



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JUNE 16, 2026, 04:30 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JUNE 16, 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 May 19, 2026.

Attachment: [BZA Minutes May 19 2026.pdf](#)

III.Unfinished Business - None.

IV.New Business

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

Attachment: [170 Link-BZA-Application-04-16-2026.pdf](#)

Attachment: [170 Link-BZA-Submittal-04-16-2026.pdf](#)

Attachment: [Link REVISED BZA Set 05-26-2026.pdf](#)

Attachment: [STAFF REPORT 213 Belle Meade Blvd 2.pdf](#)

Attachment: [ROCHFORD COMMENT.pdf](#)

Attachment: [BAKER COMMENTS.pdf](#)

B.The application of the Deer Park Drive Community Property Trust, #A26-33, 202 Deer Park Drive, for a variance to a rear yard setback.

Attachment: [175 BZA-Application 202-Deer-Park-Drive.pdf](#)

Attachment: [175 BZA-DRAWING-SET 202-DEERPARK-DRIVE.pdf](#)

Attachment: [STAFF REPORT 202 DEER PARK DR.pdf](#)

C.The application of the Lazenby family, #A26-36, 1225 Chickering Road, for a variance to a front and rear yard setback.

Attachment: [178 BZA-Application-Lazenby-signed.pdf](#)

Attachment: [178 Lazenby Boundary--Topographic-Survey.pdf](#)

Attachment: [178 Lazenby---Site-Plan.pdf](#)

Attachment: [178 Lazenby-BZA-Submittal-05-15-2026 Correct.pdf](#)

Attachment: [1225 Chickering Rd - Architectural Drawing Package.pdf](#)

Attachment: [178 Lazenby---Renderings.pdf](#)

Attachment: [STAFF REPORT 1225 CHICKERING RD.pdf](#)

Attachment: [JACKSON COMMENTS.pdf](#)

Attachment: [MULLOY COMMENTS.pdf](#)

D.The application of the Hernandez Family Legacy Trust, #A26-37, 201

Sunnyside Drive, for a conditional use for a swimming pool and a variance for a retaining wall over 3' in height.

Attachment: [201 Sunnyside Dr - BZA Application-Revised.pdf](#)

Attachment: [201 Sunnyside BZA Package Revision-6-2-2026.pdf](#)

Attachment: [STAFF REPORT 201 Sunnyside Drive.pdf](#)

Attachment: [RZASNICKI COMMENTS.pdf](#)

Attachment: [201 Sunnyside BZA Package Revision-6-15-2026-reduced.pdf](#)

E.The application of the Leri family, #A26-38, 4412 Chickering Lane, for a variance for a retaining wall over 3' in height.

Attachment: [180 BZA-Application Leri signed.pdf](#)

Attachment: [180 Leri BZA CD Final added-sheets 5-18-26.pdf](#)

Attachment: [STAFF REPORT 4412 CHICKERING LN.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held July 21, 2026 at 4:30 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
MAY 19, 2026, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Vice-Chairman Marissa Russ called the meeting to order at 4:35 p.m.

Board Members Present

Vice Chairman Marissa Russ

Charlie Atwood

Johnny Phipps

Eric Clifford

Carter Dawson

Ron Farris

Chairman Chris Tardio joined the meeting at 4:37 p.m.

City Staff Present

Planning Director Mary Samaniego

City Recorder Rusty Terry

City Attorney Doug Berry

Vice-Chairman Russ asked the board members if there were any conflicts of interest, there were none.

Vice-Chairman Russ returned the gavel to Chairman Chris Tardio, who arrived at 4:40 p.m.

Approval of Minutes

The minutes of the Board of Zoning Appeals held April 21, 2026.

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

Unfinished Business

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 revised plans as submitted for conditional use for a swimming pool and variances as stated above.

Questions from the board were addressed by Bonadies.

Public Comment Opened

Planning Director Mary Samaniego stated that she had received several letters of support.

No Public Comment

Public Comment Closed

Motion to approve: Dawson Second: Russ 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 revised plans, as submitted, for the project.

Questions from the board were answered by Moody and Planning Director Samaniego.

Public Comment Opened

Planning Director Samaniego stated she had received letters of support from surrounding property owners.

No Public Comment

Public Comment Closed

Motion to approve: Farris Second: Russ

A brief board discussion ensued.

Vote: All aye

New Business

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.

Jamie Pfeffer, architect, Pfeffer Torode Architecture reviewed the plans as submitted for the project at 110 Bellevue Drive S.

Questions from the board were addressed by Pfeffer.

Public Comment Open

Public Comment Closed

No Public Comment

Planning Director Samaniego stated there were several letters of support from surrounding neighbors.

Public Comment Closed

Motion to approve: Dawson Second: Russ

A question from Russ, regarding zoning, was answered by Samaniego.

A period of comment by and discussion of the board members ensued.

Vote: All aye

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

Preston Quirk, architect, reviewed the plans as submitted and provided in the agenda packet.

There were no questions from the board.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve as submitted: Atwood Second: Dawson Vote: All aye

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

Planning Director Mary Samaniego stated that the applicant had requested a continuance to re-evaluate their plans.

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

Charlie Rankin, architect, Rankin DesignWorks, reviewed the plans as provided in the agenda packet.

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

Public Comment Opened

Planning Director Saminego stated she received three letters of support.

No Public Comment

Public Comment Closed

Motion to approve: Atwood Second: Russ

A brief period of comments from the board ensued.

Vote: All aye

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

Timon Covelli, architect, reviewed the plans as submitted for a variance to the maximum allowable footprint.

Questions from the board were addressed by Covelli.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Farris Second: Atwood

A brief board discussion ensued

Vote: Dawson, Tardio, Clifford, Farris, Phillips, Atwood - Yay; Russ No

The application of the Association for Preservation Tennessee Antiquities, #26-31, 5025 Harding Pike, for a Conditional Use for a Historic Site.

Michael Hedges, Executive Director Belle Meade Historic Site, reviewed the plans as submitted for the project at Belle Meade Historic Site.

Hedges addressed questions from the board as asked. Planning Director Samaniego also provided additional information.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Atwood Second: Farris

A board discussion ensued.

Vote: All aye

Other Public Comment

The meeting adjourned at 5:45 p.m.

Chairman Chris Tardio

City Recorder Rusty Terry



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.

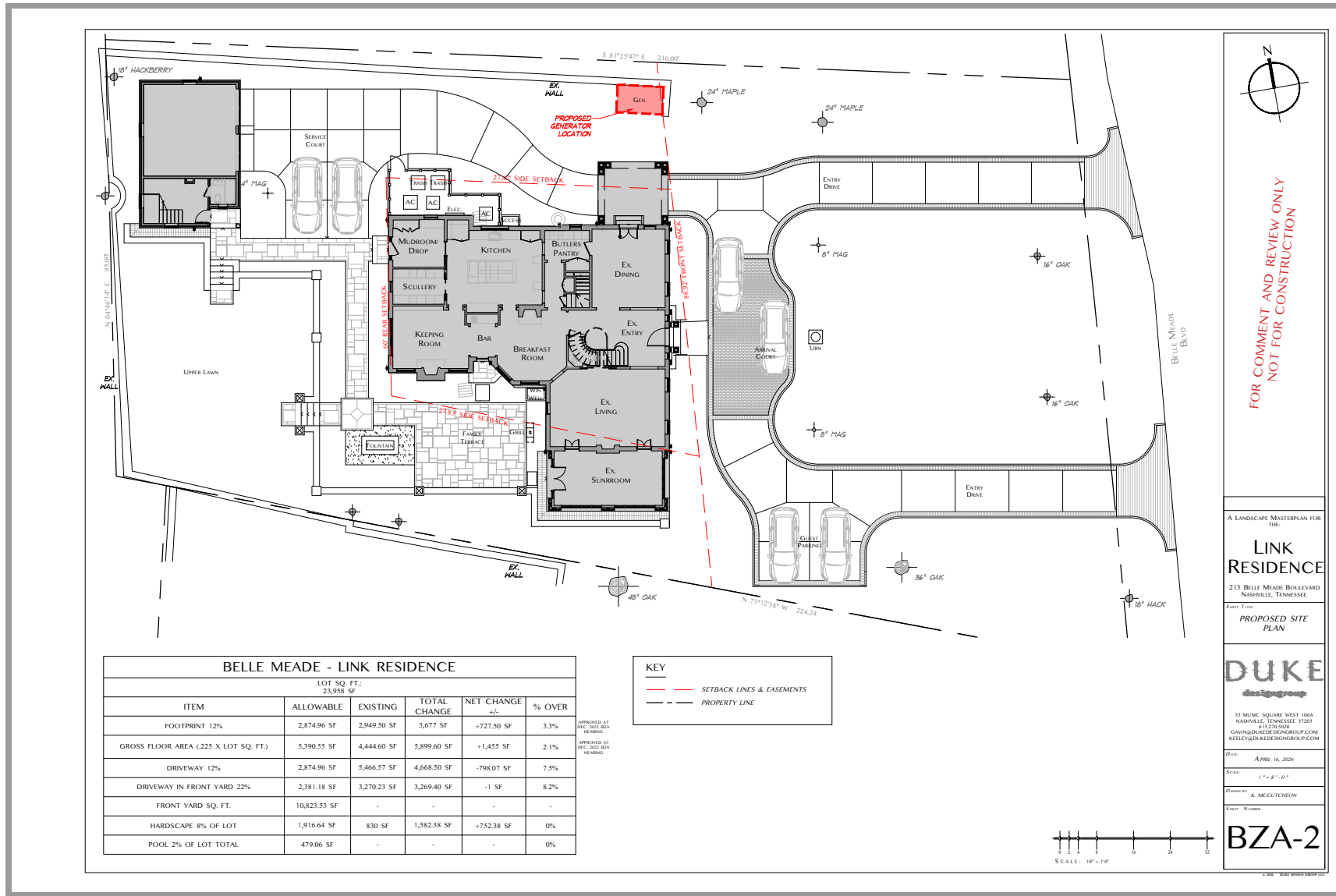
How would the resulting construction not be out of harmony with other homes in the neighborhood?

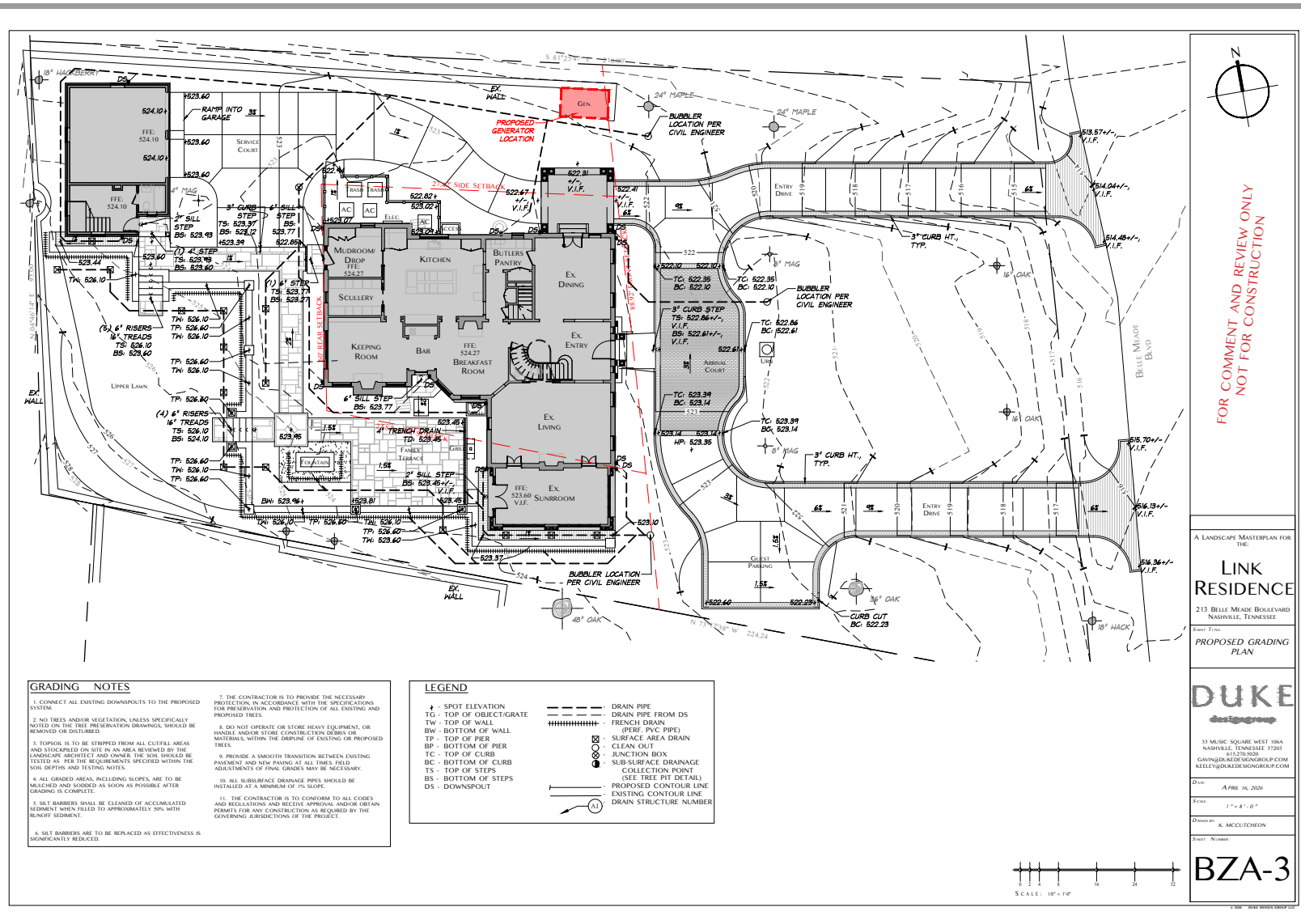
As stated above, the proposed generator would not create any visual impact for any other home in the neighborhood.

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

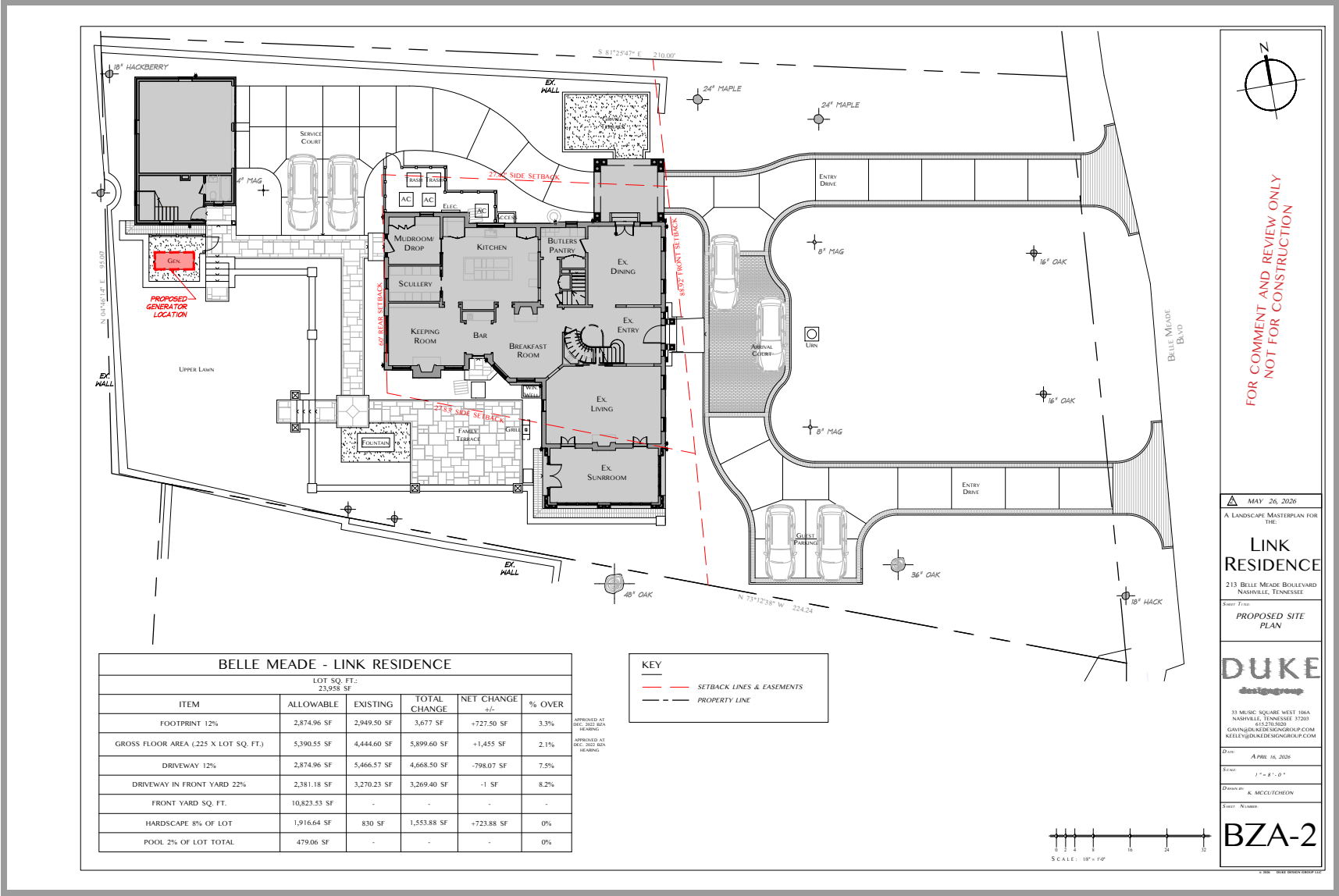
Submit all information, plans & application via email PDF to: msamaniego@citybellemeades.org

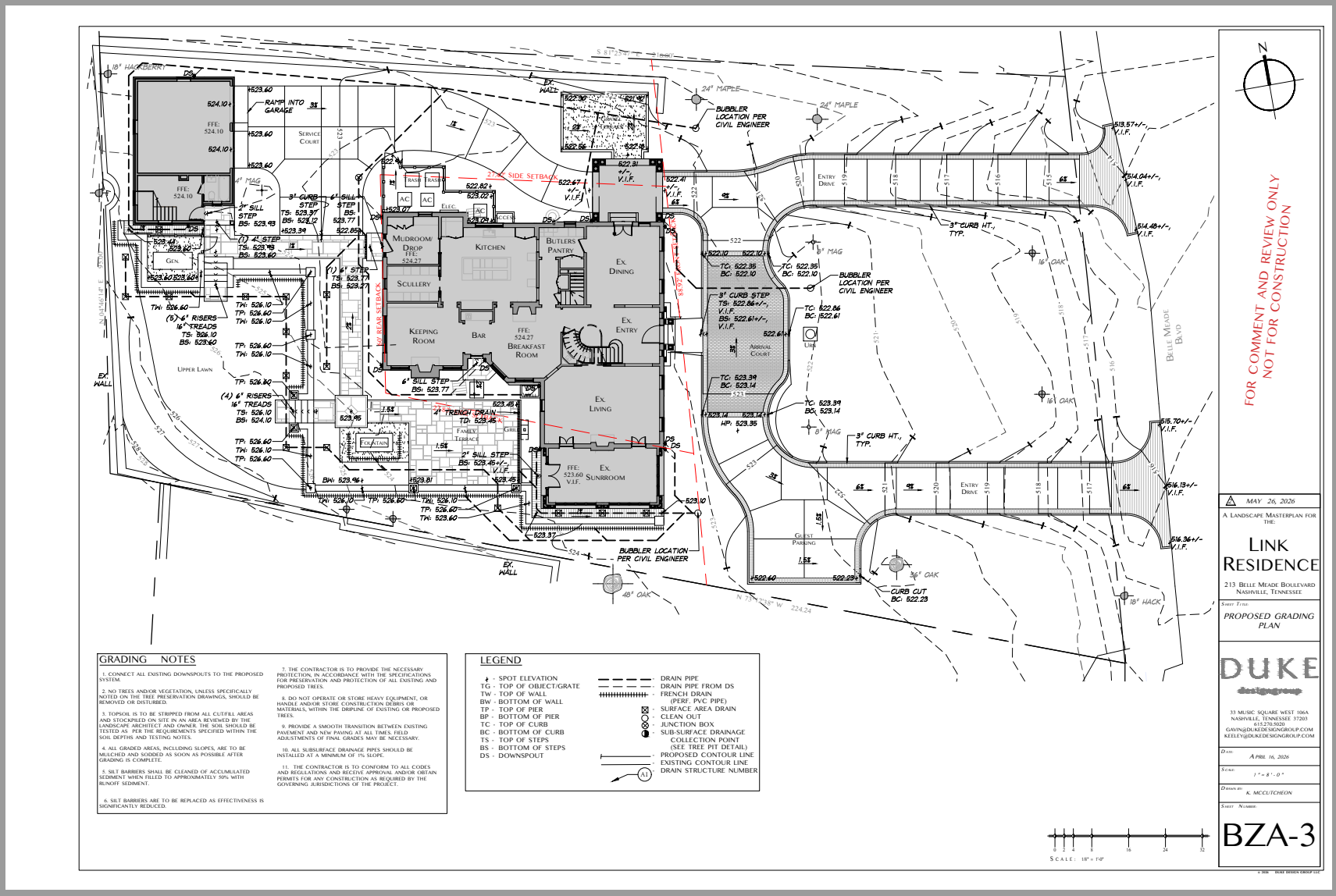


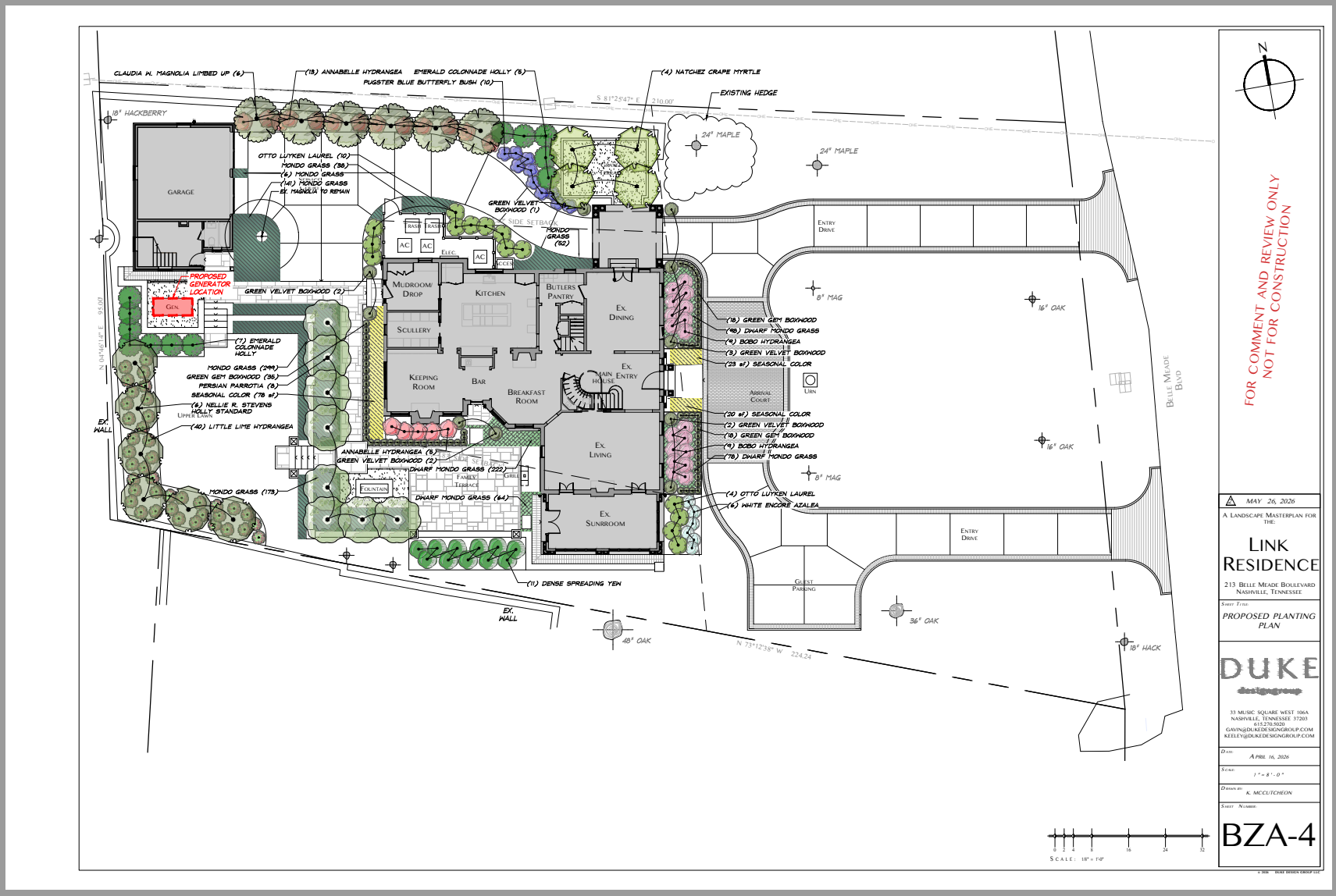












Staff Report

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 rear 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 rear yard setback in the Residence B zoning district is 60'. The applicant is proposing the placement of a generator at 10' from the rear property line. This constitutes a 50' encroachment.
4. 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

