



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JULY 21, 2026, 04:30 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JULY 21, 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 June 16, 2026.

Attachment: [BZA Minutes June 16 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 Smith/Hafner family, #A26-39, 435 Lynwood Boulevard, for a conditional use for a swimming pool (spa).

Attachment: [APPLICATION.pdf](#)

Attachment: [181 JUSTIN-SMITH-MATT-LOVETT4-9164-SITE-C-1.pdf](#)

Attachment: [181 Justin--Wendy-Smith---435-Lynwood-Blvd-N0-PLANTS-BEDS-compressed.pdf](#)

Attachment: [STAFF REPORT 435 Lynwood Blvd.pdf](#)

C. The application of the McPherson Family Legacy Trust, #A26-43, 4411 Iroquois Avenue, for a variance for allowable footprint and rear yard setback.

Attachment: [APPLICATION.pdf](#)

Attachment: [185 McPherson-Residence-BZA-Submission.pdf](#)

Attachment: [STAFF REPORT 4411 Iroquois Ave.pdf](#)

D. The application of the Glisson family, #A26-49, 4441 East Brookfield Avenue, for a variance for front yard setback and maximum footprint.

Attachment: [APPLICATION.pdf](#)

Attachment: [191 Glisson-DDG-BZA-Submittal-2026-06-19.pdf](#)

V.Other Public Comment

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held August 18, 2026 4:30 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
JUNE 16, 2026, 4:30 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

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

Board Members Present

Chairman Chris Tardio
Vice-Chairman Marissa Russ
Erick Clifford
Carter Dawson
Johnny Phipps

Board Members Not Present

Charlie Atwood
Ron Farris

City Staff Present

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

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

Approval of Minutes

The minutes of the Board of Zoning Appeals held May 19, 2026.

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

Unfinished Business - None

New Business

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

Planning Director Mary Samaniego stated that the applicant for case number #A26-28 had requested another postponement to the July 21st meeting

Motion to postpone: Chairman Tardio Second: Dawson Vote: All aye

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

Charlie Rankin, Rankin DesignWorks Architecture, reviewed the plans for the project as submitted.

Questions from the board were addressed by Rankin.

Public Comment Opened

No Public Comment

Public Comment Closed

A question about the landscaping plan was answered by Gavin Duke of Duke Design Group.

Motion to approve as submitted with landscaping installed as per the plan: Phipps Second: Clifford

Roll call vote: All aye

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

Gavin Duke landscape architect, Duke Design Group, reviewed the landscaping plan as submitted, Celeste Robbins, Robbins Architecture, reviewed the plans for the home as submitted.

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

Public Comment Opened

George Lazenby, owner 1225 Chickering Road, provided additional information about their plans.

Applicant Presentation Closed

Planning Director Samaniego stated she had two letters of support, no objection letters.

Public Comments Closed

Motion to approve: Clifford Second: Russ

A board discussion ensued.

Roll call vote: All aye

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.

Anne Daigh, Daigh Rick Landscape Architects, reviewed the landscape plan as submitted; Brett Greene, Oxford Architecture, provided additional details

about the plans for the home.

Questions from the board were answered by Greene and Daigh.

Public Comment Opened

Frank Sheffield, 200 Sunnyside Drive, had questions which were answered by Planning Director Samaniego.

Planning Director Samaniego stated she had received one letter in support, and no letters of objection.

Deborah Bryan, daughter of Frank Sheffield stated that her father supports the project.

Public Comment Closed

Motion to divide the question: Chairman Tardio Second: Clifford Vote: All aye

Motion to approve the conditional use for the pool: Dawson Second: Russ Roll Call Vote: All aye

Motion to approve wall: Dawson Second: Russ

Additional questions about the wall were addressed by Planning Director Samaniego and Greene.

A discussion ensued.

Roll call vote: All aye

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

Justin Donovan, Richard Williams Architects, reviewed the plan for the requested variance as submitted. Anne Daigh, Daigh Rick Landscape Architects, reviewed the landscape plan as submitted, reiterating some information provided by Donovan.

There were no questions for the applicant.

Public Comment Opened

No Public Comment

Public Comment Closed

Motion to approve: Dawson Second: Russ

A period of comments and discussion ensued.

Roll call vote: All aye

Other Public Comment - None

The meeting adjourned at 5:28 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.

