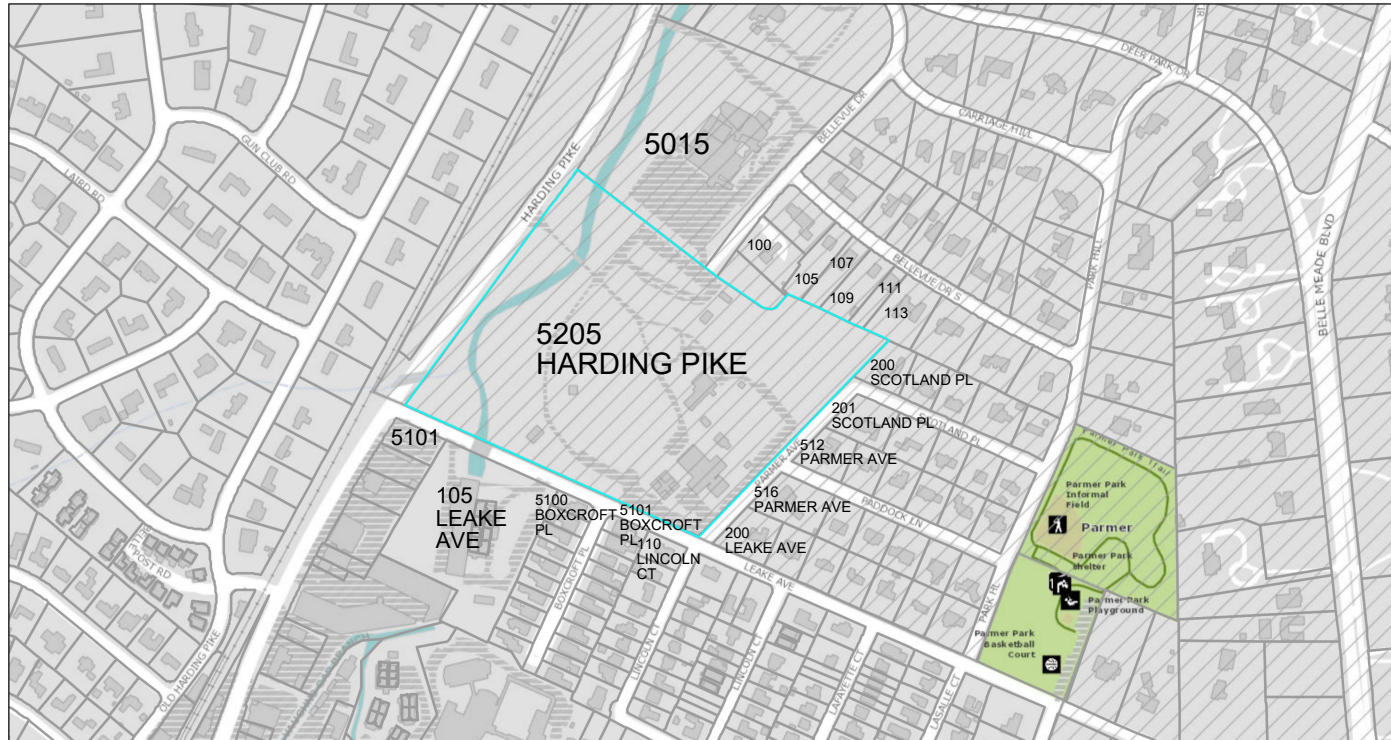
The property owner/applicant is proposing the restoration and use of an existing building. The building is internal to the site and will not be expanding the building closer to any of the property lines. Therefore, it is not anticipated that there will be an adverse impact to surrounding property owners with this project.

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

Attachment:

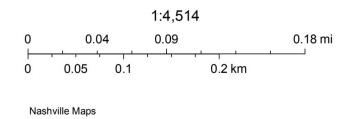
1. Location Map

Nashville / Davidson County Parcel Viewer 5205 HARDING PIKE



November 29, 2023

graphicsLayer2



Nashville Maps

Made by: Metro GIS