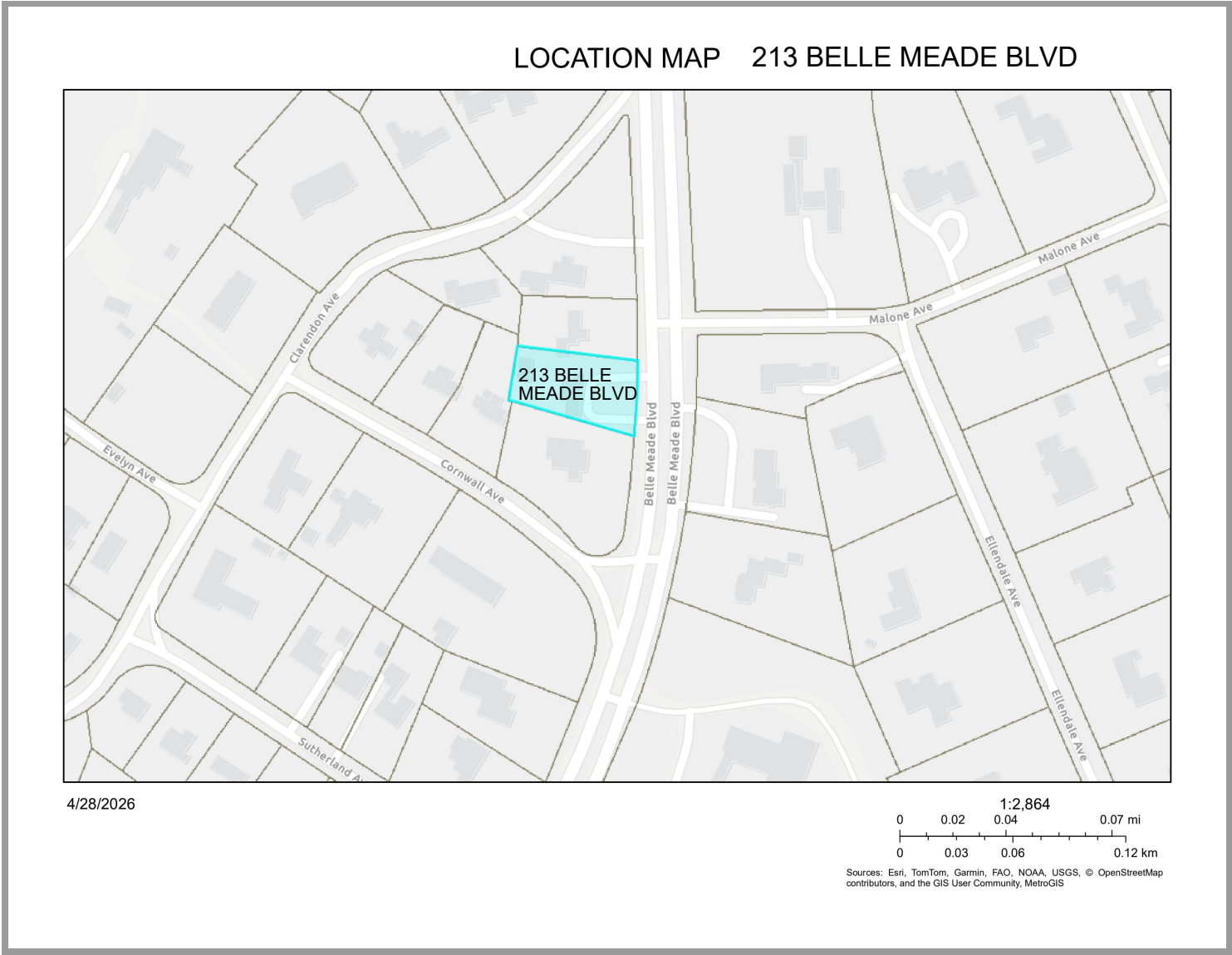
exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good 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.

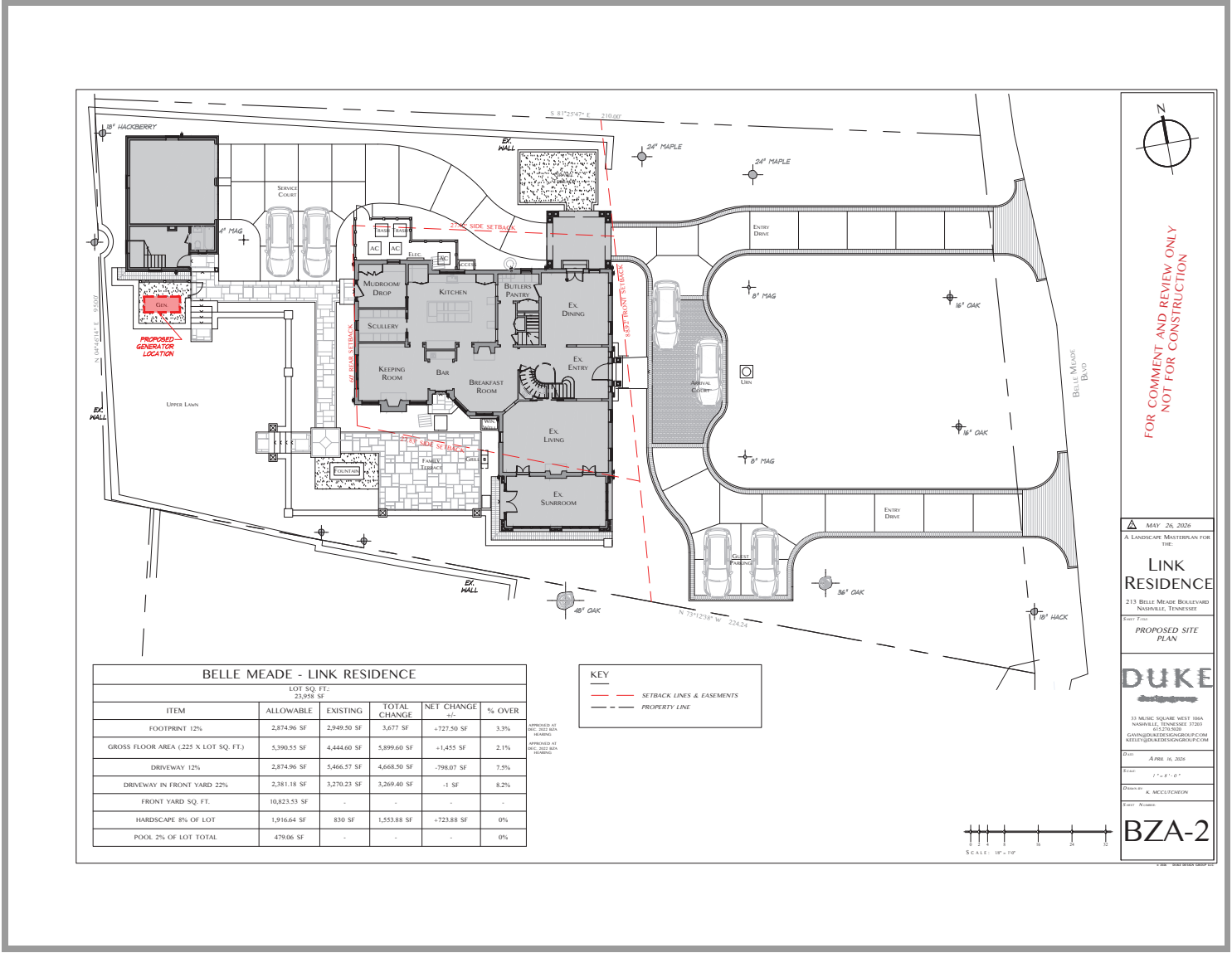
The applicant is proposing to place the generator within the required setback. The provisions of the zoning ordinance specifically require generators and other similar pieces of mechanical equipment to be within the required setbacks/building envelope. It is staff's professional opinion that this requirement 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 rear 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.

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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.

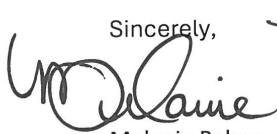
Beyond the practical concerns, the proposed siting is inconsistent with the character and expectations of a quiet residential neighborhood such as Belle Meade, where thoughtful placement of mechanical equipment is important to preserving neighboring homeowners' peaceful enjoyment, outdoor living spaces,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

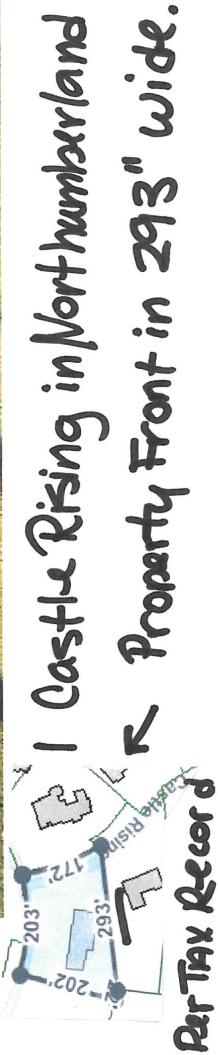
Nashville, TN

• Home where video was taken .

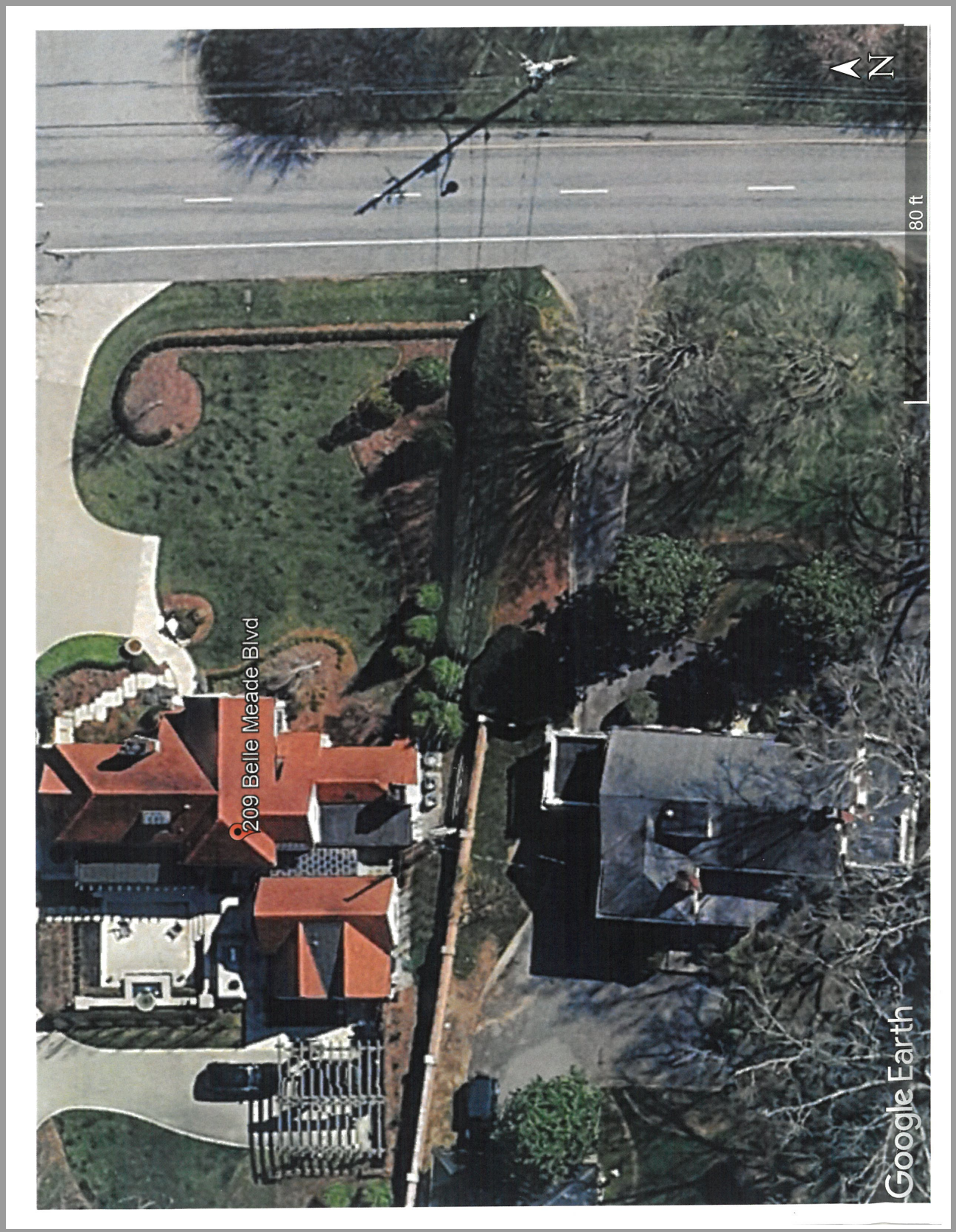


Video
Taken X →

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?

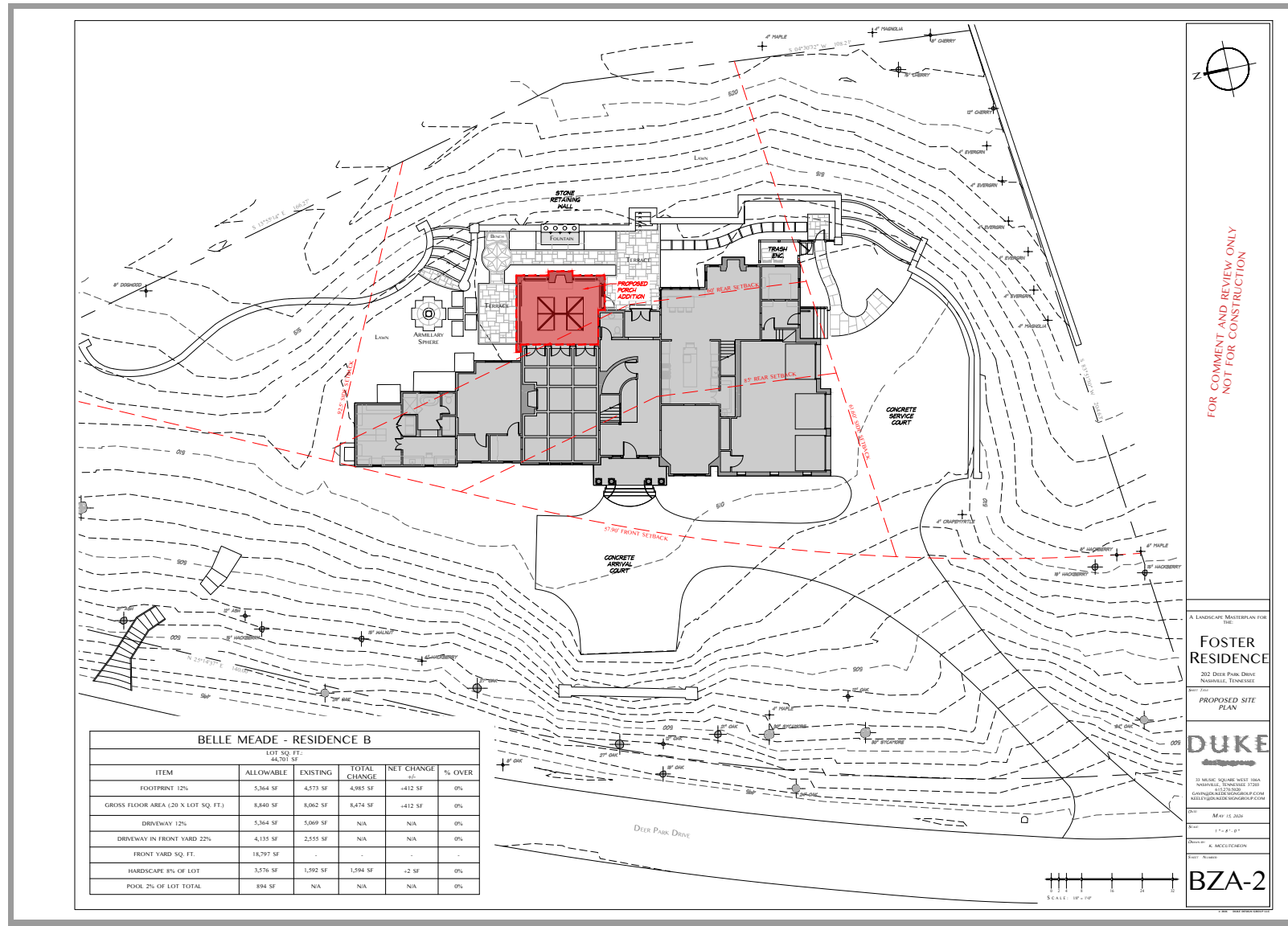
How would the granting of this variance be without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City?

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

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

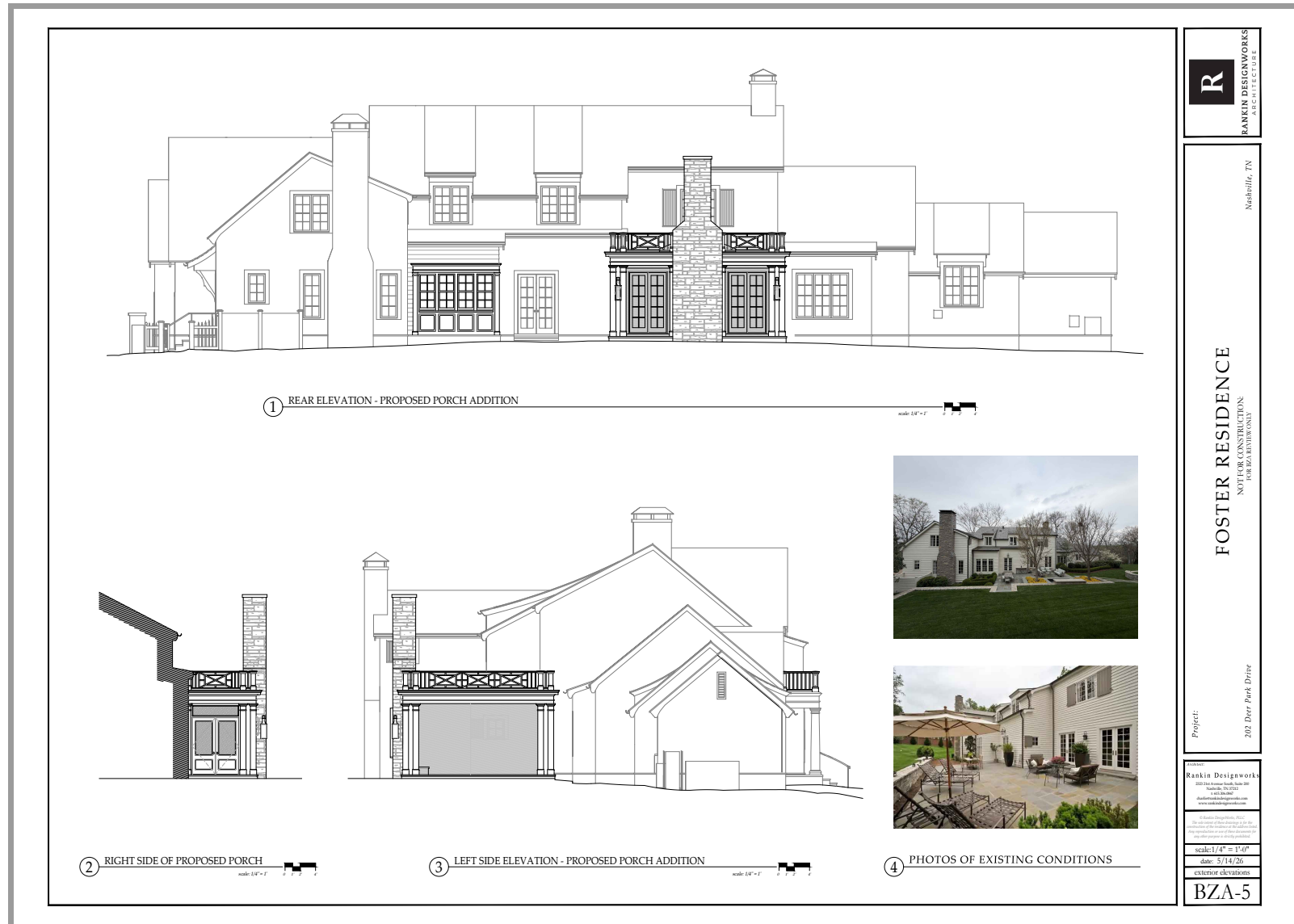
Submit all information, plans & application via email PDF to: msamaniego@citybellemeades.org











Staff Report

Agenda No.: IV.B.
Case No.: A26-33
Staff: Mary Samaniego, Planning Director
Applicant: The Deer Park Drive Community Property Trust
Request: A variance for the rear yard setback.
Location: 202 Deer Park Drive

Summary:

The applicants/ property owners are requesting a variance for the rear yard setback from 60' to 40' on the subject property in order to construct a covered porch.