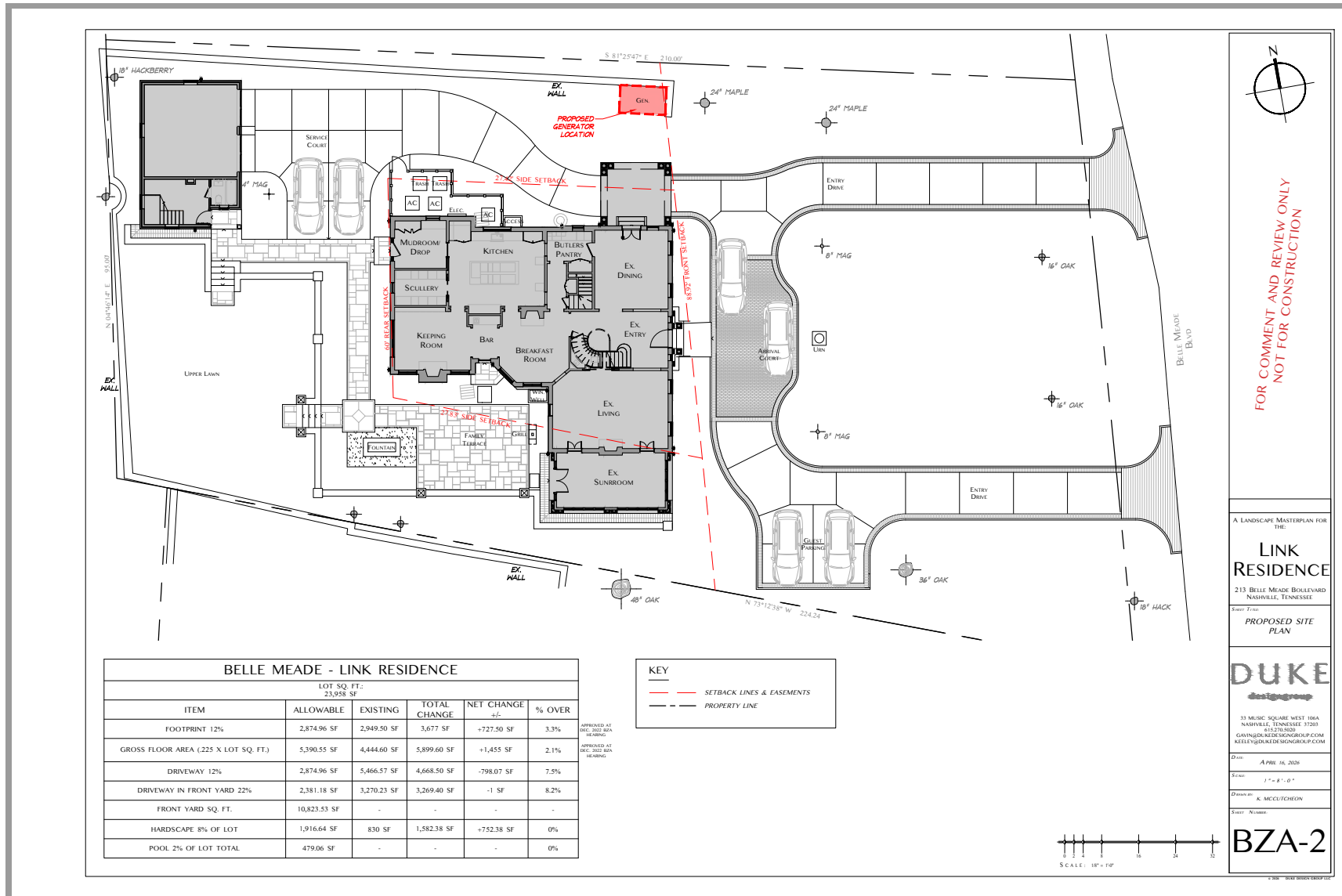
How would the resulting construction not be out of harmony with other homes in the neighborhood?

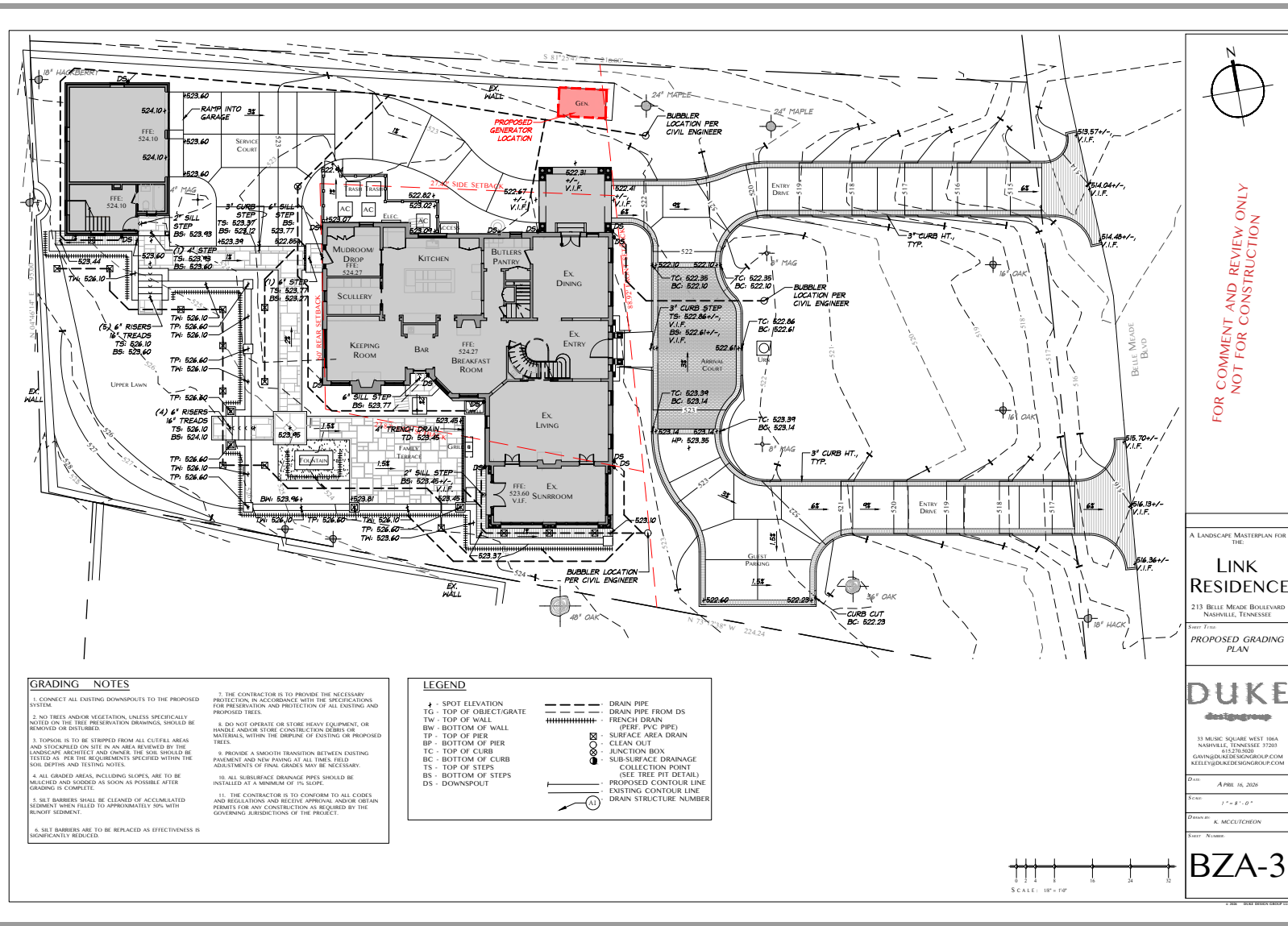
As stated above, the proposed generator would not create any visual impact for any other home in the neighborhood.