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 1.03 acres (44,701 square feet).
2. The property owner is proposing the construction of a covered porch that is 412 square feet.
3. The lot is irregularly shaped as it is almost as wide (average 340') as it is deep (average 204').
4. There are no steep slopes or bodies of water on the property.
5. The residence was constructed in 2009 and includes a three-car attached garage.
6. The property is located in the Residence B zoning district which requires a 60' rear yard setback for structures 25' or less in height. The proposed addition is 15' in height and is 40' from the rear 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

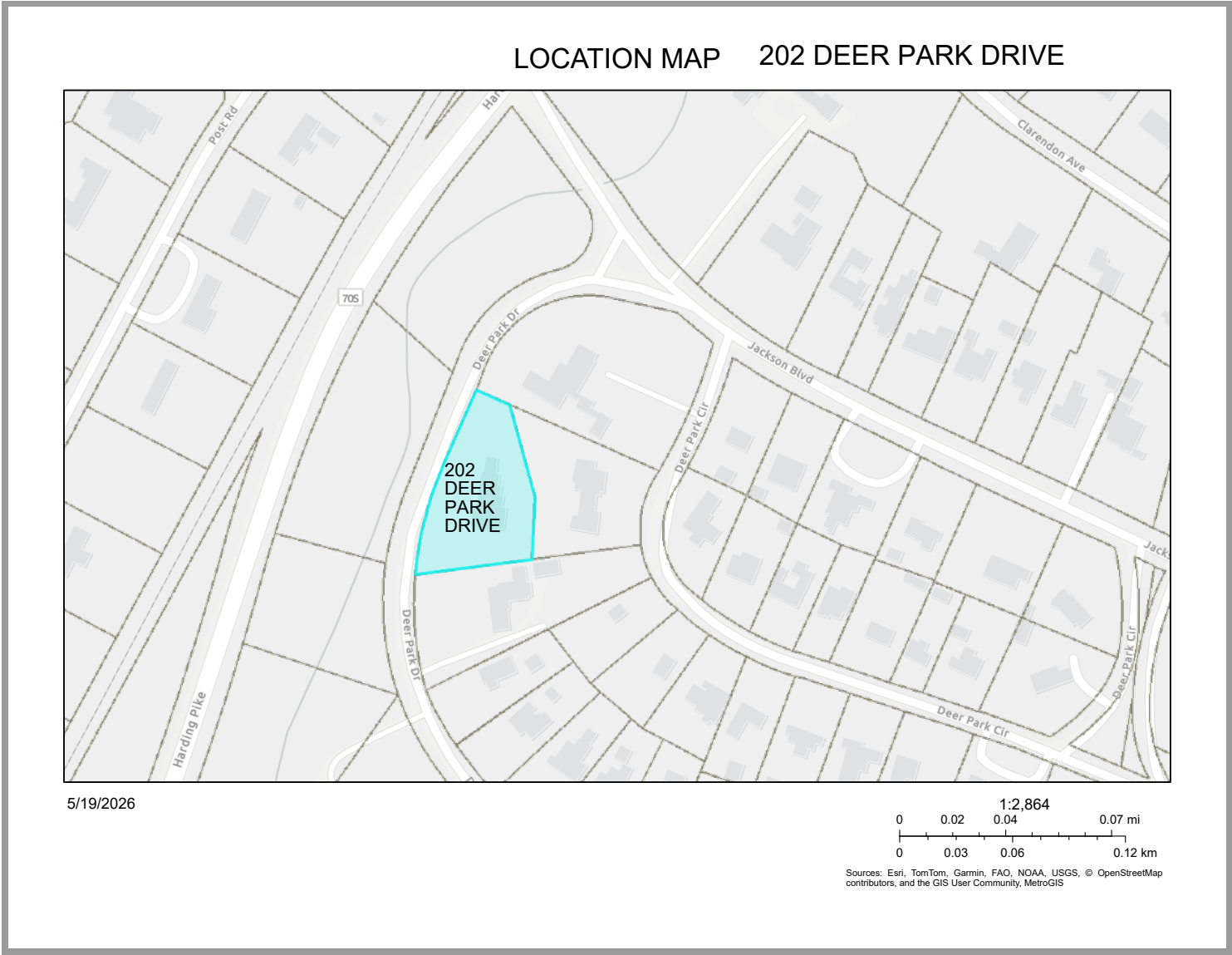
hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good and without substantially impairing the intent and purpose of the zoning ordinance of the City, and such resulting construction will not be out of harmony with other homes in the neighborhood.

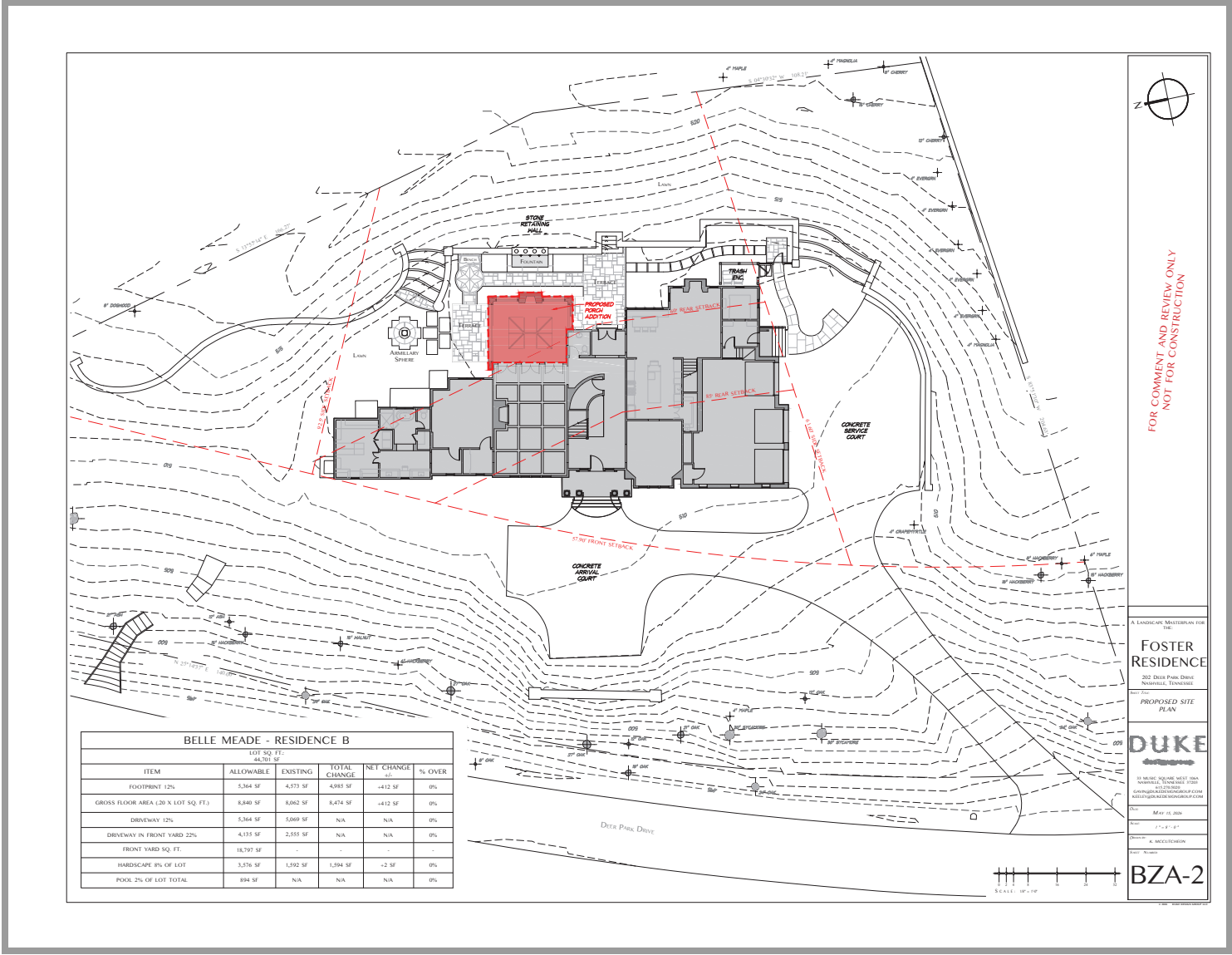
The applicant is proposing to exceed the rear setback that was adopted in the Zoning Ordinance to benefit the public good. The applicant is proposing to exceed design criteria that were adopted in the Zoning Ordinance to benefit the public good. The lot is irregularly shaped trapezoid with slanted rear property line and is shallow in depth as compared to other properties in the section of Deer Park Drive. However, the front property line and existing residence are parallel to the street. The location of the porch addition is parallel and in line with the residence placement. Similarly, the applicant has positioned the addition as close to the rear of the residence as possible to preserve as much open space in the rear yard as possible.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan







CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) George Lazenby

PHONE # _____

APPLICANT EMAIL ADDRESS glazenby@gmail.com

PROPERTY ADDRESS: 1225 Chickering Rd. Nashville, TN 37215

REQUEST: **VARIANCE** ☒ **CONDITIONAL USE** ☐

REASON FOR REQUEST: We are requesting a variance for the setbacks along the rear yard and Brookfield Ave. The current setbacks and irregular shape of the lot are restricting the buildable footprint for the home. The variance would allow for a single-story home that is contextual with the neighboring homes in Belle Meade.

PROJECT CALCULATIONS

LOT SQ. FT: 1.47 Acres = 64,033 s.f.	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	7,683.96 s.f.	--	7,178 sf	7,178 sf	0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	12,860.60 s.f.	--	7,178 sf	7,178 sf	0
FRONT YARD AREA	31,188 s.f.	31,188 s.f.	31,188 sf	31,188 sf	0
TOTAL DRIVEWAY AREA	7,684 s.f.	6,7743 s.f.	6,690.87 sf	6,690.87 sf	0
DRIVEWAY IN FRONT YARD AREA	6,861 s.f.	--	5,028.81 sf	5,028.81 sf	0
HARDSCAPE AREA	5,123 s.f.	--	3,262.22 sf	3,262.22 sf	0
POOL AREA	1,281 s.f.	--	431 sf	431 sf	0
F.A.R. = LOTS < 40,000 sq. ft. and RES C x .225 = LOTS > 40,000 sq. ft. x .200 = 64,033 x 0.2 = 12,860.60					

Complete Check List

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

Variance Approval Criteria

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

The property is subject to three extraordinary conditions that, taken together, constrain its buildable area in a way that does not affect typical interior lots in the neighborhood.

First, the property is a corner lot at the intersection of Chickering Road and East Brookfield. As a result, front yard setbacks apply on two sides of the parcel rather than one, eliminating from the buildable envelope the area that would be available along a side yard in a standard lot.

Second, East Brookfield curves as it runs along the property, and the lot follows that curve. The effect is that the parcel narrows progressively as it moves from the front of the property toward the rear, so the usable width shrinks precisely where a contextual single-story home most needs depth and width to lay out functional living space.

Third, the rear property line cuts across the lot at an angle rather than running straight across parallel to the front. This angled rear boundary causes the back corner of the lot to come in sharply, leaving an unusually limited area at the rear of the property once the required rear yard setback is applied.

The combined effect of two front setbacks, a frontage that narrows along a curve, and a rear line that angles inward is a buildable envelope that is irregular, fragmented, and substantially smaller than what the lot's overall acreage would suggest. These are physical conditions of the land itself, not the result of any choice by the owner, and they are the specific reason the requested relief is necessary.

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

Strict application of the rear yard and East Brookfield setbacks, taken together with the three lot conditions described above — two front yards, a frontage that narrows along the curve of East Brookfield, and a rear line that angles sharply across the back of the property — leaves a buildable envelope that is too narrow and fragmented to support a single-story residence of reasonable size and proportion. Given our desire to build a single-story home consistent with the character of the surrounding neighborhood, the remaining envelope cannot reasonably accommodate the living space required on one level without spreading the footprint into the areas where relief is being requested. Without relief, the practical result is that the property cannot be developed with a home that is both functional on a single level and harmonious with its surroundings. The variance is the minimum relief necessary to resolve a difficulty that arises from the configuration of the land itself, not from any design choice by the owner.

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 intent of the setback provisions is to preserve light, separation between residences, and the open, park-like character of Belle Meade. The proposed design advances each of those purposes rather than working against them. The footprint, gross floor area, driveway, hardscape, and pool are all well under the maximums allowed for a lot of this size — the home uses only 7,836 sq. ft. of a permitted 12,860 sq. ft. of gross floor area, and every other site metric on the application falls below its allowable threshold as well. The single-story massing keeps the home low against the streetscape and avoids the visual bulk that the setback rules are most concerned with controlling. The courtyard configuration directs the visible mass inward, away from neighboring properties, so the practical effect on adjacent owners' light and privacy is less than what a fully conforming two-story envelope would produce. The requested relief is limited to portions of the rear and East Brookfield setbacks. This relief is offset by significant under-utilization of the allowable envelope and is paired with a design that affirmatively serves the purposes the ordinance is meant to protect. In addition we are proposing generous planting along East Brookfield to increase privacy for the owners and neighbors. Granting the requested variance does not impair the intent of the ordinance and creates no detriment to the public good.

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

The surrounding blocks are characterized by single-story and low-profile homes set well back from the street, with mature landscaping and generous green frontage. The proposed home was designed to sit within that pattern rather than depart from it. Its single-story height, modest footprint relative to lot size, and stepped façade that follows the curve of East Brookfield keep the scale and rhythm consistent with neighboring residences. The inward-facing courtyard layout means the public-facing elevations remain quiet and residential rather than imposing on the streetscape or on adjacent properties.

We also studied the actual setback conditions on our street to confirm the proposed home is consistent with how neighboring properties sit on their lots. Although the homes we surveyed are on interior rather than corner lots, the average combined side yard separation on our street is approximately 86 feet. Even with the requested variance, our combined side yard separation will be approximately 104 feet — meaningfully greater than the neighborhood average. In other words, the proposed home will be set farther from its adjoining property lines than the typical home on the street, not less, which confirms that the requested relief does not produce a home that is out of harmony with its neighbors.

In massing, distance from neighboring property lines, materials, and overall presence, the resulting construction is intended to read as a natural part of the existing neighborhood rather than as an exception to it.

SIGNATURE:  (Owner/Agent) **DATE:** 5-14-2026

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

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 1-800-361-1111.
- 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, 4703703353H, 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 EASEMENTS 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 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 NAD83 AS ESTABLISHED FOR THIS SURVEY.
- 9) THIS PROPERTY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS, AND ALL OTHER MATTERS SHOWN ON THE RECORDED PLAT, B.E. WOODARDS WARNER PARK SUBDIVISION, PLAT BOOK 1130, PAGE 87, R.O.D.C.
- 10) PARCEL NUMBERS SHOWN THUS (00) REFER TO COUNTY TAX MAP 130-14.

GPS INFORMATION

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF JANUARY 8, 2026 UTILIZING A SOKKIA GRS2 RECEIVER. THE GRID COORDINATES OF THE FIXED STATION(S) WERE DERIVED USING A OPUS SOLUTION (CORPSON V6.0.1) REFERENCED TO NAD 83, NAVD 88 (GEOID 16). POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.05, V 0.05

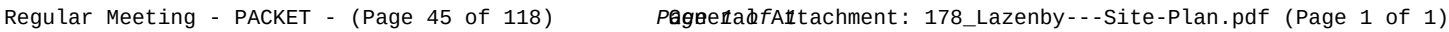
TRUE TABLE

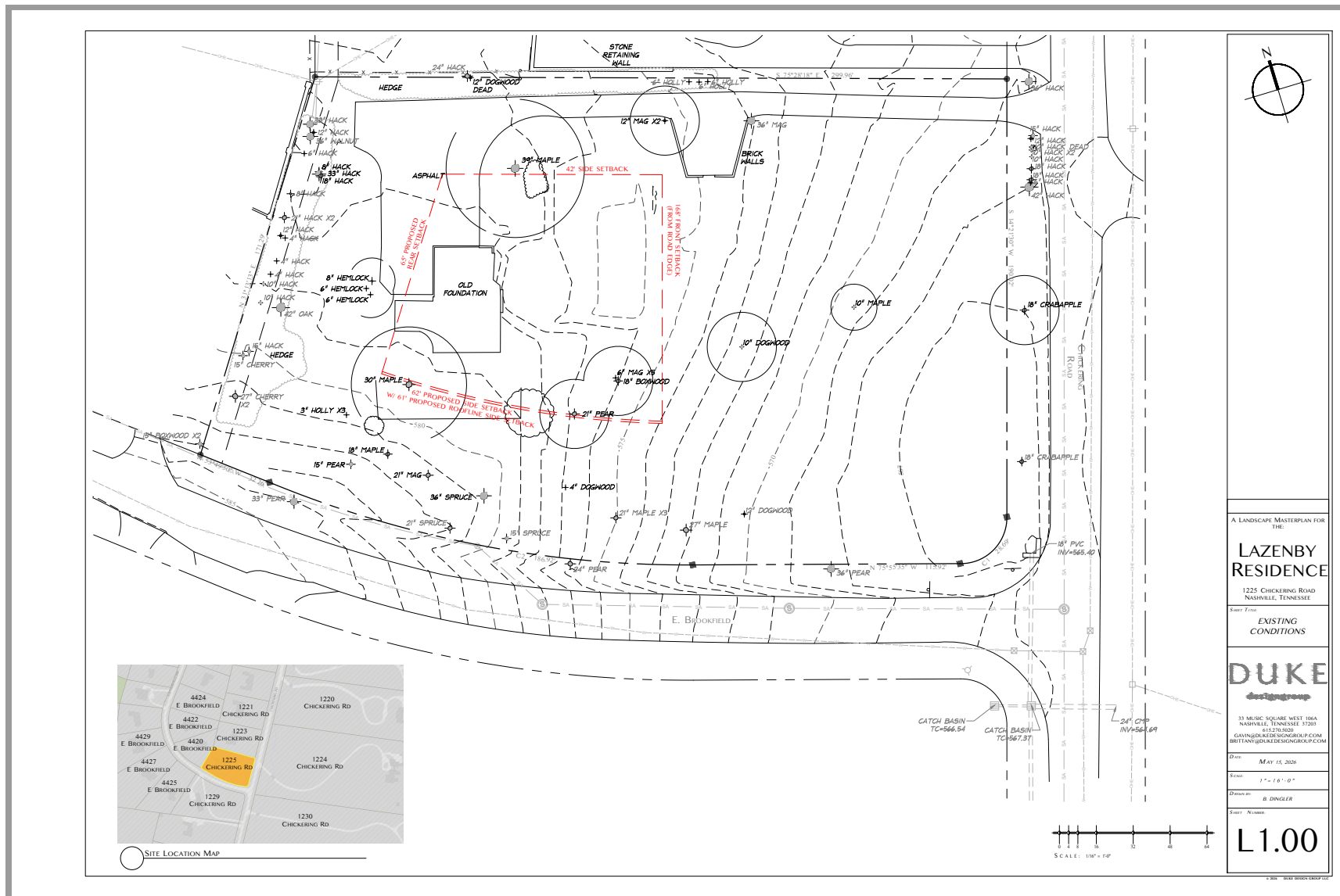
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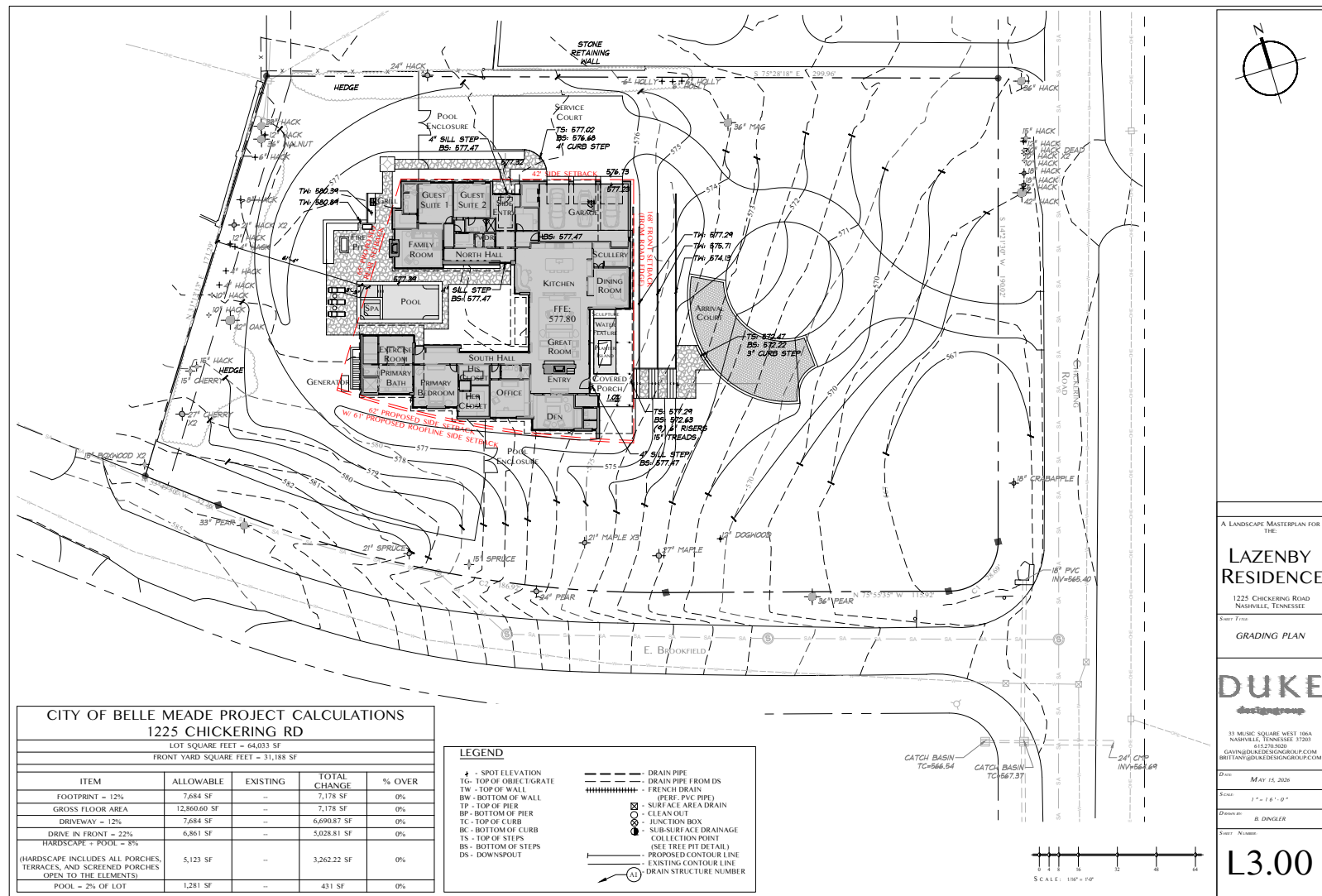
CURVE TABLE

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C2	122°44'15"	474.10'	1198.15'	N 4°32'52"	W 1186.92'	

PROPERTY OWNER







1225 Chickering Road		Nashville, TN 37215		ISSUE FOR BZA SUBMISSION																							
				05-15-2026																							
VIEW OF EXTERIOR		LOCATION MAP		OWNERS																							
				George and Virginia Lacerby 1407 Chickering Rd Nashville, TN 37215 Glazerviv@gmail.com Virginia.lacerby@outlook.com																							
				PROJECT TEAM																							
				GENERAL CONTRACTOR Mulvaney General Contractor, Inc. 4507 Forest Dr Nashville, TN 37215 Jim Mulvaney jimulvaney@mulvac.com P: 615-491-2090 https://www.mulvaney.org/new-page																							
				ARCHITECT Robbins Architecture, Inc. 978 Green Bay Road Winnetka, Illinois 60093 Celeste Robbins, AIA Email: celarob@robbins-architecture.com P: 847-446-8001 F: 847-446-8005 www.robbins-architecture.com																							
				STRUCTURAL ENGINEER Goodfriend Magruder Structure 53 W Jackson Blvd. Suite 340 Opryland, IL 60604 Bob Magruder bmagruder@gmstructure.com P: 312-265-2643 www.gmstructure.com																							
				HVAC ENGINEER COMPANY NAME ADDRESS 1 ADDRESS 2 CONTACT NAME CONTACT EMAIL P: F: WEBSITE																							
				LIGHTING DESIGNER COMPANY NAME ADDRESS 1 ADDRESS 2 CONTACT NAME CONTACT EMAIL P: F: WEBSITE																							
				LANDSCAPE ARCHITECT Duke Design Group 33 Music Square West 105A Nashville, Tennessee 37203 Gavin Duke Gavin@dukedesigngroup.com 615-278-5020 Dukedesigngroup.com																							
				INTERIOR DESIGNER COMPANY NAME ADDRESS 1 ADDRESS 2 CONTACT NAME CONTACT EMAIL P: F: WEBSITE																							
GENERAL SYMBOL KEY		MATERIAL SYMBOL KEY		ZONING INFORMATION																							
 ELEVATION TARGET TAG NUMBER SHEET NUMBER		CONCRETE		<table><tr><td>ZONING DISTRICT</td><td>RESIDENCE A (BELLE MEADE)</td></tr><tr><td>LOT AREA</td><td>64,033 SQFT</td></tr><tr><td>LOT WIDTH</td><td>210'-0"</td></tr><tr><td>FRONT YARD SETBACK</td><td>16F'-0" FROM FRONT OF CHICKERING RD. PAVEMENT</td></tr><tr><td>INTERIOR SIDE YARD SETBACK</td><td>NORTH SIDE: 42'-0" (VARIANCE) SOUTH SIDE YARD (BROOKFIELD AVE): 63'-0" (VARIANCE)</td></tr><tr><td>REAR YARD SETBACK</td><td>60'-0" (VARIANCE)</td></tr><tr><td>MAXIMUM BUILDING FOOTPRINT & TOTAL BUILDING FOOTPRINT</td><td>7,883 SQ. FT. 7,179 SQ. FT.</td></tr><tr><td>MAXIMUM FLOOR</td><td>12,806 SQ. FT.</td></tr><tr><td>MAXIMUM BUILDING HEIGHT PROPOSED BUILDING HEIGHT</td><td>FRONT: 40'-0" SIDES AND REAR: 50'-0" 17'-0"</td></tr><tr><td>FIRST FLOOR GROSS AREA:</td><td>7,178 S.F.</td></tr><tr><td>BASEMENT GROSS AREA:</td><td>1,000 S.F.</td></tr></table>		ZONING DISTRICT	RESIDENCE A (BELLE MEADE)	LOT AREA	64,033 SQFT	LOT WIDTH	210'-0"	FRONT YARD SETBACK	16F'-0" FROM FRONT OF CHICKERING RD. PAVEMENT	INTERIOR SIDE YARD SETBACK	NORTH SIDE: 42'-0" (VARIANCE) SOUTH SIDE YARD (BROOKFIELD AVE): 63'-0" (VARIANCE)	REAR YARD SETBACK	60'-0" (VARIANCE)	MAXIMUM BUILDING FOOTPRINT & TOTAL BUILDING FOOTPRINT	7,883 SQ. FT. 7,179 SQ. FT.	MAXIMUM FLOOR	12,806 SQ. FT.	MAXIMUM BUILDING HEIGHT PROPOSED BUILDING HEIGHT	FRONT: 40'-0" SIDES AND REAR: 50'-0" 17'-0"	FIRST FLOOR GROSS AREA:	7,178 S.F.	BASEMENT GROSS AREA:	1,000 S.F.
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FIRST FLOOR GROSS AREA:	7,178 S.F.																										
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 METAL		STONE/ TILE																									
 WOOD		DRYWALL																									
 INTERIOR ELEVATION TARGET TAG NUMBER SHEET NUMBER		PARTICLE BOARD																									
 DETAIL TARGET TAG NUMBER SHEET NUMBER		RIGID INSULATION																									
 EXISTING DOOR - NO WORK		SPRAY FOAM INSULATION																									
 NEW DOOR - SEE DOOR SCHEDULE		CODE COMPLIANCE																									
 MILLWORK		ADOPTED BUILDING CODES & AMENDMENTS																									
 OUTLET LOCATED "XX" INCHES ABOVE FINISHED FLOOR		INTERNATIONAL RESIDENTIAL CODE, 2024																									
 OUTLET CENTERED IN BASEBOARD		INTERNATIONAL BUILDING CODE, 2024																									
 OUTLET TO MATCH EXISTING HEIGHT		INTERNATIONAL FUEL GAS CODE, 2024																									
 OUTLET IN MILLWORK, COORDINATE W/ MILLWORK DRAWINGS FOR EXACT LOCATION, WHP AT PSET, SHOWN IN PLAN		INTERNATIONAL MECHANICAL CODE, 2024																									
 EXISTING OUTLET, LOCATION ON PLAN IS APPROXIMATE		INTERNATIONAL PLUMBING CODE, 2024																									
CEILING-MOUNTED SMOKE DETECTOR		THE CITY OF BELLE MEADE (ISSUED AN ORDINANCE AMENDING SECTION 12-103 OF THE BELLE MEADE MUNICIPAL CODE TO ADOPT BUILDING MATERIALS STANDARDS																									
CEILING-MOUNTED COMBINED SMOKE & CARBON MONOXIDE DETECTOR																											
PROJECT AREA SUMMARY																											
FIRST FL. GROSS AREA (EXCLUDES GARAGE) 6,288																											
GARAGE AREA: 650																											



① AERIAL - LOOKING NW



② AERIAL - LOOKING SW



③ STREET VIEW - CHICKERING AND E BROOKFIELD



④ STREET VIEW - CHICKERING



⑤ DRIVEWAY VIEW



⑥ ENTRY VIEW



⑦ FRONT COURTYARD VIEW



⑧ STREET VIEW - E BROOKFIELD



⑨ REAR COURTYARD VIEW - WEST



⑩ REAR COURTYARD VIEW - NORTH



⑪ GARAGE AND GUEST ENTRY VIEW



⑫ REAR COURTYARD VIEW - EAST

CHICKERING RESIDENCE
1225 CHICKERING ROAD
NASHVILLE, TN 37215

Notes

NOTES: IMAGES ARE SHOWN FOR GENERAL DESIGN INTENT ONLY. DRAWINGS SHOULD TAKE PRECEDENCE OVER ANY RENDERING IMAGES.

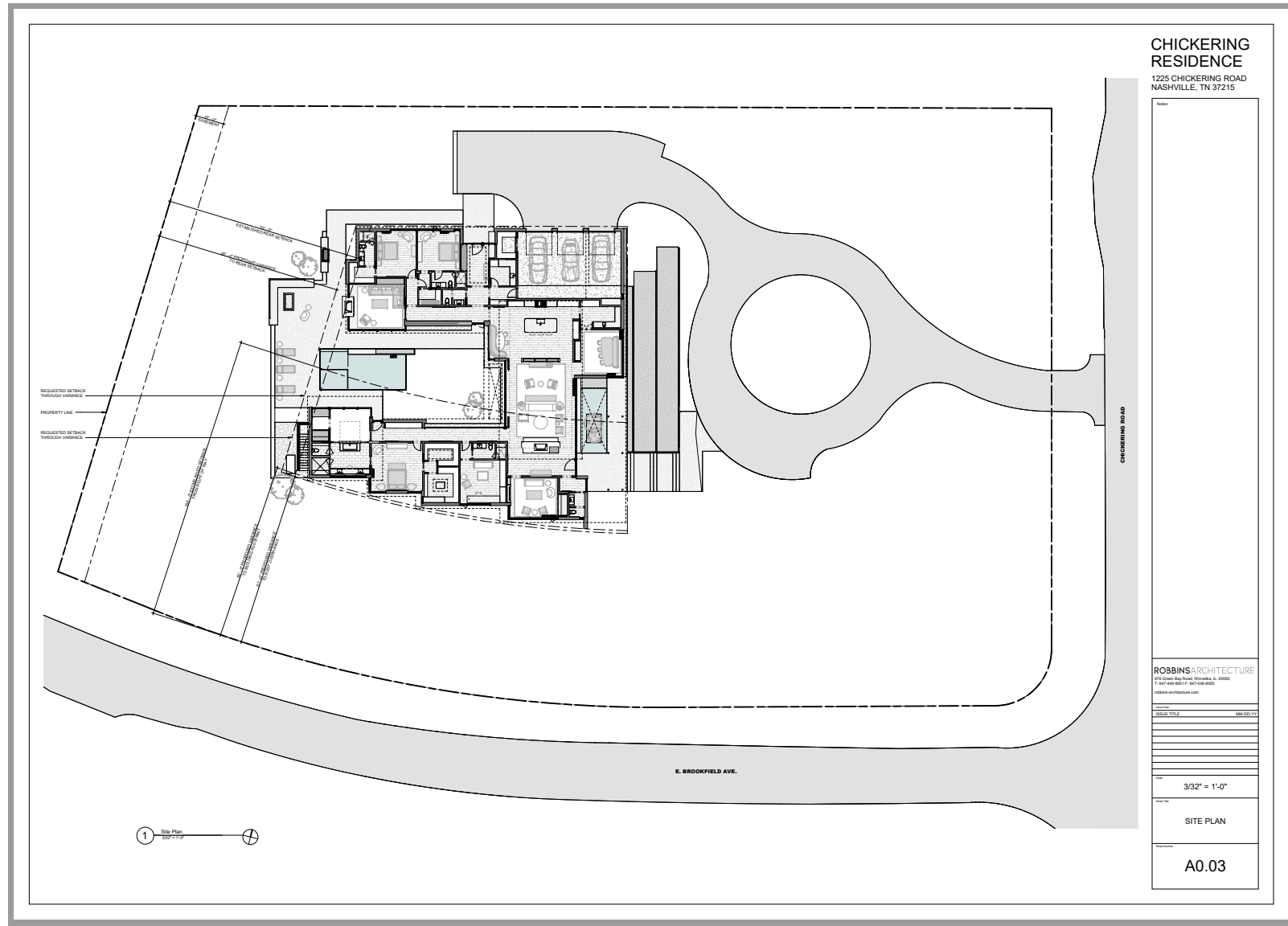
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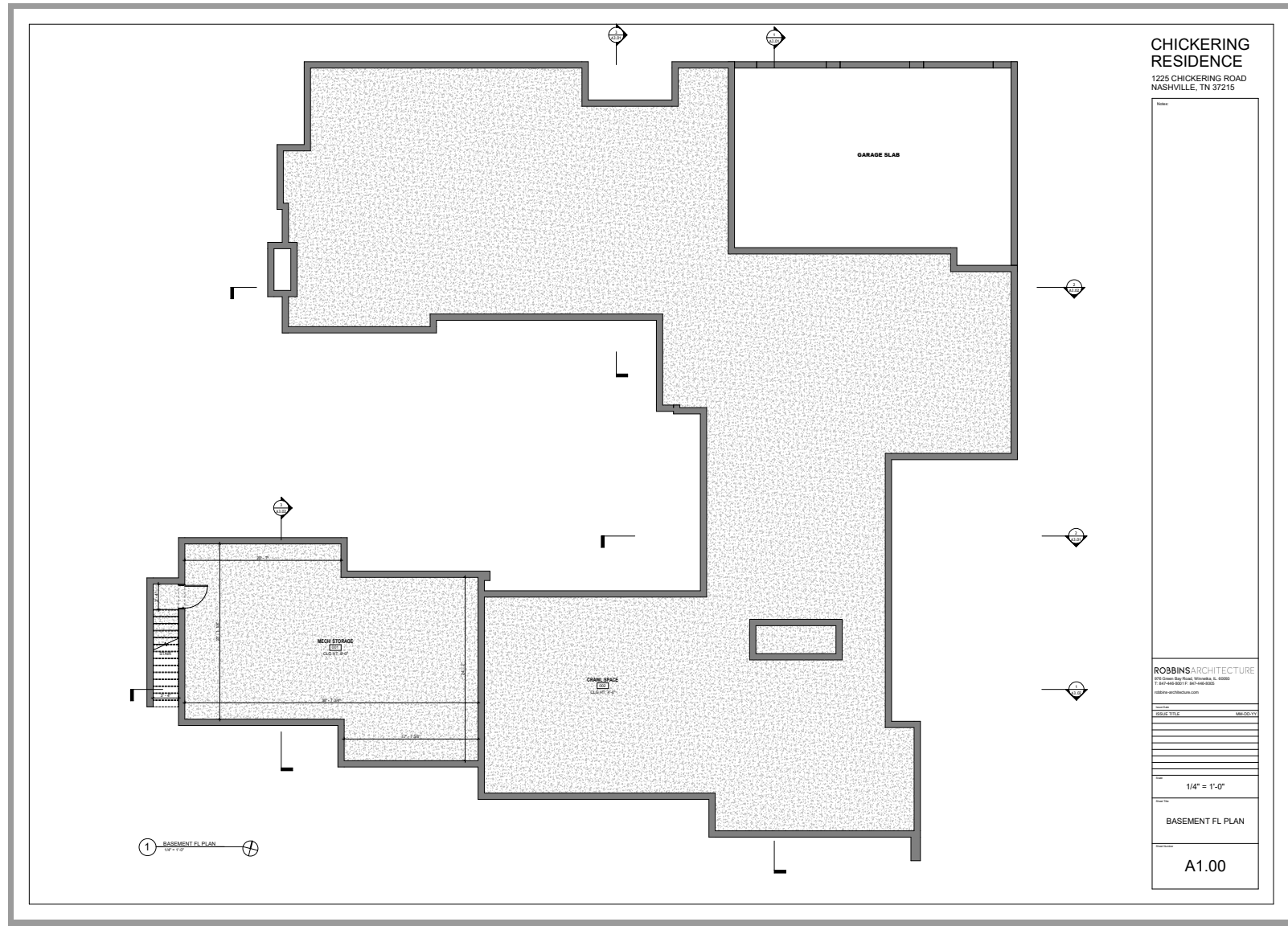
ROBBINS ARCHITECTURE
2700 GLENN ROAD, NASHVILLE, TN 37203
T 615 445 8801 F 615 445 8802
robbinsarchitect.com

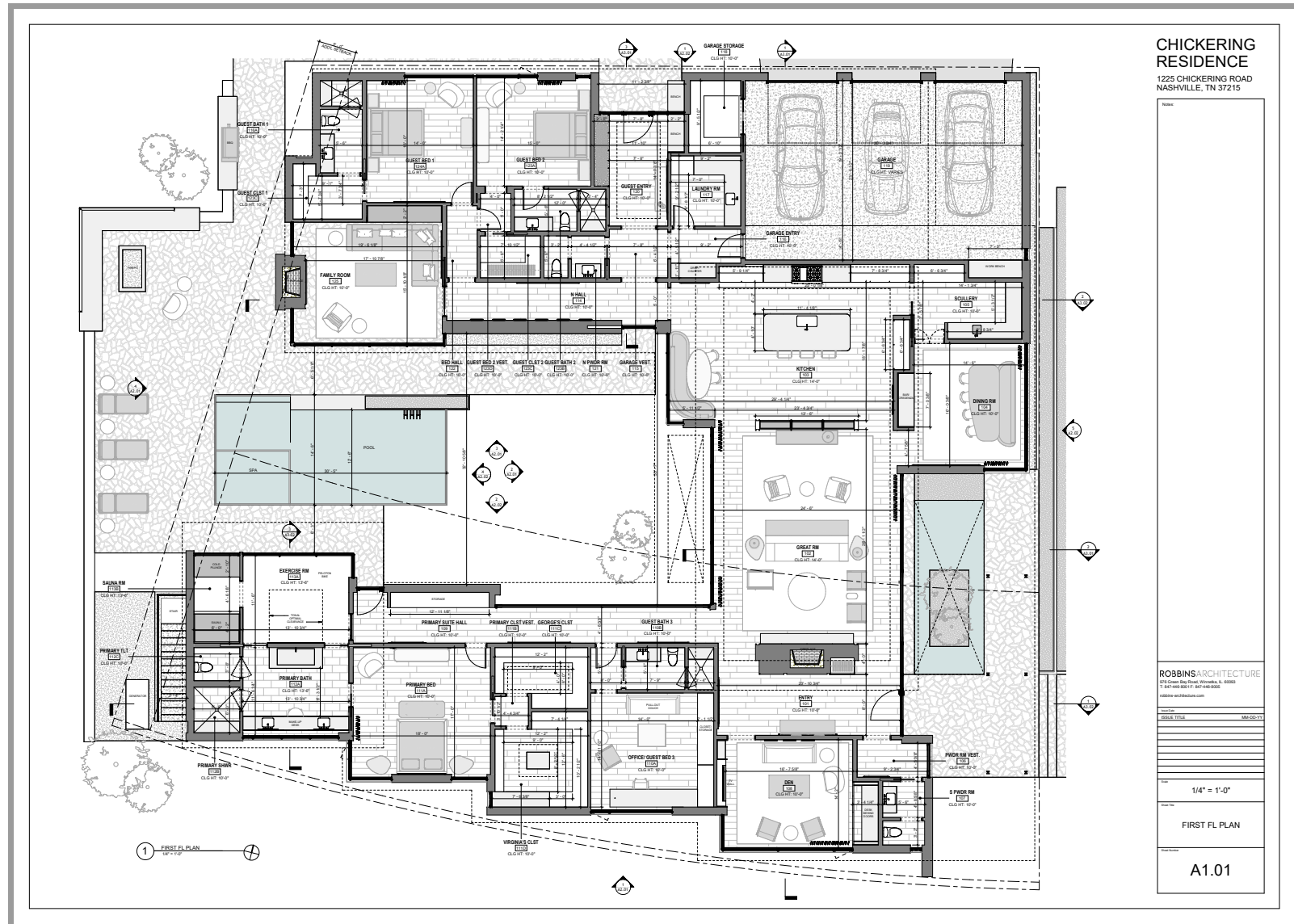
Project Name: CHICKERING RESIDENCE
Project Number: 1225-2024