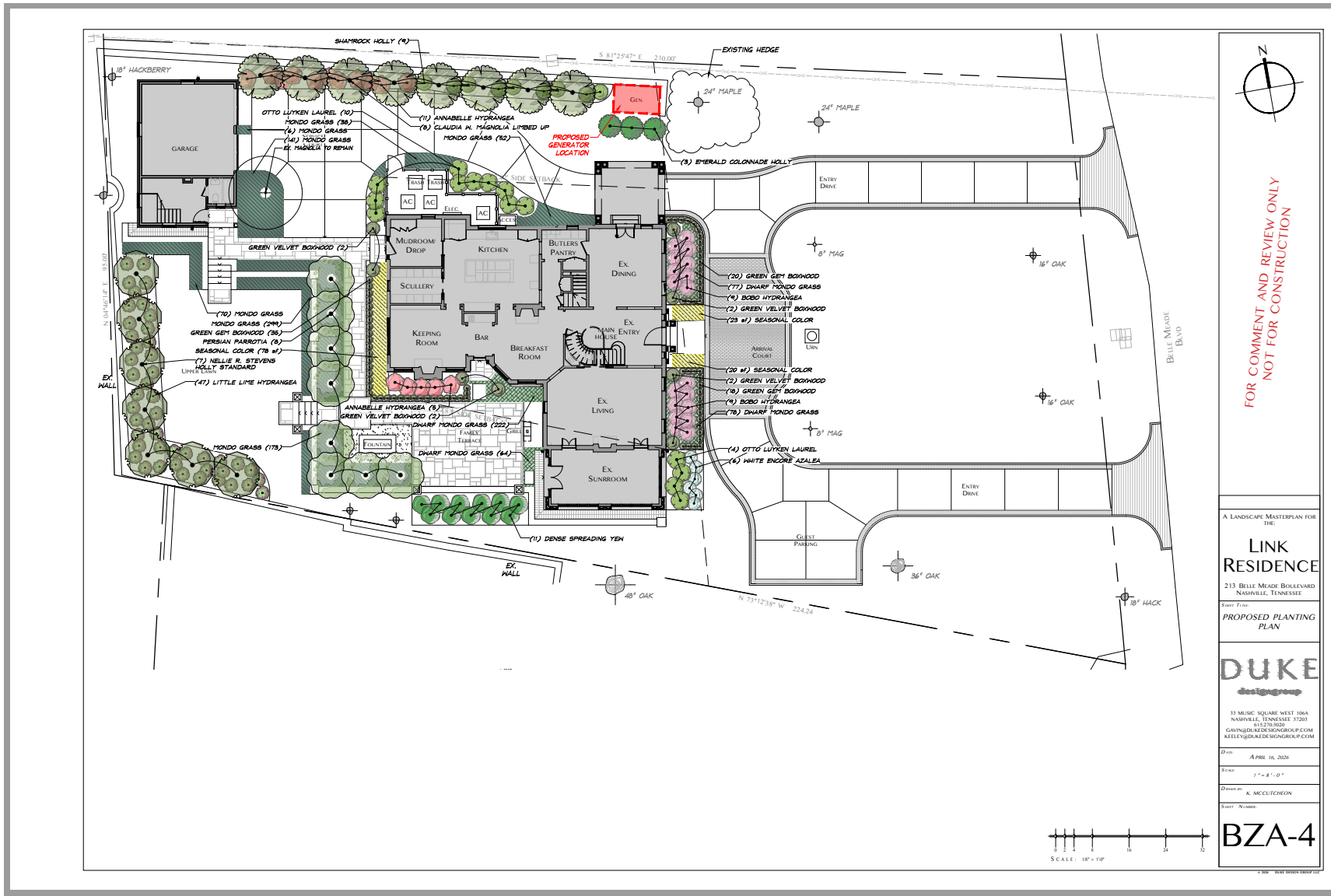
SIGNATURE: Gavin Duke (Owner/Agent) **DATE:** 4/16/2026