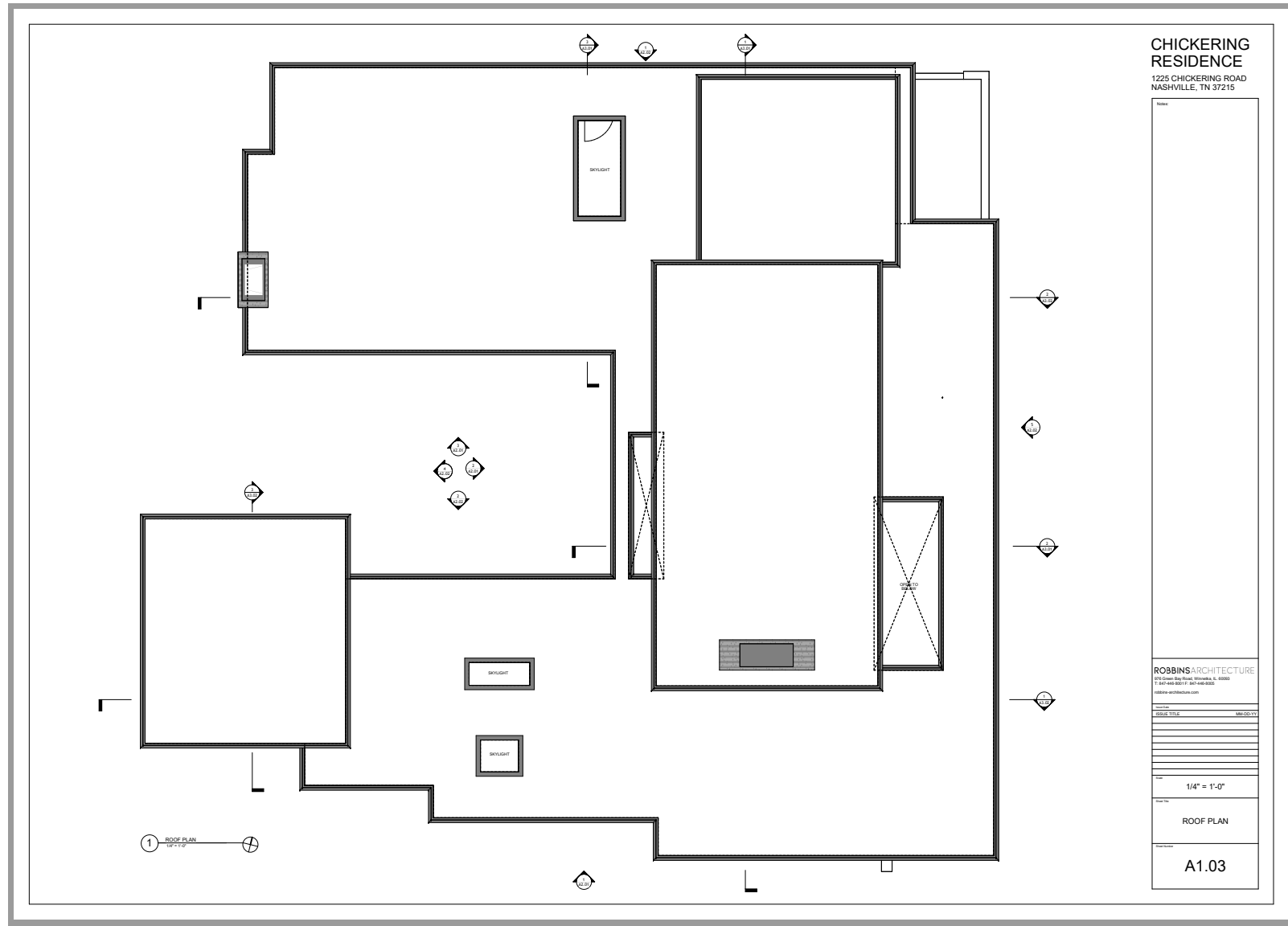
Model Images
EXTERIOR

Sheet Number: A0.01A

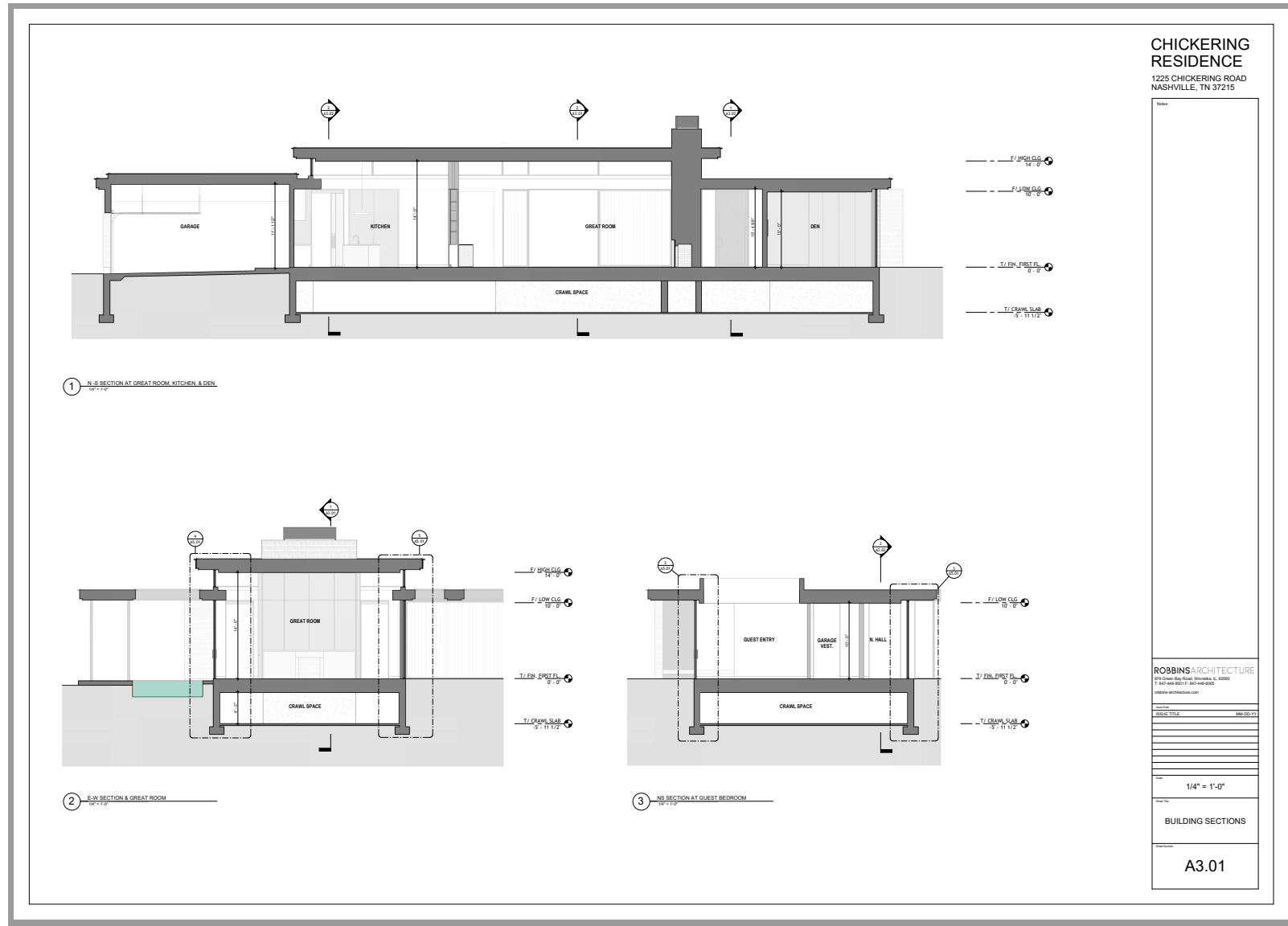


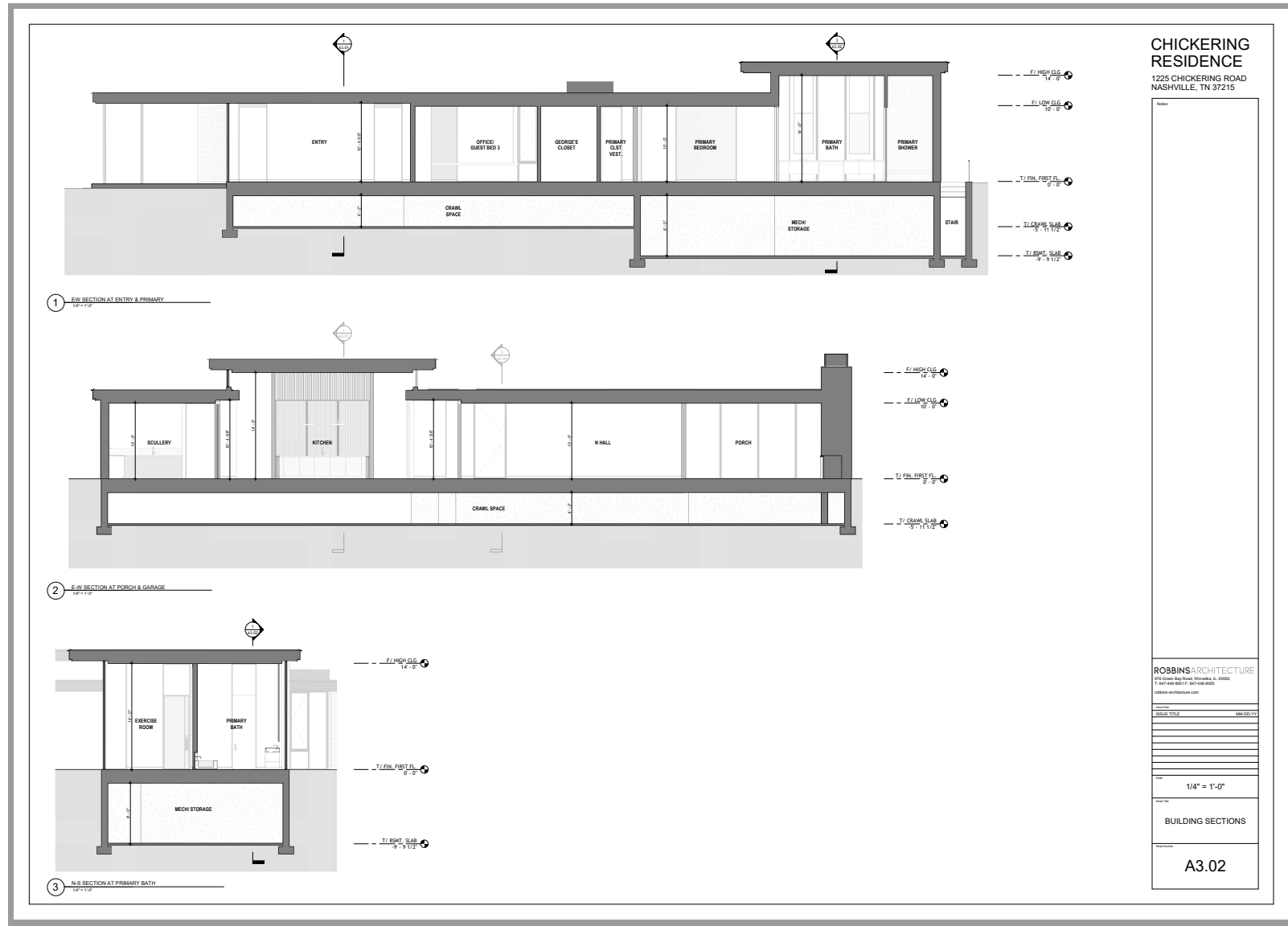


















Staff Report

Agenda No.: IV.C.
Case No.: A24-36
Staff: Mary Samaniego, Planning Director
Applicant: The Lazenby family
Request: Variances for front and rear yard setbacks
Location: 1225 Chickering Road

Summary:

The applicants are requesting variances from the front yard setback in order to construct a new residence. The property is currently vacant, and the previous residence was approved for demolition by the Historic Zoning Commission in September 2023. The specific request is to construct a one-story residence with an attached garage. If the variances are approved, the new residence design will be heard for approval at a future Historic Zoning Commission meeting.

Planning Considerations:

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

1. The subject property is 1.47 acres (64,033 square feet - SF) and trapezoidal in shape with frontage on Chickering Road and East Brookfield Avenue.
2. The site is located within the Residence A zoning district which has a 70' required rear setback. The applicant is proposing a 65' rear yard setback to accommodate small corners of the proposed residence.
3. Per the block averaging calculations, the required front yard setback from Chickering Road is 168'. The site plan illustrates compliance with this standard.
4. Per the MPC approval of the Revised Plan of B.E. Woodard's Warner Park Subdivision (1946), the required front yard setback from East Brookfield Avenue is 100'. The applicants are requesting a variance to allow for a 61' setback (a 39' allowance.) All existing residences along this side of East Brookfield Avenue have a required 100' front yard setback.
5. The proposed site plan indicates compliance with all other applicable zoning requirements.

Findings of Fact and Staff Recommendation:

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

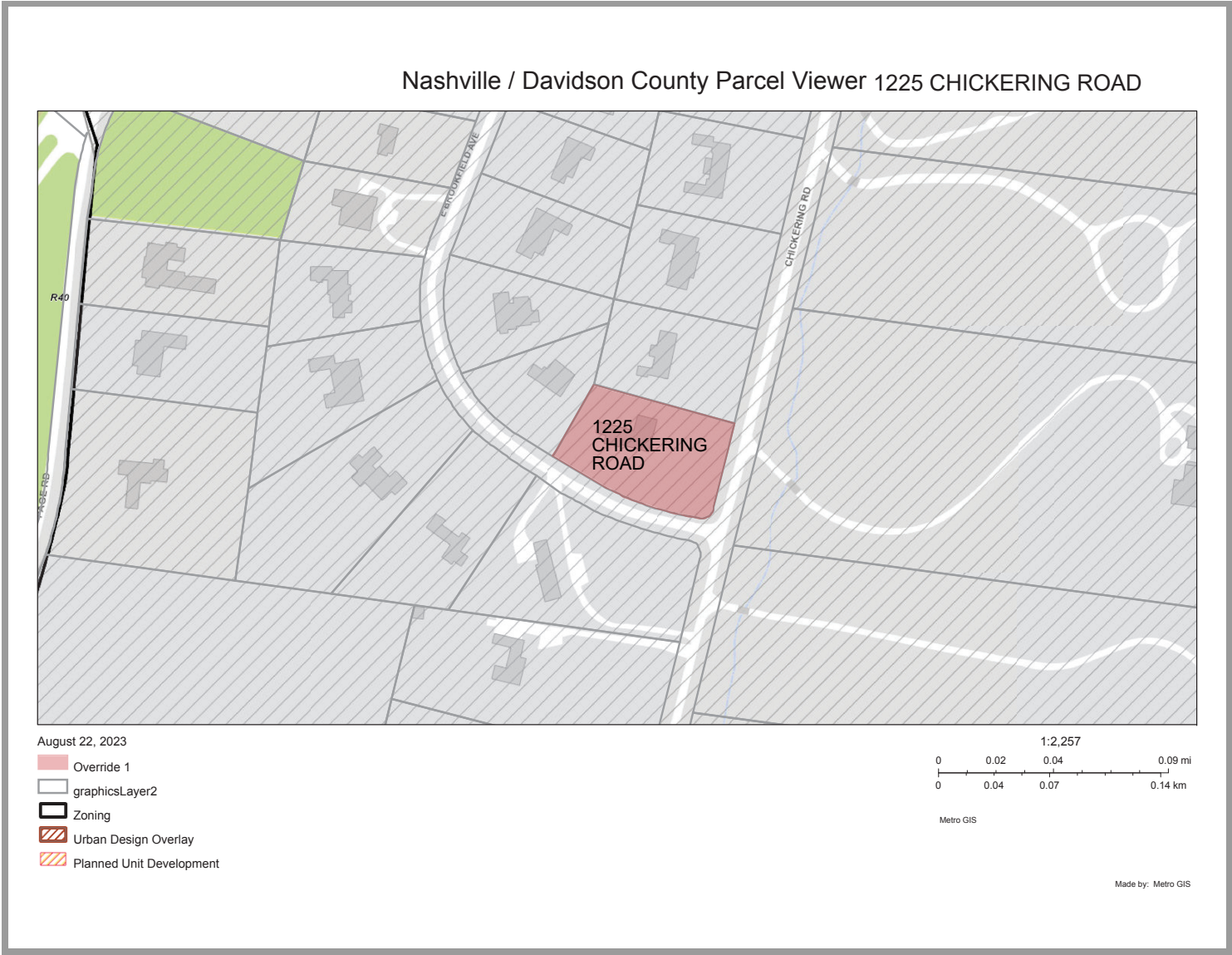
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional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

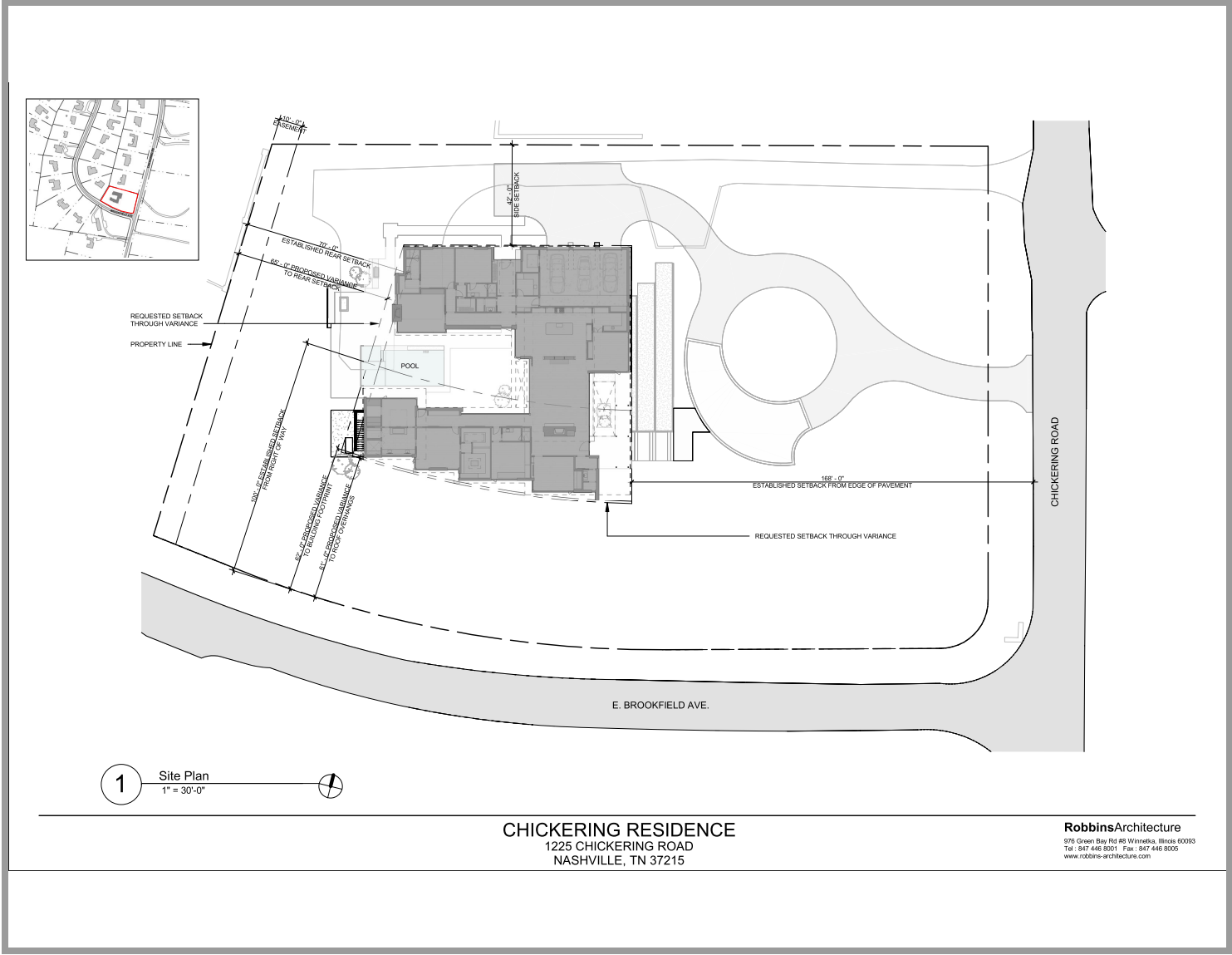
The applicant is proposing to exceed the minimum setback that was adopted in the Zoning Ordinance to benefit the public good. This section of Belle Meade enjoys large sprawling yards that contributes to the City identity. The subject property is at the corner of Chickering Road and East Brookfield Avenue. The adjoining lots on these road sections have generally the same lot size as the subject property. The subject property has unique constraints due to being an irregular corner lot with large setbacks on both streets and a required building frontage on Chickering Road to match the predominate development pattern. Facing the residence toward Chickering Road create a narrow building envelope and restricts development potential of the rear yard for accessory structures. 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 front yard setback along East Brookfield Avenue and rear yard setback 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: [Mary L. Jackson](#)
To: [Mary Samaniego](#)
Subject: Support for Lazenby's proposed plans
Date: Thursday, June 11, 2026 7:50:53 AM

[You don't often get email from nashml1223@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

The house

Sent from my iPhoneI live at 1223 Chickering Road.I have seen the Lazenby's plans for 1225 Chickering Road, next door to me.I think the house they want to build will suit the neighborhood.I do not have any concerns and vote to have it proceed as planned.Thank you.Mary Lee Jackson

From: [Diane Mulloy](#)
To: [Mary Samaniego](#)
Cc: [James Mulloy](#)
Subject: BZA Support for Lazenby Plans
Date: Thursday, June 11, 2026 1:38:20 PM

Dear Mary,

James and I want to go on record in support of the Lazenby's variance approval and house plan approval for their East Brookfield and Chickering corner lot. We have no objections to their plans and their variance appears to be both minimal and reasonable. We are thrilled to have another wonderful design and neighbors join our street.

Thank you,

James and Diane Mulloy



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Anne Daigh

PHONE # 615-454-4101

APPLICANT EMAIL ADDRESS anne@daighrick.com

PROPERTY ADDRESS: 201 Sunnyside Dr, Nashville, TN, 37205

REQUEST: **VARIANCE** ☒

CONDITIONAL USE ☒

REASON FOR REQUEST: - Retaining wall @ Basement Terrace in side yard - greater than 3'-0"
 - Conditional use permit for proposed pool

PROJECT CALCULATIONS

LOT SQ. FT: 64,706 sf	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA	7,765 Sq.Ft.	4,128 Sq.Ft.	7,328 Sq.Ft.	7,328 Sq.Ft.	-5.63%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	12,941.2 Sq.Ft.	8256 Sq.Ft.	10,310 Sq.Ft.	10,310 Sq.Ft.	-20.34%
FRONT YARD AREA	32,004 sf	-	-	-	-
TOTAL DRIVEWAY AREA 12%	7,765 sf	5,315 sf	7,714 sf	(+) 2,399 sf	0%
DRIVEWAY IN FRONT YARD AREA 22%	7,041 sf	4,350 sf	5,684 sf	(+) 1,334 sf	0%
HARDSCAPE AREA 8%	5,176 sf	2,589 sf	3,782 sf	(+) 1,193 sf	0%
POOL AREA 2%	1,294 sf	-	293 sf	-	0%
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?

Special circumstances apply to this property due to its double-frontage lot condition. The existing home faces Sunnyside Drive and the proposed home faces Belle Meade Boulevard.

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?

1.Walkout Basement: Egress for basement needed

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?

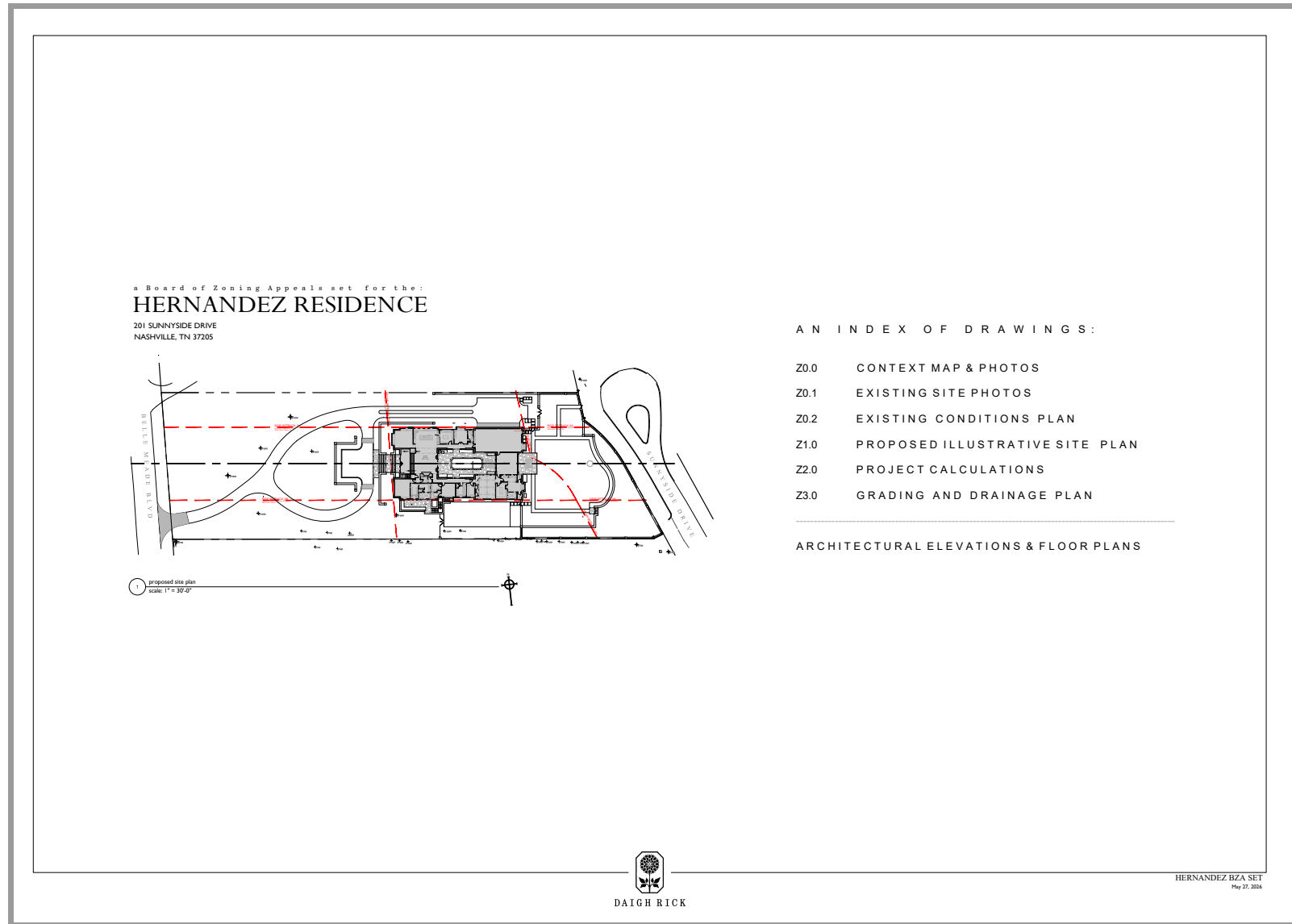
The basement terrace wall configuration is designed to meet required egress and safety considerations associated with the lower level terrace. The wall from the view of the front of the house is not more than 3'-0".

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

1. Visibly of the basement terrace wall will not appear greater than 3' above finish grade from the exterior

SIGNATURE: Anne Daigh (Owner/Agent) **DATE:** 5/22/2026

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



HERNANDEZ



EXISTING SITE - FRONT OF HOUSE, SUNNYSIDE DRIVE



EXISTING SITE - REAR OF HOUSE, BELLE MEADE BOULEVARD



EXISTING SITE - REAR YARD, LOOKING TOWARDS BELLE MEADE BOULEVARD



EXISTING SITE - REAR OF HOUSE



EXISTING SITE - SIDE WALL



EXISTING SITE - SIDE WALL



EXISTING SITE - FRONT OF HOUSE



EXISTING SITE - SCREENING BETWEEN NEIGHBOR (110 BELLE MEADE BLVD)



EXISTING SITE - SCREENING BETWEEN NEIGHBOR (112 BELLE MEADE BLVD)

DAIGH RICK
Landscape Architects
4000 Belmont Road
Nashville, TN 37203
615-259-8888
info@daighrick.com

BZA SET - NOT FOR CONSTRUCTION

HERNANDEZ RESIDENCE
201 SUNNYSIDE DRIVE
NASHVILLE, TN

REVISIONS

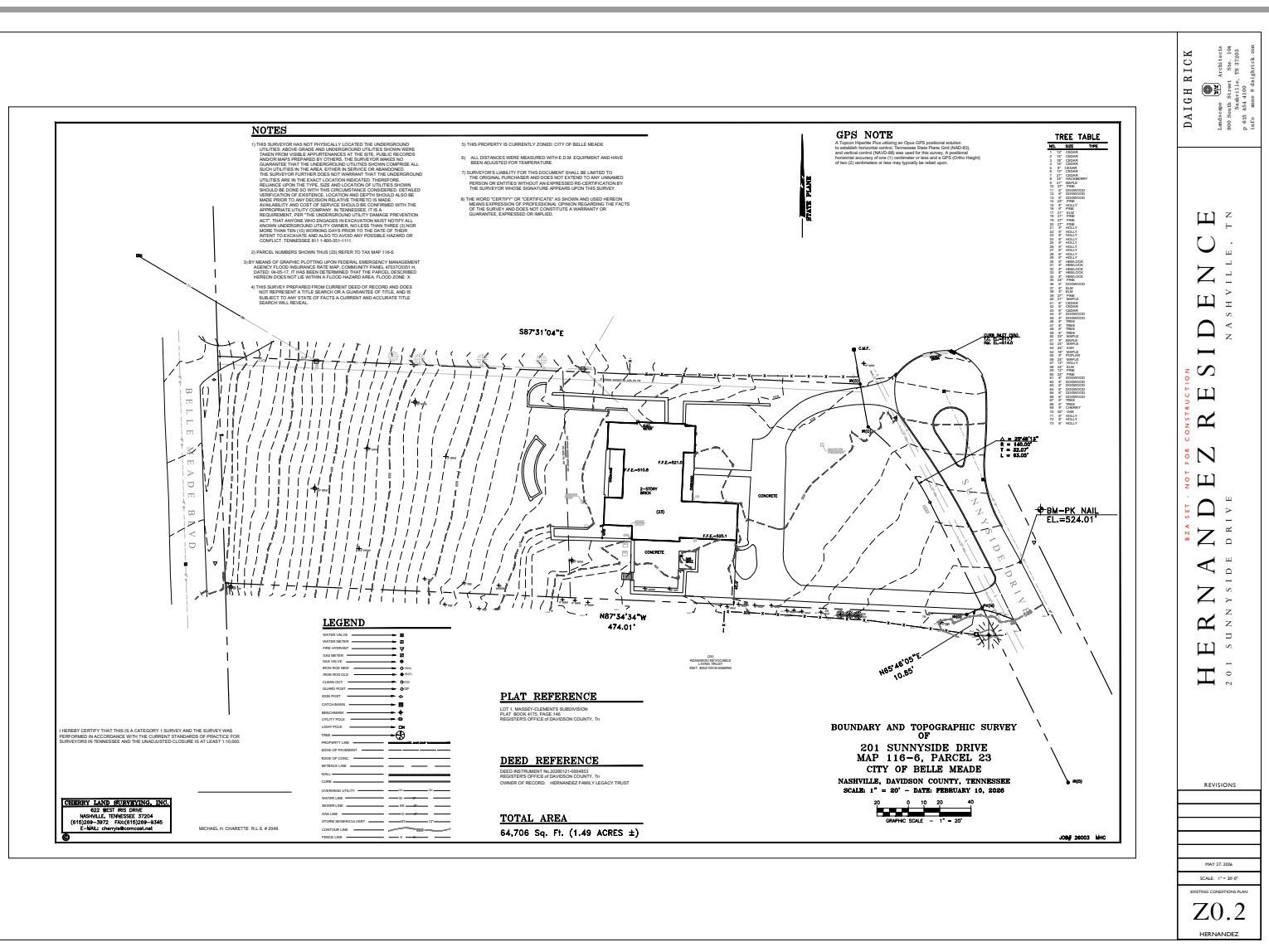
MAY 17, 2024

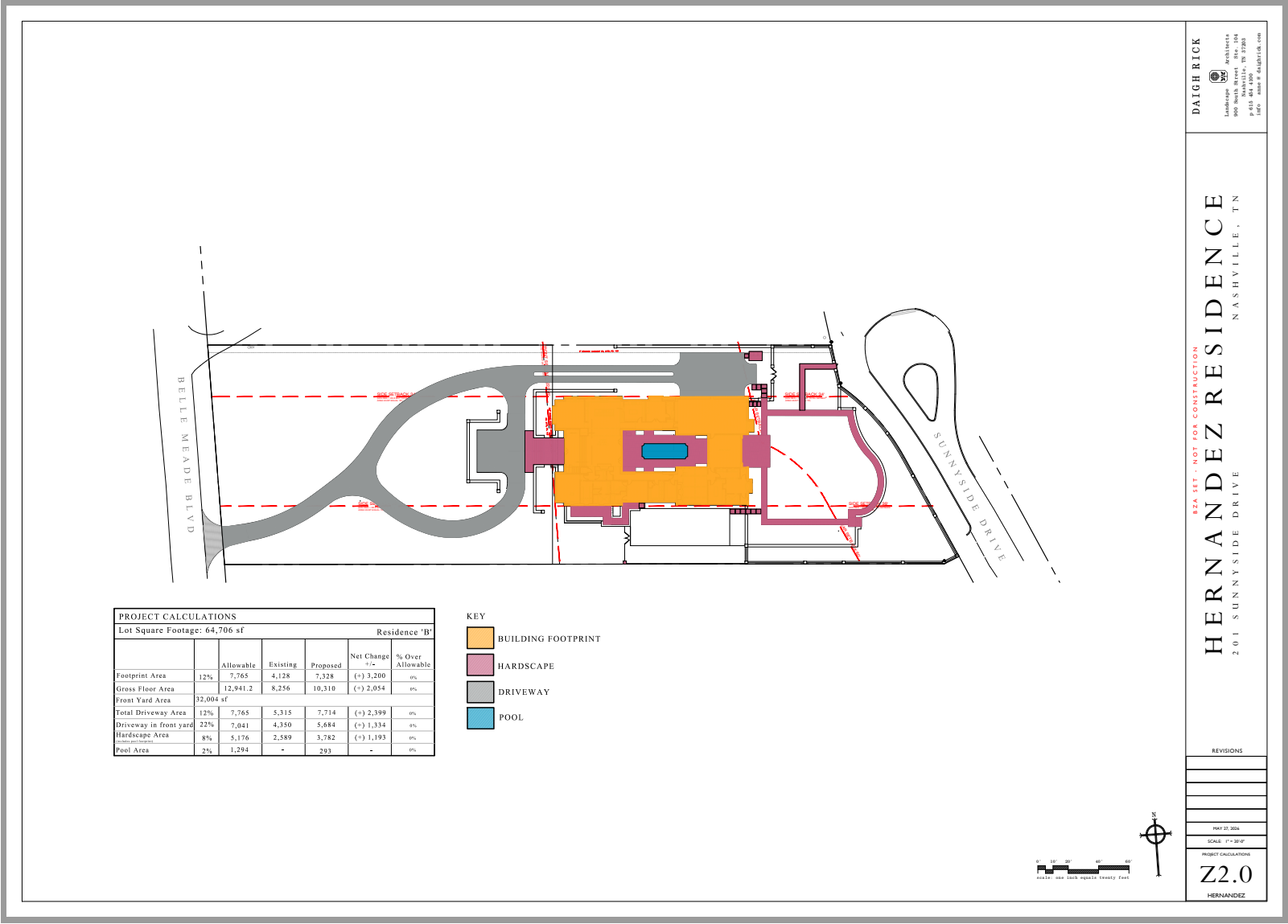
EXISTING SITE PHOTOS

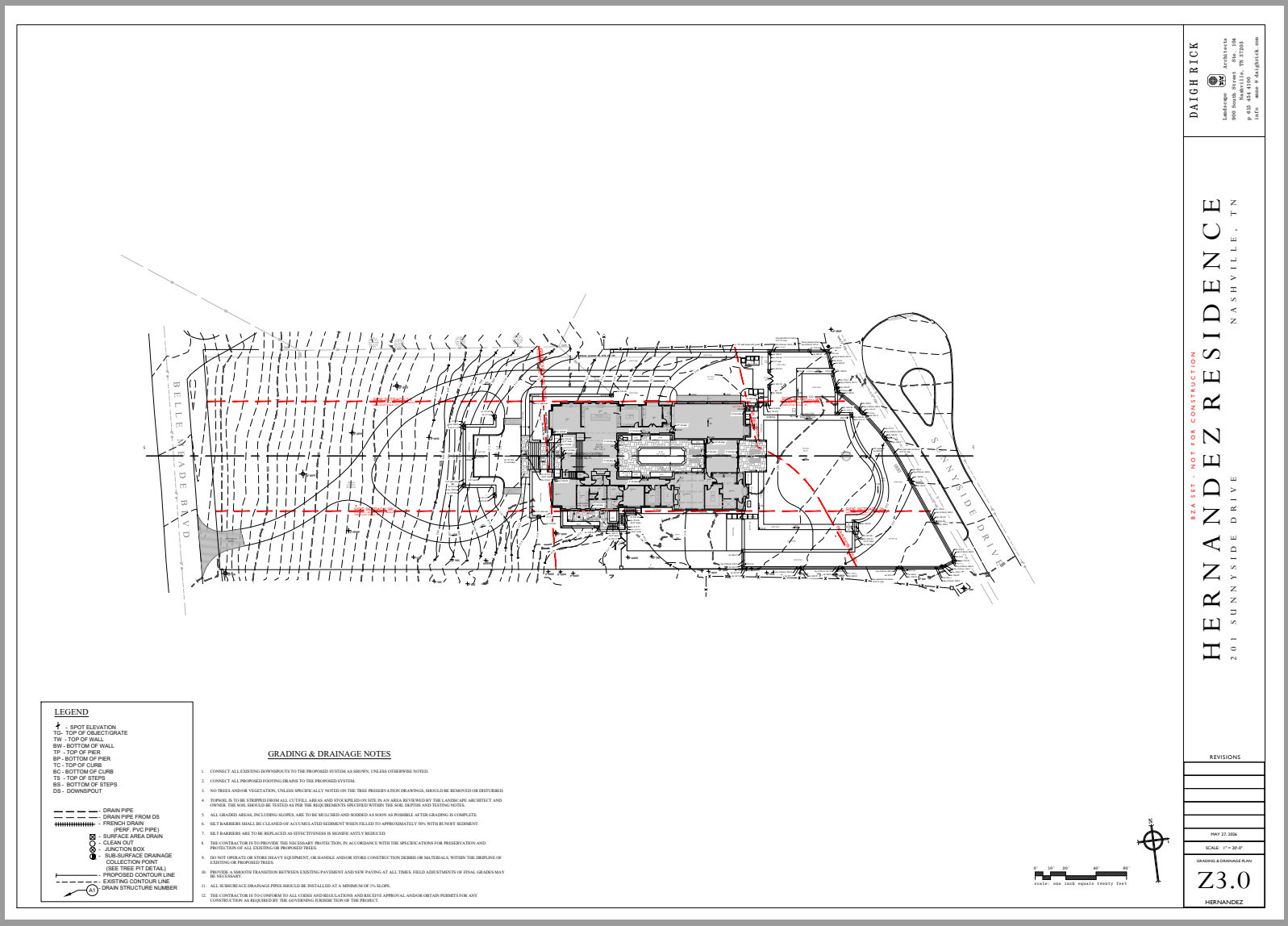
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HERNANDEZ

Regular Meeting - PACKET - (Page 72 of 118)

Page 3 of 11 General Attachment: 201 Sunn ... ackage Revision-6-2-2026.pdf (Page 3 of 11)







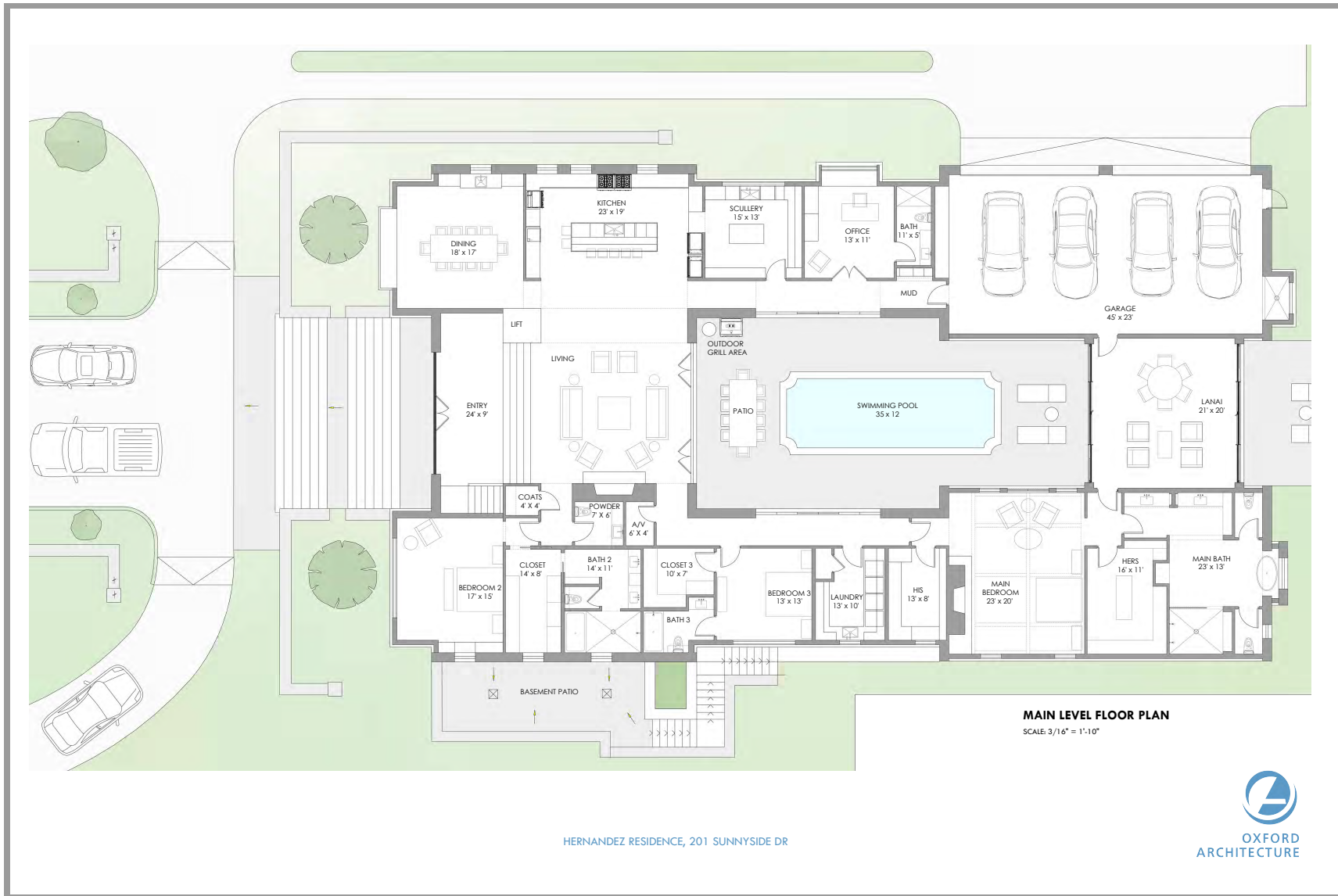


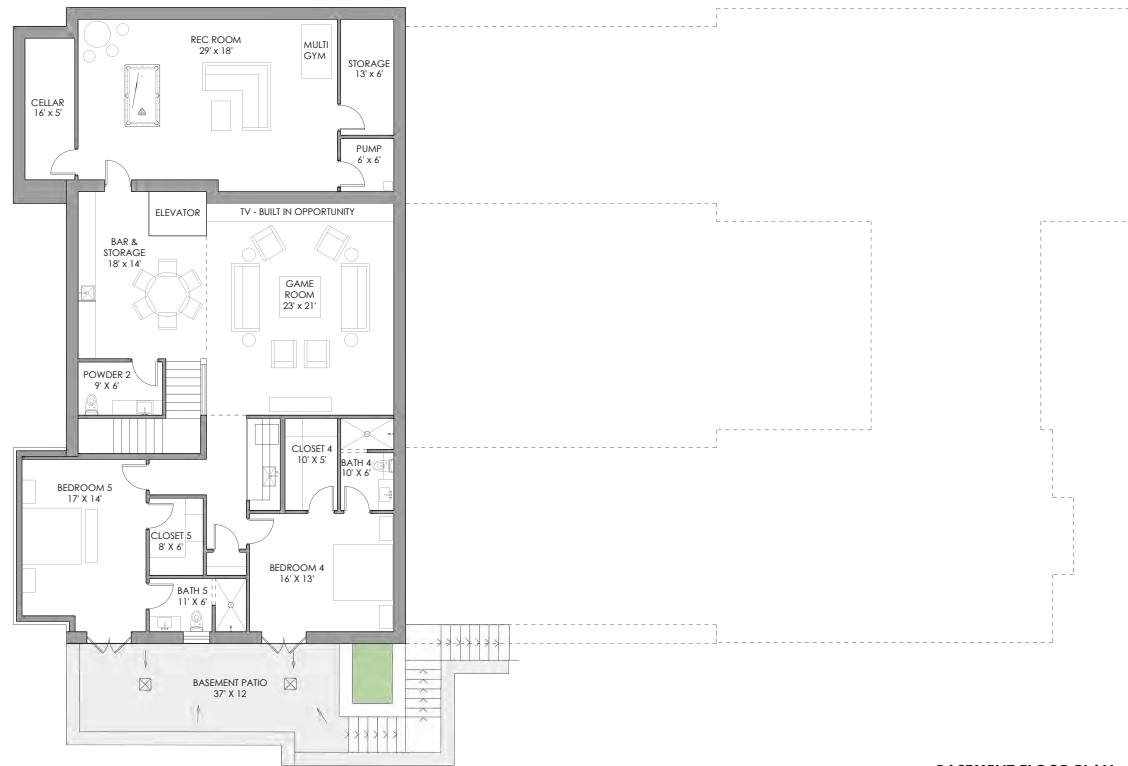


ELEVATIONS
SCALE: 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR







BASEMENT FLOOR PLAN

SCALE 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR



Staff Report

Agenda No.: IV.D.
Case No.: A26-387
Staff: Mary Samaniego, Planning Director
Applicant: The Hernandez Family Legacy Trust
Request: Variance approval to exceed the maximum retaining wall height of 3' and a Conditional Use for a swimming pool
Location: 201 Sunnyside Drive

Summary:

The applicants/property owners are requesting a Variance for a related retaining wall over 3' in height as well as a Conditional Use for a swimming pool. Specifically, the request is to construct a retaining wall to accommodate a sunken basement with access with the top of wall slightly over 3' in height.

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 (64,904 square feet - SF) and is rectangular with double frontage on Belle Meade Boulevard and Sunnyside Drive. The front of the existing residence faces Sunnyside Drive, and the rear is two stories that faces Belle Meade Boulevard. The front of the proposed residence is required to face Belle Meade Boulevard.
2. The existing residence was constructed in 1972 and has a Ranch architectural style. It was approved for demolition by the Historic Zoning Commission at their November 2025 meeting. The new construction of the proposed residence will require Historic Zoning Commission when the BZA process is completed.
3. The lot has 37 feet elevation change from the front property line to the rear property line.
4. Per Section 14-204(1)(i) of the Zoning Ordinance, multiple retaining walls which alter the average existing grade in excess of three feet (3') will be treated as a single wall and may only be constructed with the approval of the Board of Zoning Appeals. The proposed retaining walls in some locations are slightly over 3' primarily to accommodate a sunken basement access. The building code requires a 42" handrail or wall at the top or ground side of a sunken stairwell.
5. The site plan is in compliance with all other zoning development standards.
6. 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 1,294 square feet. The proposed area of water in the swimming pool is 293 square feet.

7. 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 5,176 square feet. The proposed area of the hardscape including the pool is 3,782 square feet.
8. The proposed swimming pool and associated equipment are entirely inside of the established building envelope (see attached Staff Analysis of Site Plan).

Findings of Fact and Staff Recommendation:

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

1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional use will not interfere substantially with the use and enjoyment of their property by adjacent owners and a finding that the proposed use also meets all specific standards for such use found in this chapter and in Appendices A-F. *The proposed pool is almost entirely enclosed within the proposed residence. The proposed landscaping plan should minimize any adverse impacts to the surrounding property owners.*
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 applicant is proposing to follow the existing topographic contours for the proposed construction while at the same time creating level development areas. Within the property there is a 37 feet elevation change. It is staff's professional opinion that the requirement for retaining wall height is to limit mass grading and elevation changes within a given site. The proposed residence is closely matching the placement of the existing residence which results in the avoidance of mass grading and retaining walls. The City of Belle Meade enjoys varying topography that contributes to the City identity. While the applicant is proposing an increase in retaining wall heights, the overall development will be placed on the lot in continuity with the existing topography. Given this information, the impact on surrounding properties when viewing the property from the street is negligible in staff's professional opinion.