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

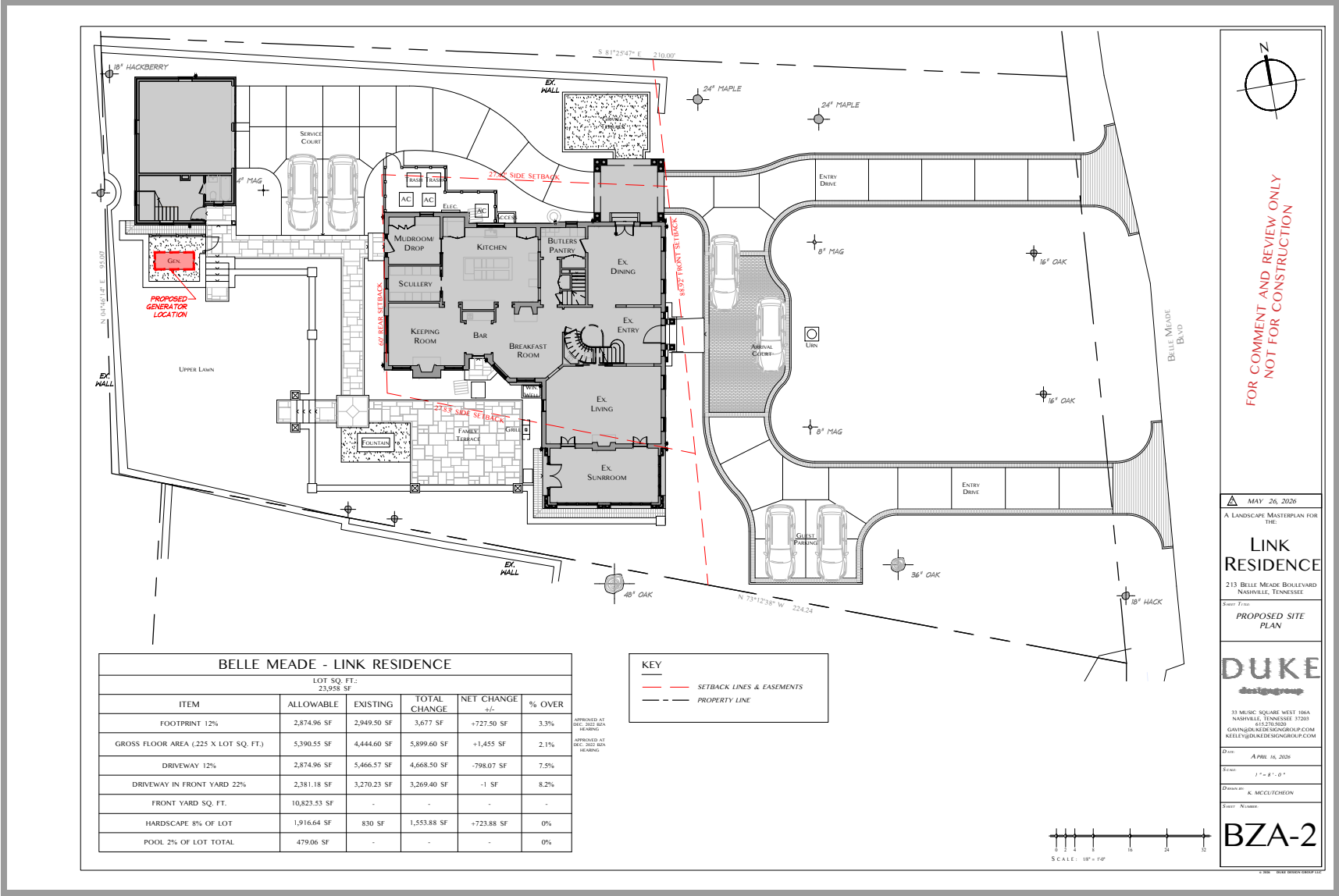


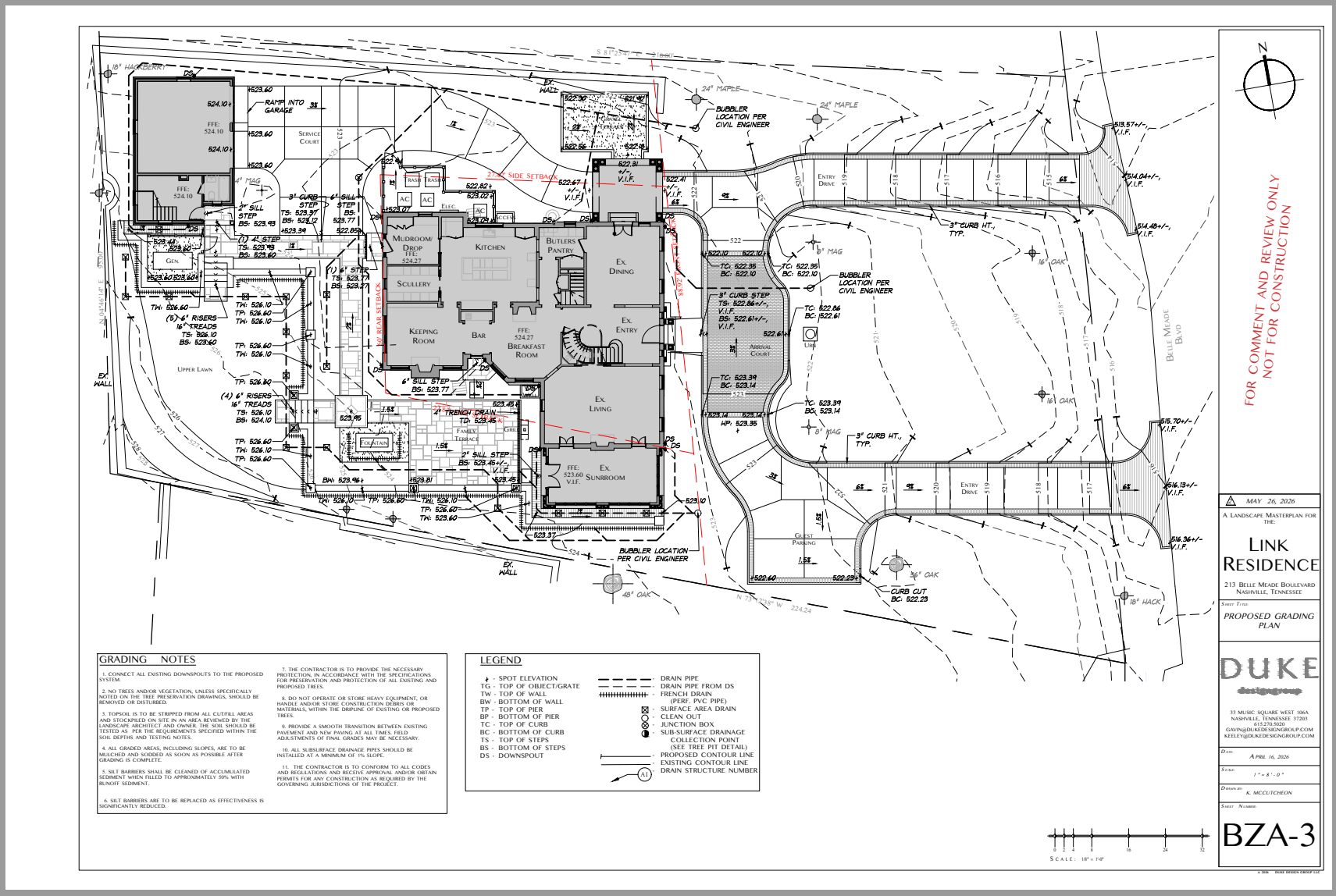


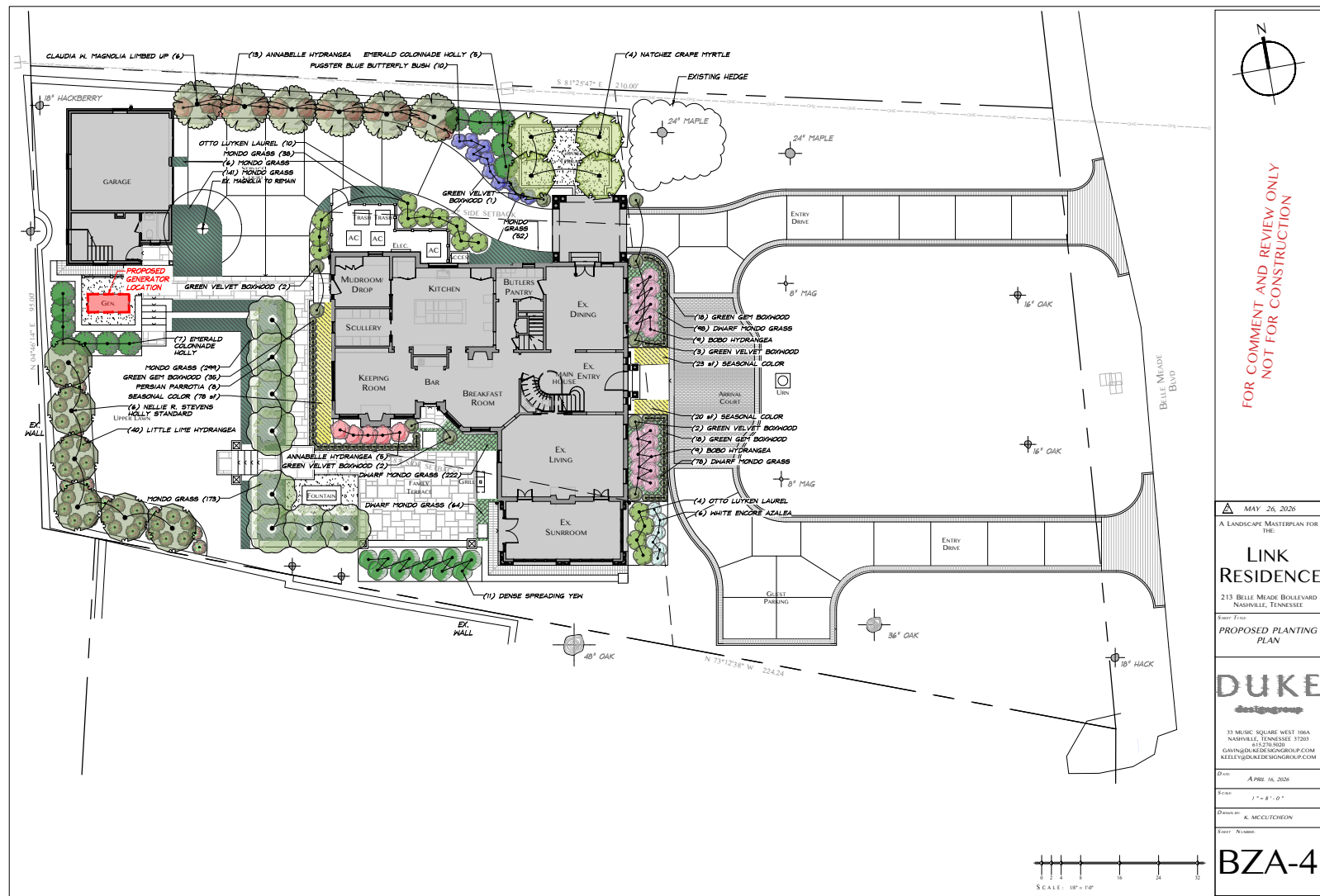












Staff Report