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

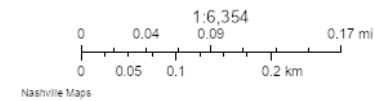
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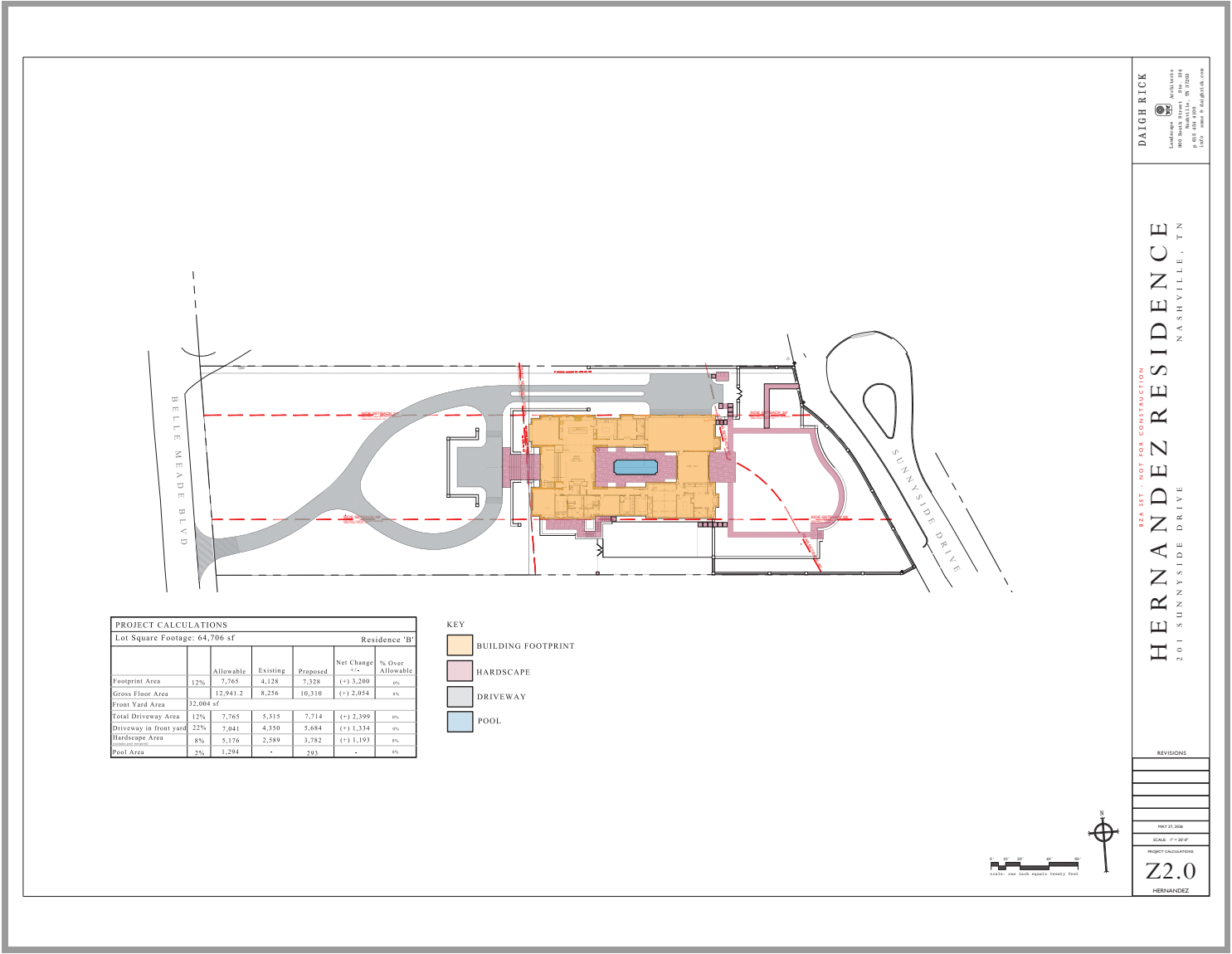
1. Location Map
2. Staff Analysis

Nashville Parcel Viewer Map 201 SUNNYSIDE DRIVE



10/24/2025, 9:26:53 AM





From: [Stephen Rzasnicki](#)
To: [Mary Samaniego](#)
Cc: [Angela Simeone-Rzasnicki](#)
Subject: Support for 201 Sunnyside Project
Date: Thursday, June 11, 2026 3:13:41 PM

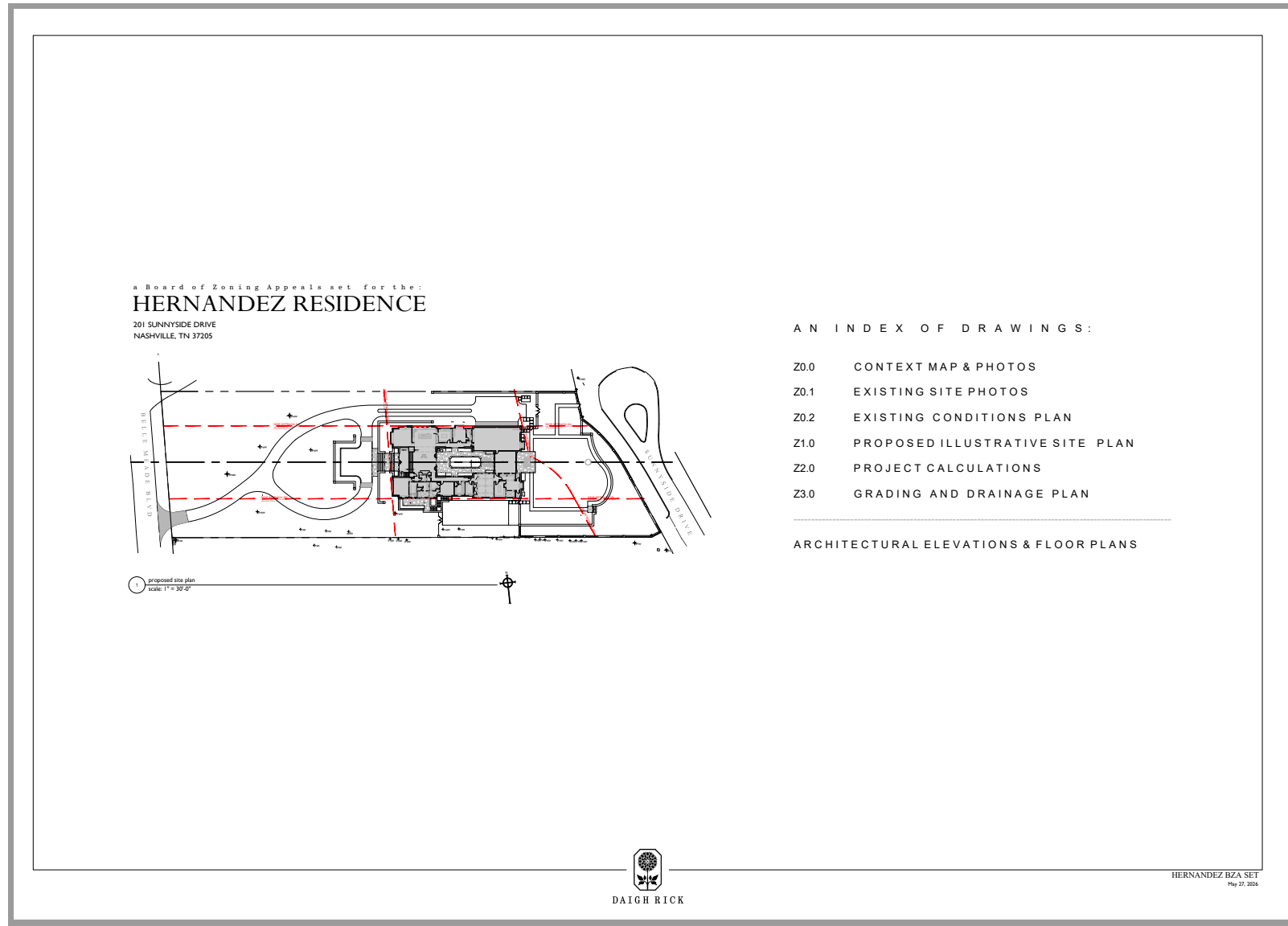
Hi Mary. I think you might remember us from last year. We are 112 Belle Meade Blvd and we share a property line with 201 Sunnyside.

We wanted to send a quick note in support of the Hernandez's project ahead of their BZA meeting next week. Carlos and Tammy have walked us through their plan and we could not be more in favor of what they are considering. I understand there are some small variances requested for a retaining wall and the pool. From experience, I can tell you that retaining walls are hugely important on these sloped properties. And when seen in context of the full project, the pool and everything they are contemplating look spectacular. We would be lucky to have such a beautiful property constructed next to ours.

We would ask that the BZA please approve all of their plans. Feel free to call my number below if you have any questions.

Thank you for all the work you do for our neighborhood.

Steve Rzasnicki
Mobile: 615.300.7816



KEY

- Belle Meade Blvd. Lot Frontage
- Sunnyside Dr. Lot Frontage
- Double Frontage Lot
- 201 Sunnyside Dr.

1
NTS

context map

1
NTS

double frontage fence condition - 112 Belle Meade Blvd

2
NTS

double frontage fence condition - 110 Belle Meade Blvd

1
NTS

CONTEXT PHOTO: 112 BELLE MEADE BLVD

2
NTS

CONTEXT PHOTO: 201 SUNNYSIDE DRIVE FROM BELLE MEADE BOULEVARD

3
NTS

CONTEXT PHOTO: 108 & 110 BELLE MEADE BOULEVARD

4
NTS

CONTEXT PHOTO: 200, 202, 204 SUNNYSIDE DRIVE

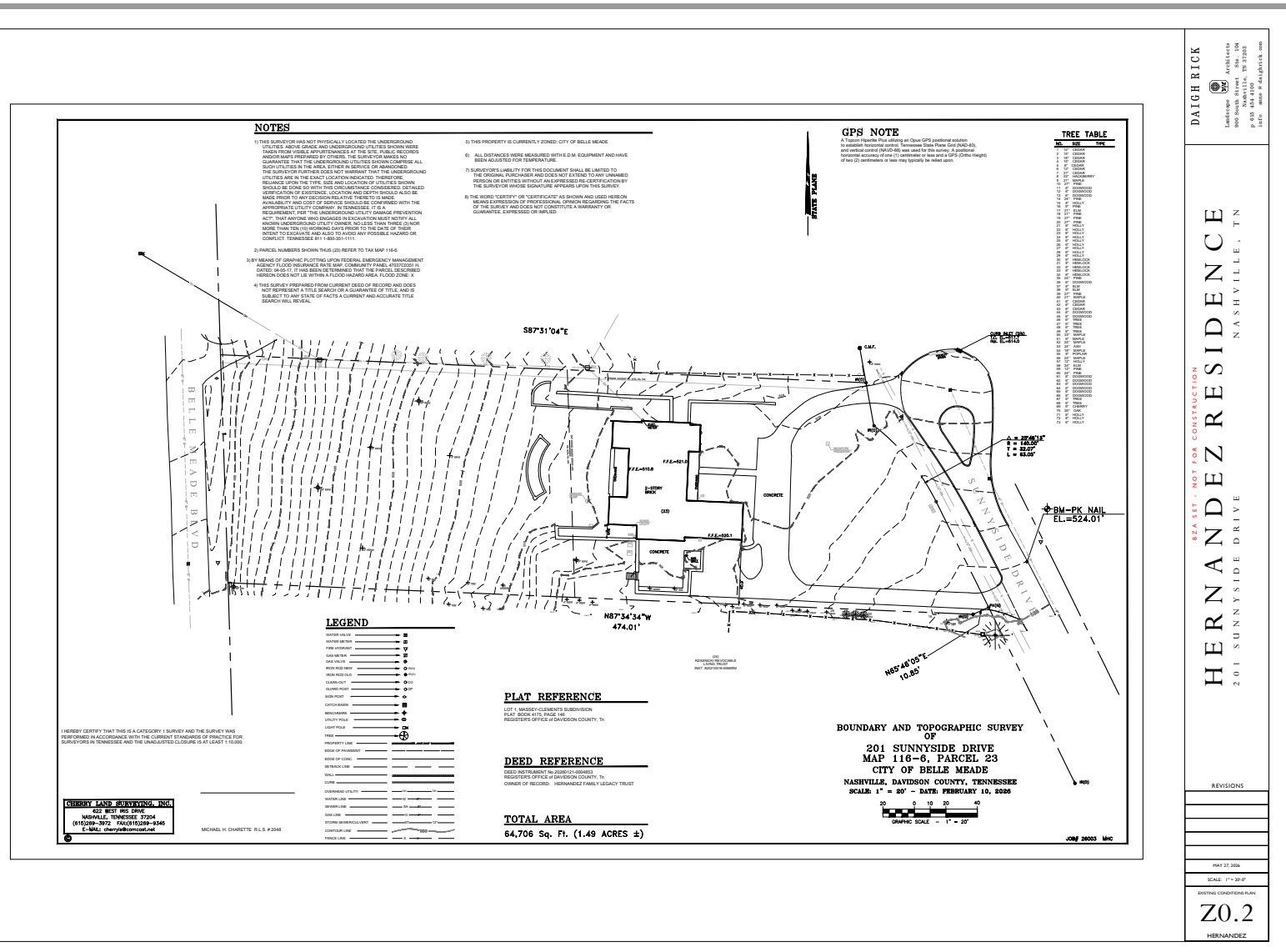
DAIGH RICK
Landscape Architects
900 South Street, Ste. 104
Nashville, TN 37203
P 615.461.4100
F 615.461.4101
www.darlandscape.com

HERNANDEZ RESIDENCE
NASHVILLE, TN
201 SUNNYSIDE DRIVE

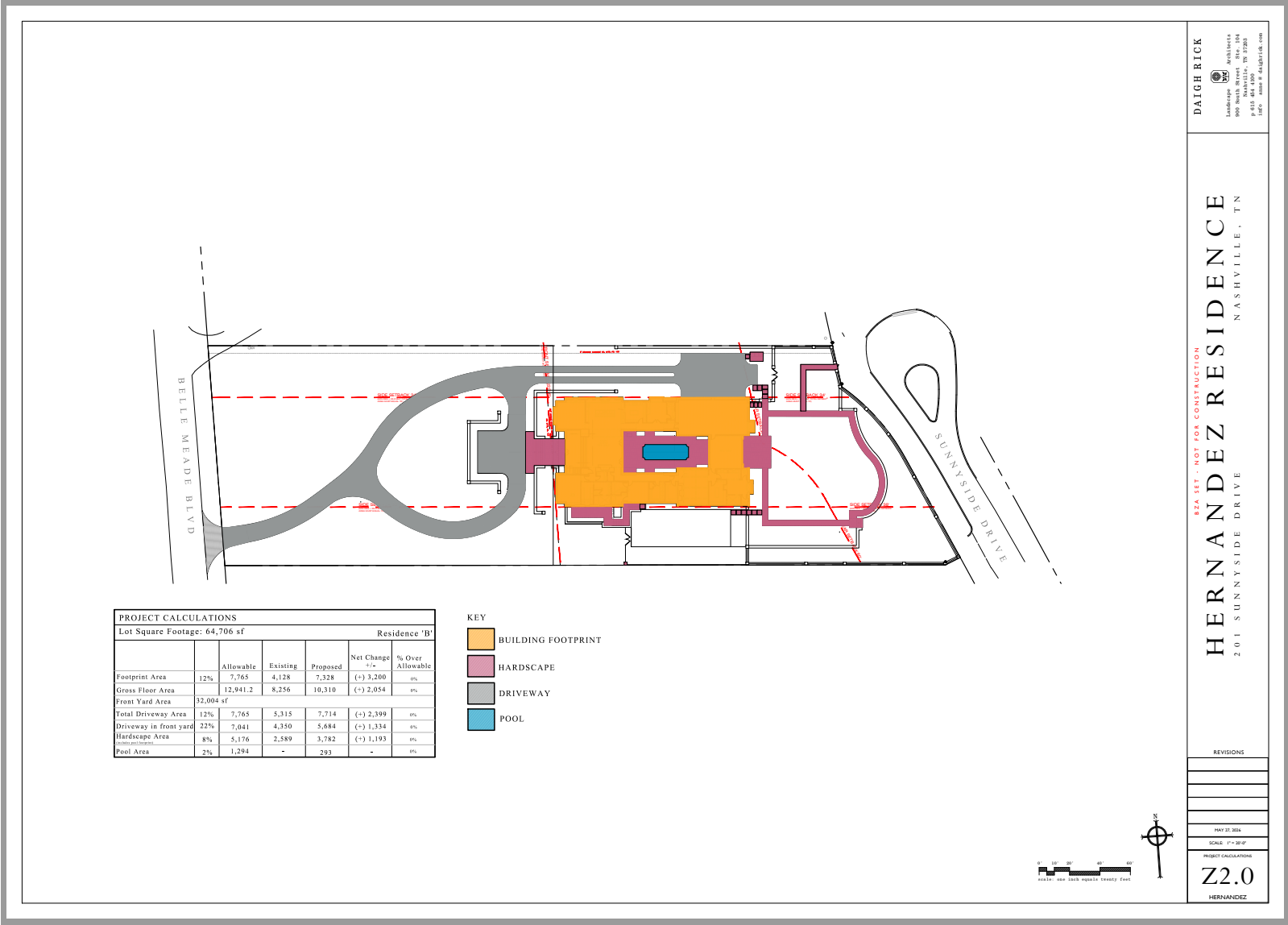
REVISIONS

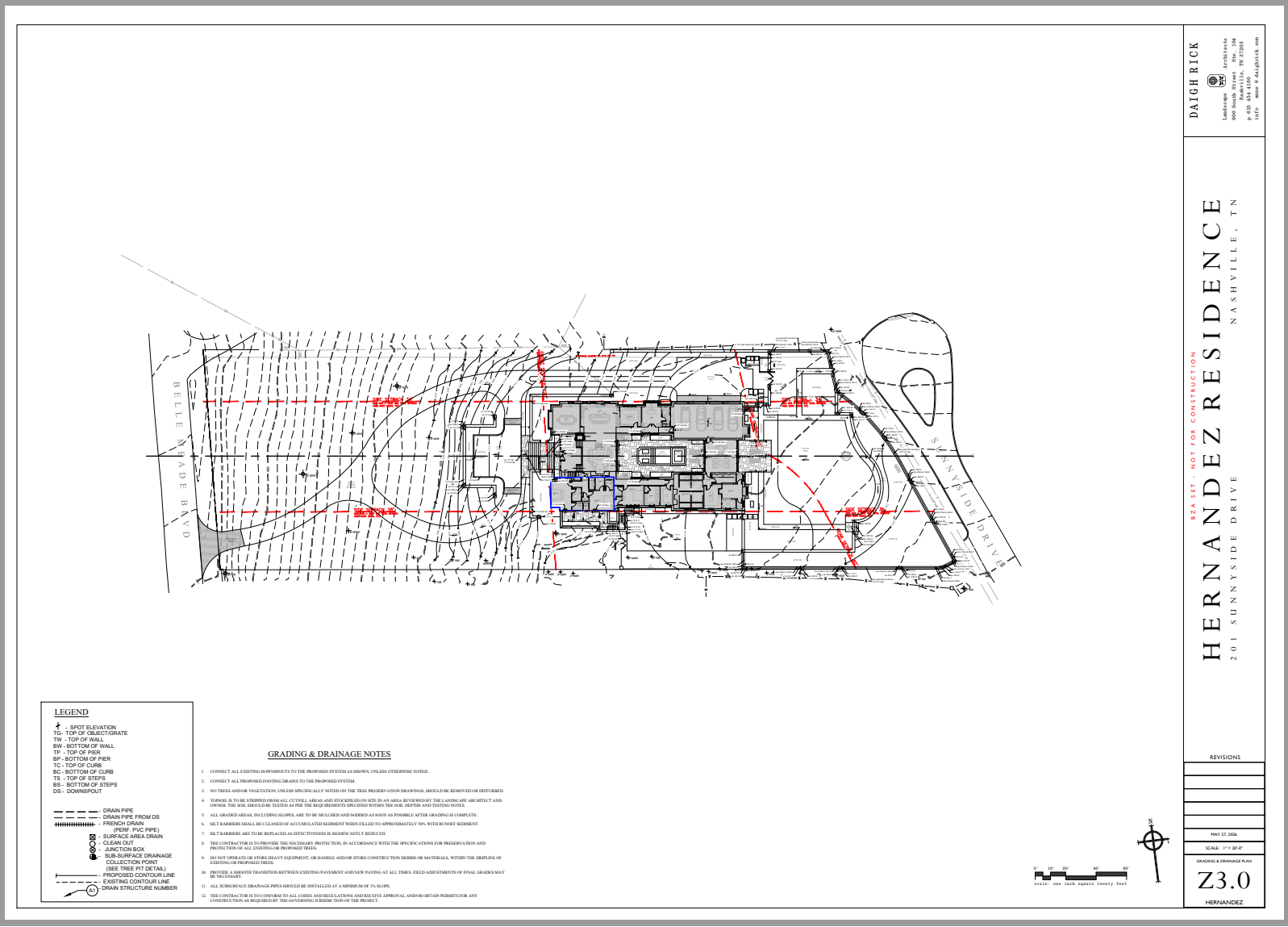
NO.	DATE	DESCRIPTION
1	MAY 27, 2024	CONTEXT PHOTOS & PHOTOS

Z0.0
HERNANDEZ













ELEVATIONS
SCALE: 3/16" = 1'-10"

HERNANDEZ RESIDENCE, 201 SUNNYSIDE DR





CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS

APPEAL # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) Todd and Yeenee Leri

PHONE # _____

APPLICANT EMAIL ADDRESS _____

PROPERTY ADDRESS: 4412 Chickering Lane

REQUEST: **VARIANCE** ☒

CONDITIONAL USE ☐

REASON FOR REQUEST: Retaining wall over 3'-0" tall in front yard.

PROJECT CALCULATIONS

LOT SQ. FT:	278,873.34 sf	ALLOWABLE	EXISTING	PROPOSED	TOTAL	% OVER
FOOTPRINT AREA		33,465	8,662	6,927	(-) 1,735	0%
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		20,000	16,063	13,795	(-) 2,268	0%
FRONT YARD AREA			37,128			
TOTAL DRIVEWAY AREA		33,465	23,308	21,984	(-) 17,026	0%
DRIVEWAY IN FRONT YARD AREA		8,168	4,543	4,543	0	0%
HARDSCAPE AREA		22,310	5,980	9,648	(+) 3,668	0%
POOL AREA		5,577	745	632	(-) 113	0%
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?

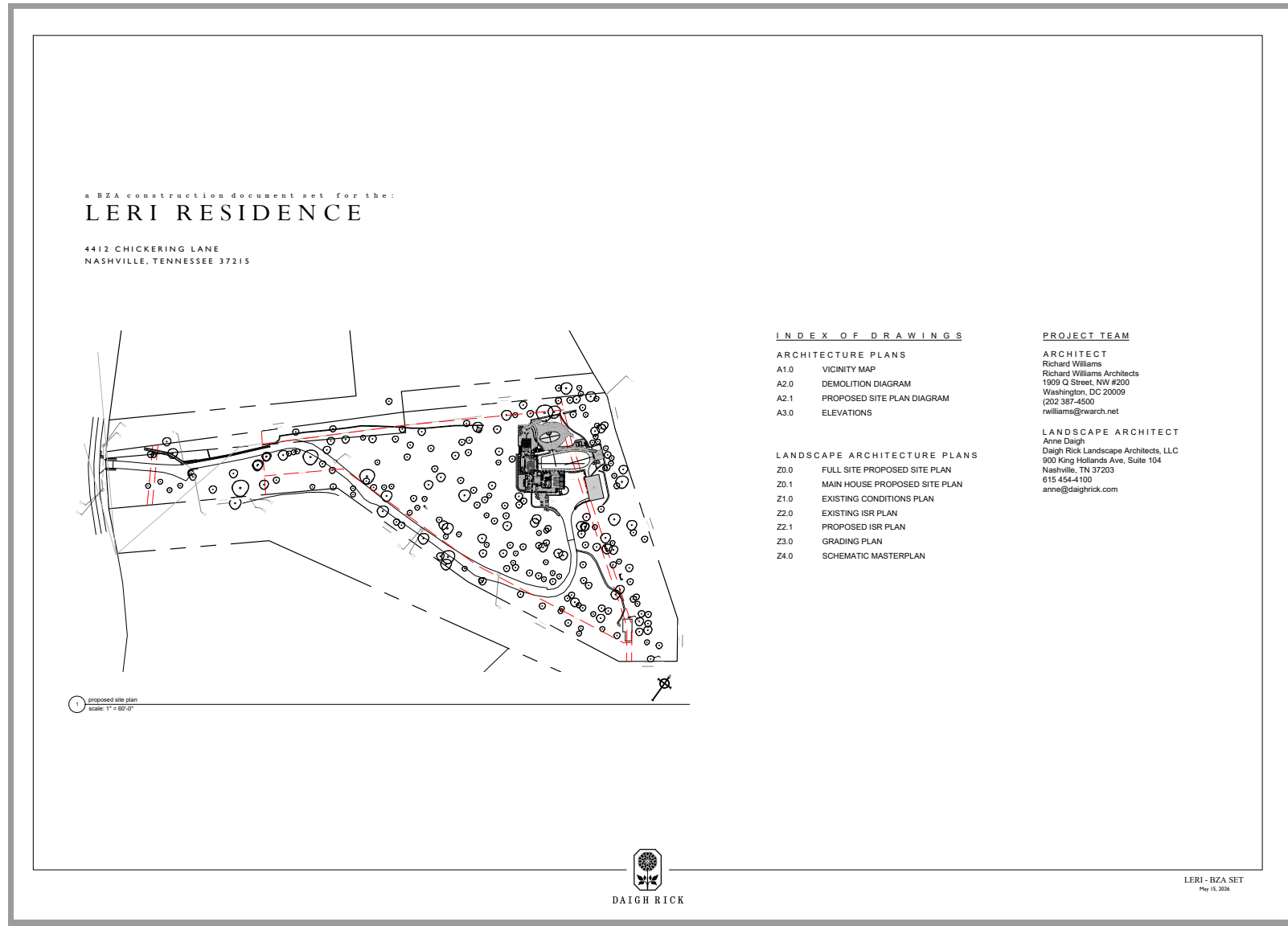
How would the strict application of the zoning ordinance result in practical difficulties to or exceptional or undue hardship upon the owner of such property?