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

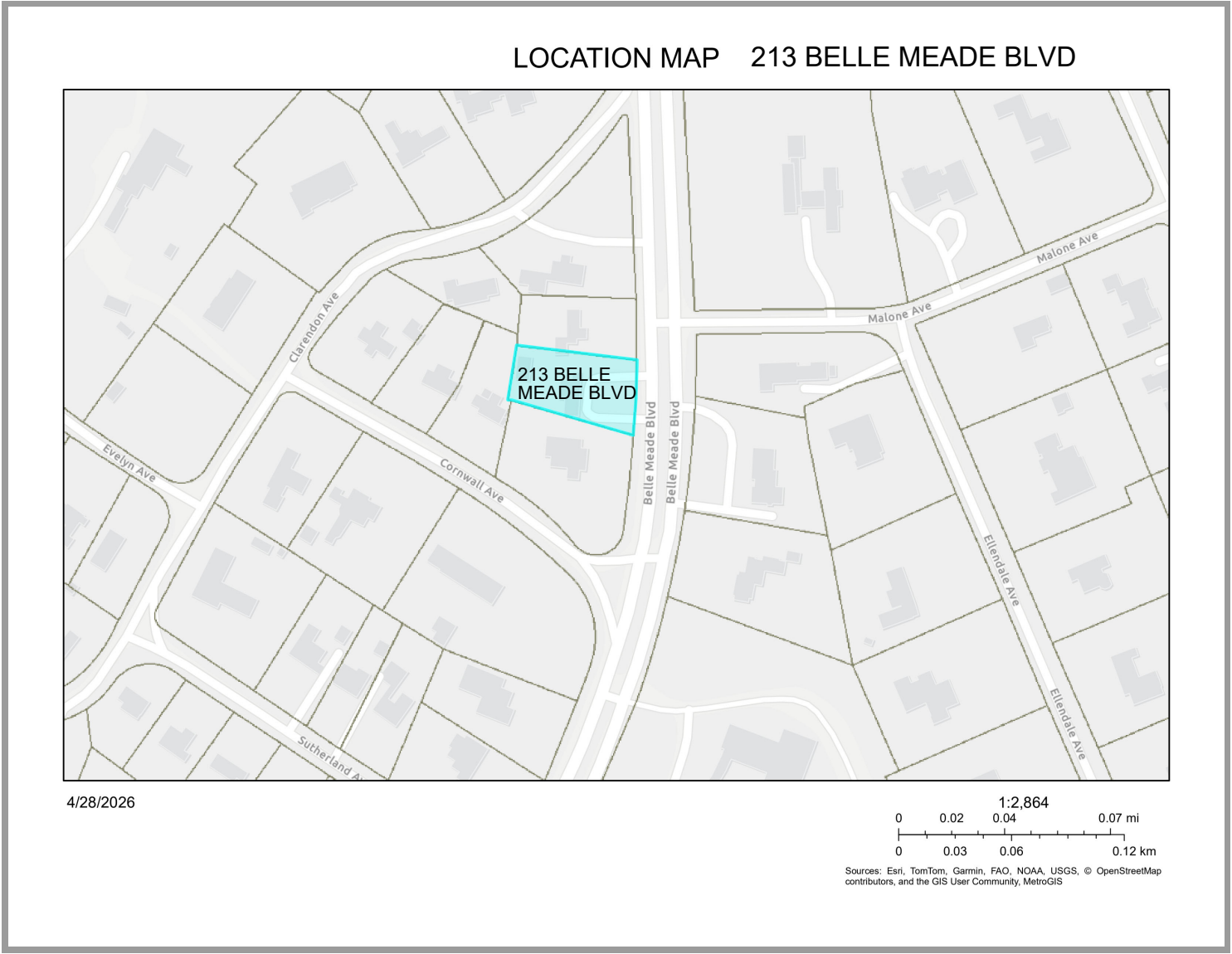
exceptional situation or condition of a specific piece of property, the strict application of the zoning ordinance would result in practical difficulties to or exceptional or undue hardship upon the owner of such property, provided that such relief may be granted without detriment to the public good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

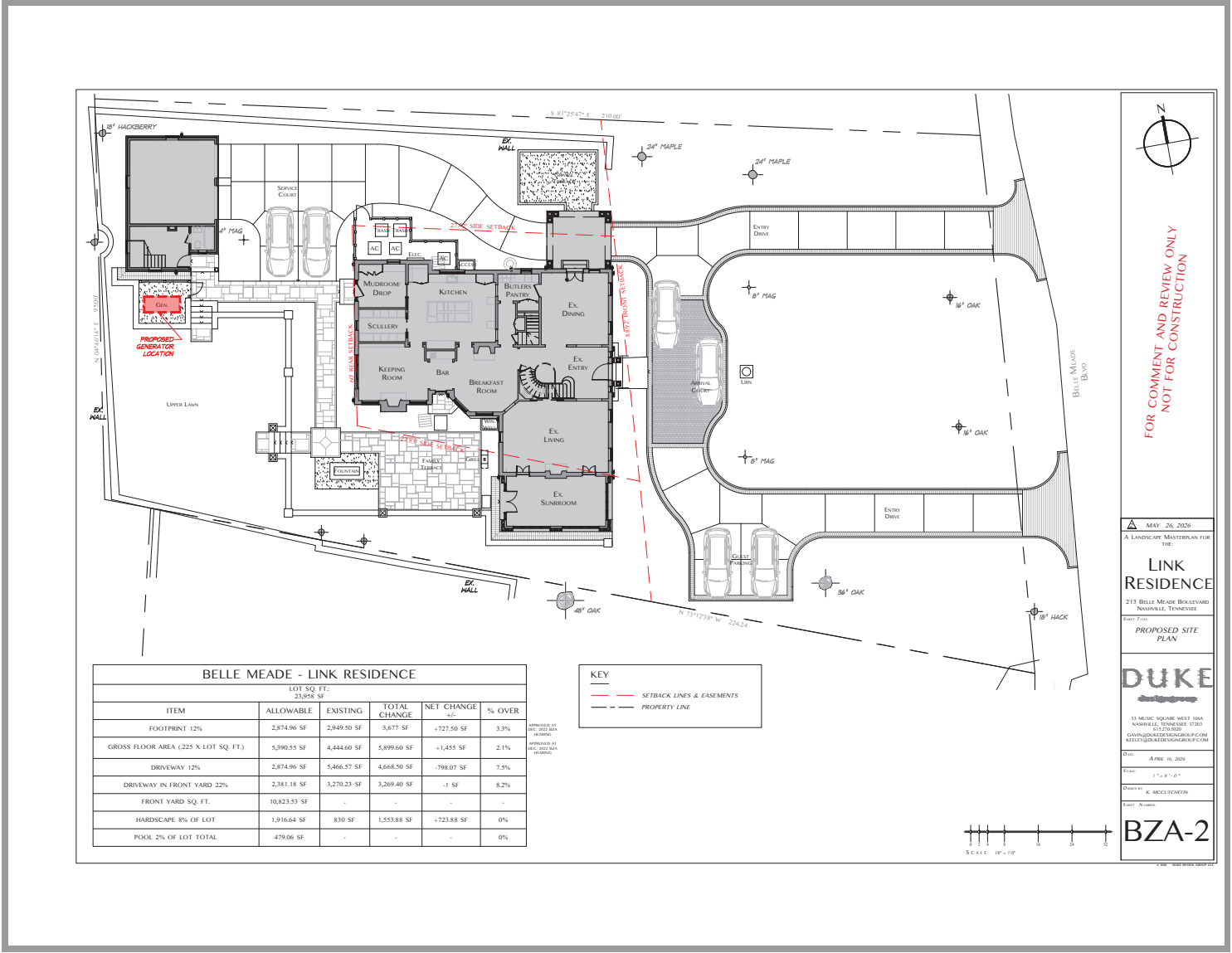
The applicant is proposing to place the generator within the required setback. The provisions of the zoning ordinance specifically require generators and other similar pieces of mechanical equipment to be within the required setbacks/building envelope. It is staff's professional opinion that this requirement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

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.