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@citybellemead.org



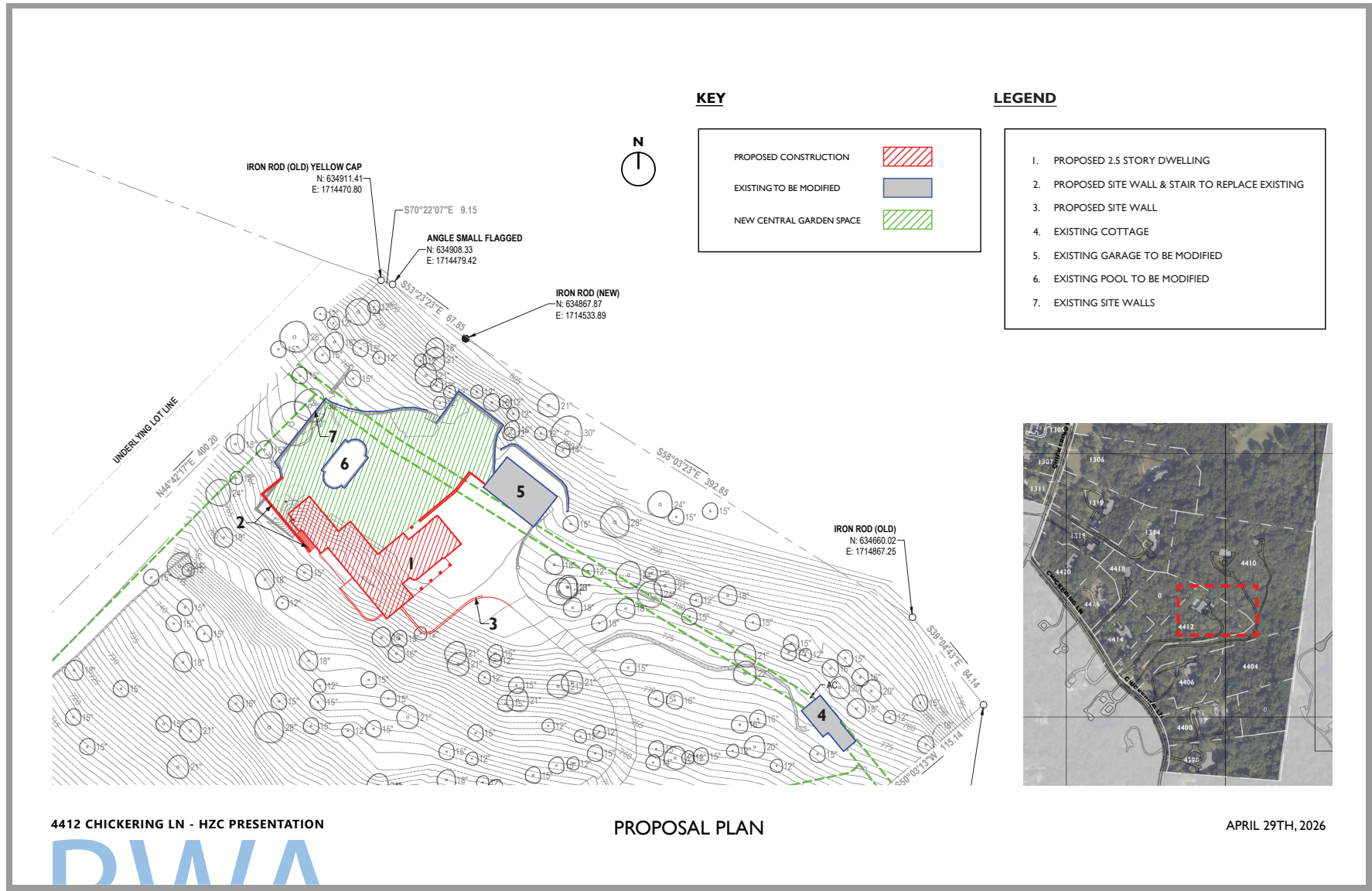


4412 CHICKERING LN - HZC PRESENTATION

VICINITY MAP

APRIL 29TH, 2026

DMAA

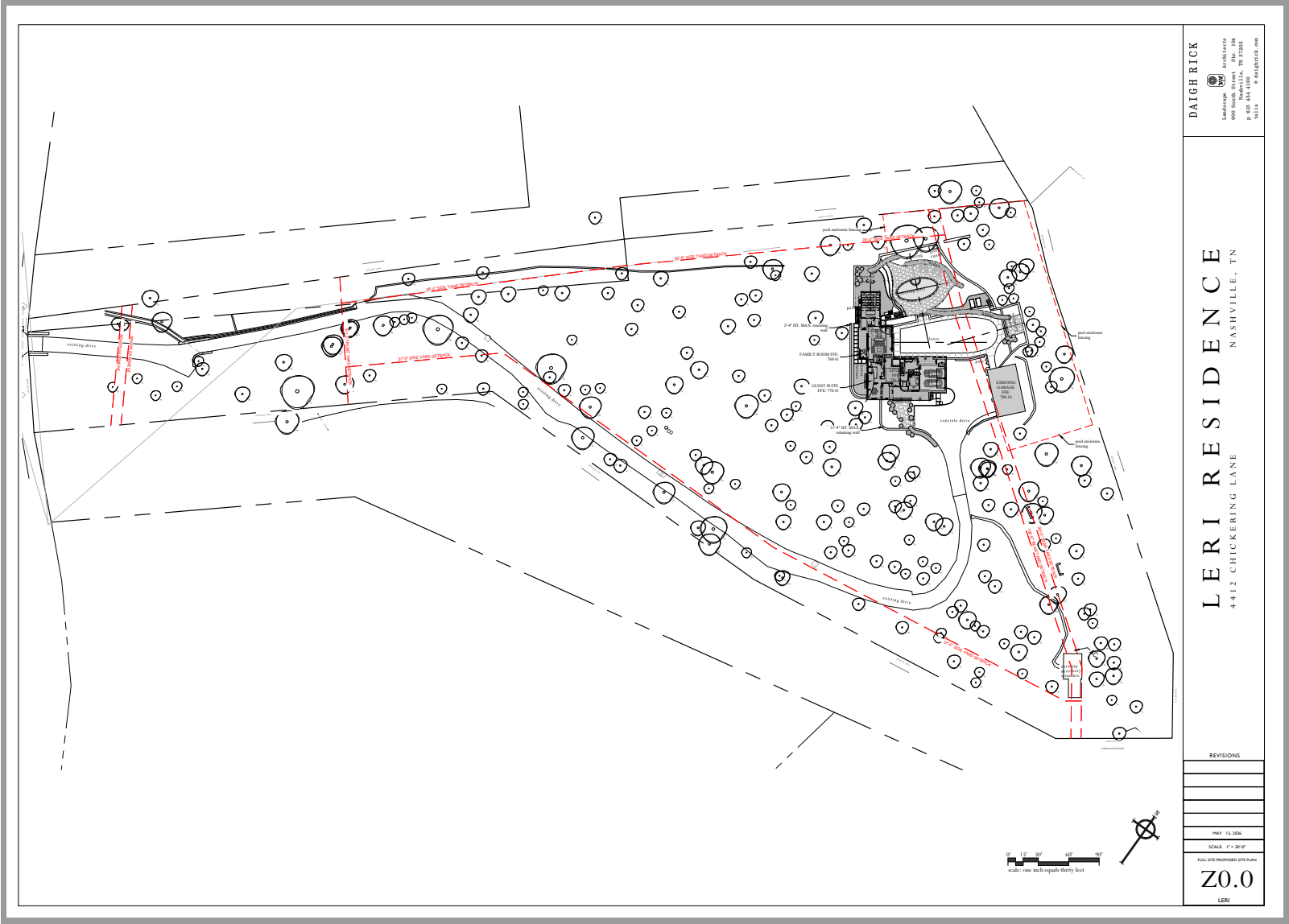


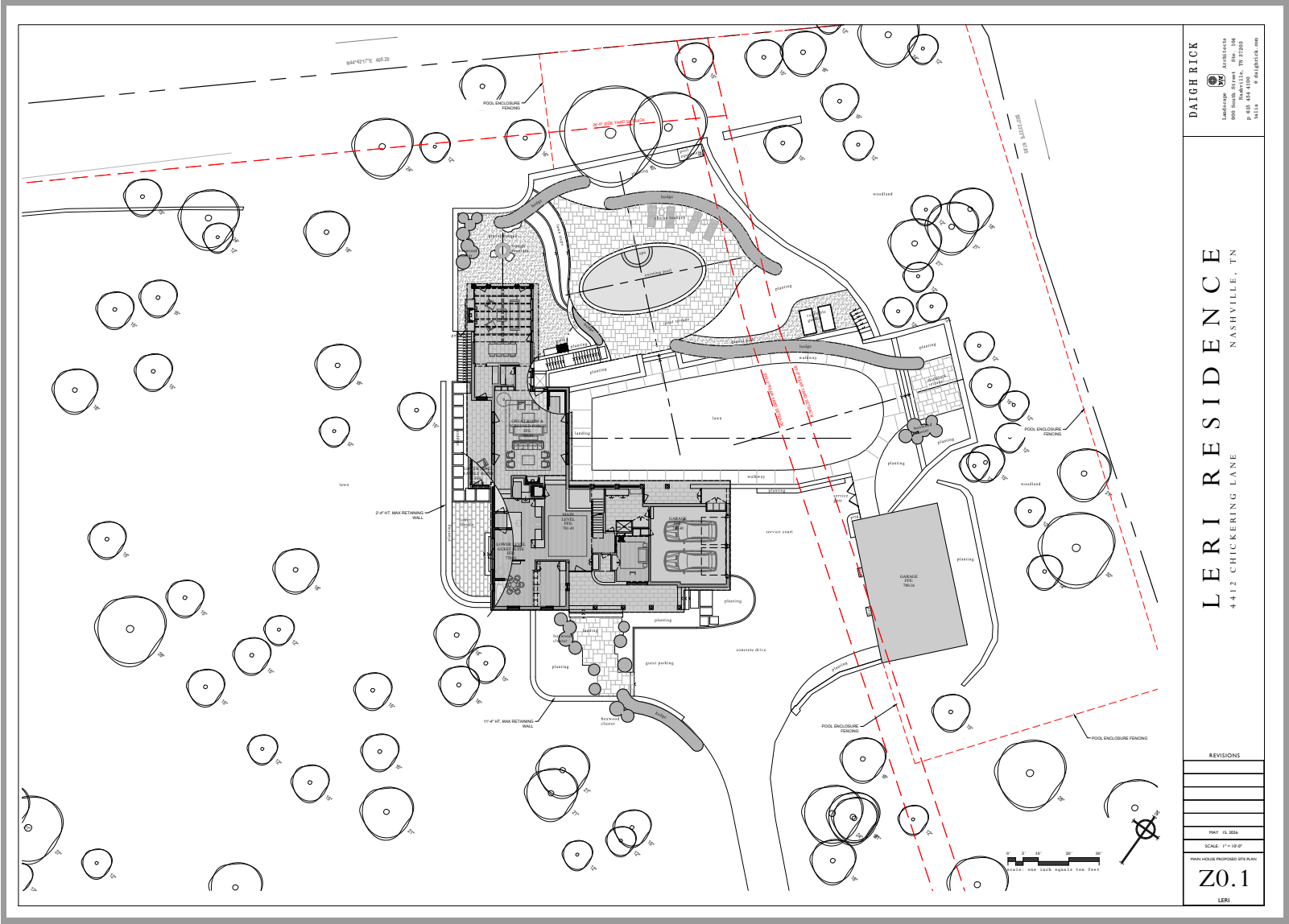


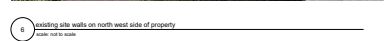
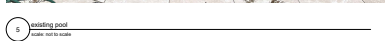












LERI RESIDENCE
4412 CHICKERING LANE
NASHVILLE, TN

REVISIONS

MAY 15, 2026

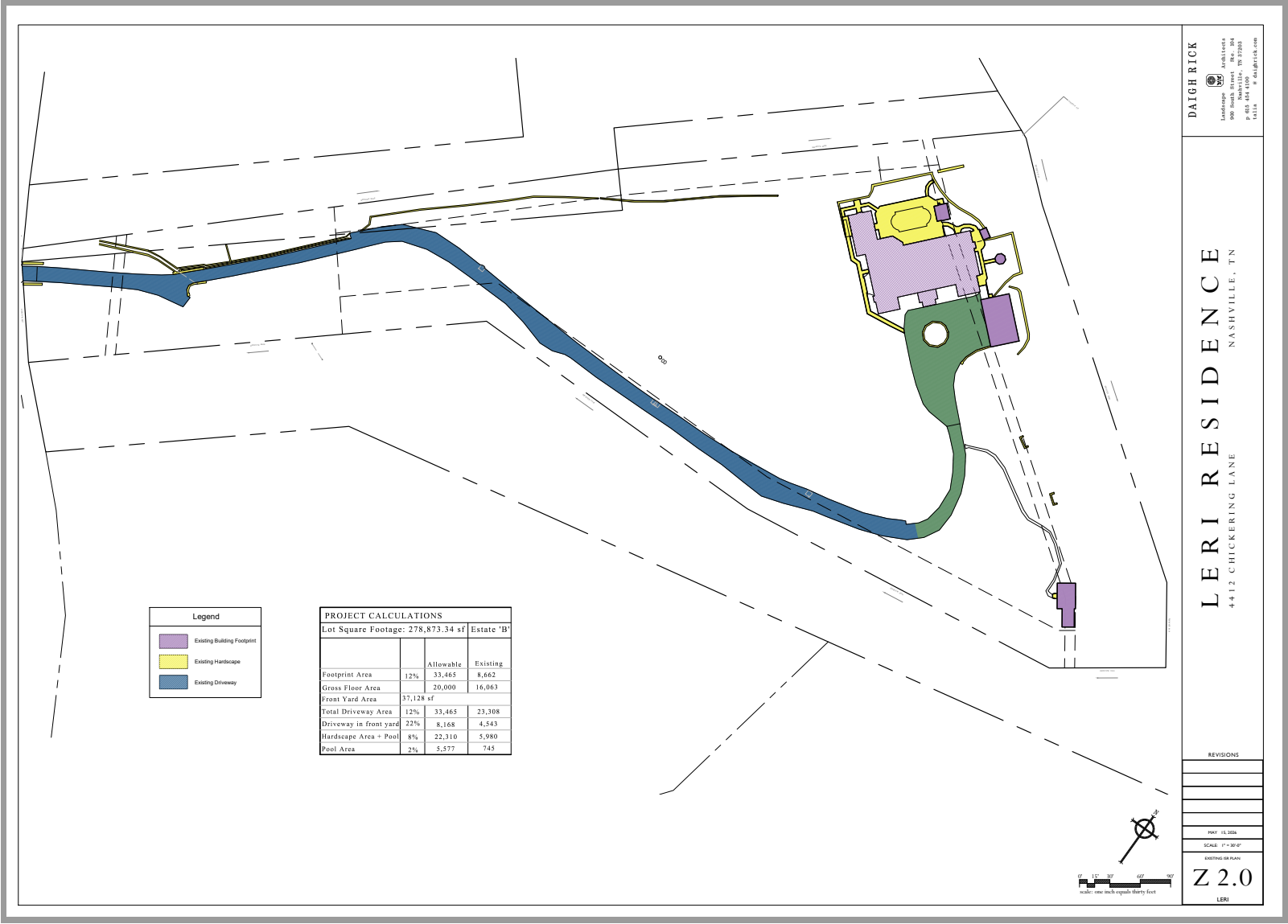
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EXISTING SITE PHOTOS

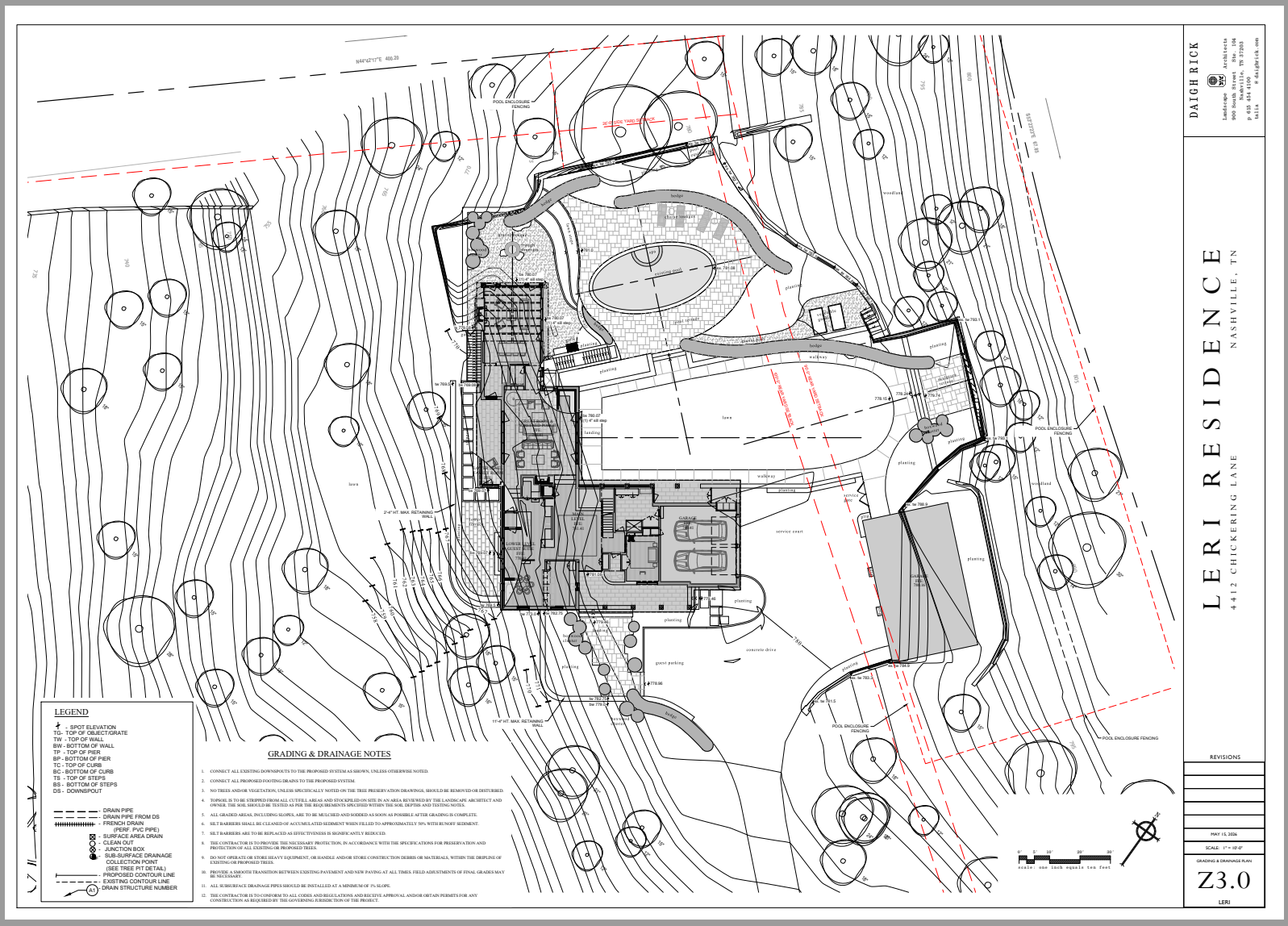
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LERI









Staff Report

Agenda No.: IV.E.
Case No.: A26-38
Staff: Mary Samaniego, Planning Director
Applicant: The Leri family
Request: Variance approval to exceed the maximum retaining wall height of 3'
Location: 4412 Chickering Lane

Summary:

The applicants/property owners are requesting a Variance for a related retaining wall over 3' in height. Specifically, the request is to construct a retaining wall with a maximum height of 11'4" to accommodate a driveway and pedestrian connection to the main entrance.

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 6.38 acres (277,913 square feet - SF) and is an irregularly shaped flag-lot with frontage on Chickering Lane.
2. The existing residence was constructed in 1964 and has a Mansard architectural style. It was approved for demolition by the Historic Zoning Commission at their February 2026 meeting. The new construction of the proposed residence will require Historic Zoning Commission when the BZA process is completed.
3. The lot has 184 feet elevation change from the front property line to the rear property line.
4. Per Section 14-205(1)(k) of the Zoning Ordinance, the proposed grading is within the allowable percentages. Specifically, approximately 5,000 SF will be required to be regraded which is less than 2% of the lot area.
5. Per Section 14-204(1)(i) of the Zoning Ordinance, multiple retaining walls which alter the average existing grade in excess of three feet (3') will be treated as a single wall and may only be constructed with the approval of the Board of Zoning Appeals.
6. The proposed retaining wall maximum height is 11'4" at the southwest corner of the retaining wall. The top 3' of the retaining wall will act as a railing for the pedestrians to access the front door.
7. The site plan is in compliance with all other zoning development standards.

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 follow the existing topographic contours for the proposed construction while at the same time creating level development areas. Within the property there is a 184 feet elevation change. It is staff's professional opinion that the requirement for retaining wall height is to limit mass grading and elevation changes within a given site. The proposed residence is closely matching the placement of the existing residence which results in the avoidance of mass grading and retaining walls. The City of Belle Meade enjoys varying topography that contributes to the City identity. While the applicant is proposing an increase in retaining wall heights, the overall development will be placed on the lot in continuity with the existing topography. Given this information, the impact on surrounding properties when viewing the property from the street is negligible in staff's professional opinion.

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

Attachments:

1. Location Map
2. Staff Analysis