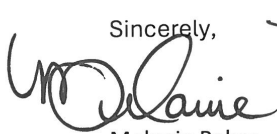
Beyond the practical concerns, the proposed siting is inconsistent with the character and expectations of a quiet residential neighborhood such as Belle Meade, where thoughtful placement of mechanical equipment is important to preserving neighboring homeowners' peaceful enjoyment, outdoor living spaces,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

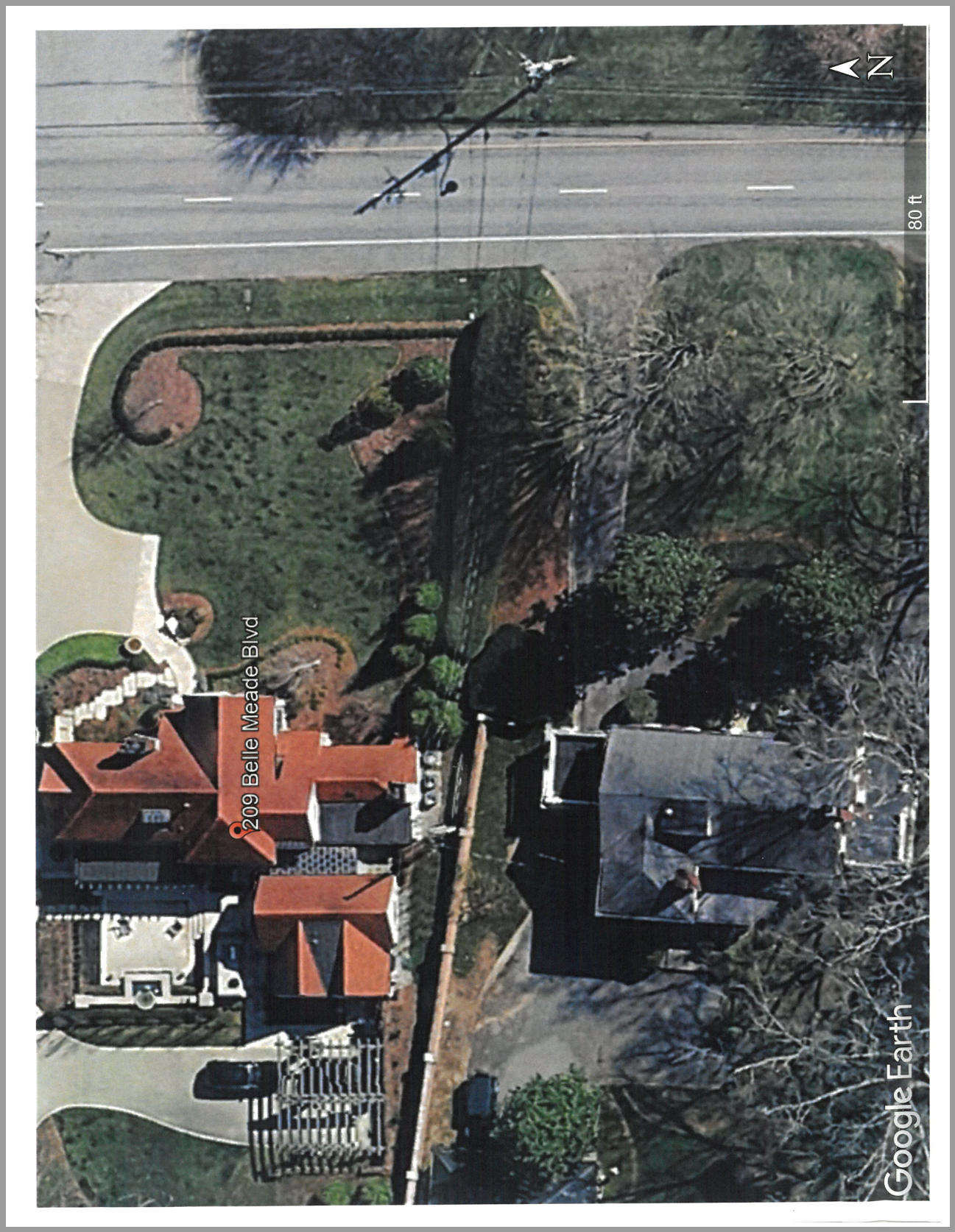


Video
TAKEN X →

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



Home Info on Back →





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	6325	4578		
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)		5374		
FRONT YARD AREA		16605		
TOTAL DRIVEWAY AREA	6325	2505		
DRIVEWAY IN FRONT YARD AREA	11596	2505		
HARDSCAPE AREA	4217	3101	757	
POOL AREA	1070	0	80.5	
F.A.R. =	0.20			
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .20 =	10698			

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?

Granting this variance causes no detriment to the public good. The proposed patio and spa are located entirely within the rear yard, not visible from the street, and add only 757 square feet of impervious area — well within all applicable zoning thresholds.

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

Patio and spa installations are common amenities among similarly sized properties in Belle Meade. The proposed improvements use quality materials consistent with the character of the neighborhood, are screened from public view, and do not alter the

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.

Jonathan Stoss

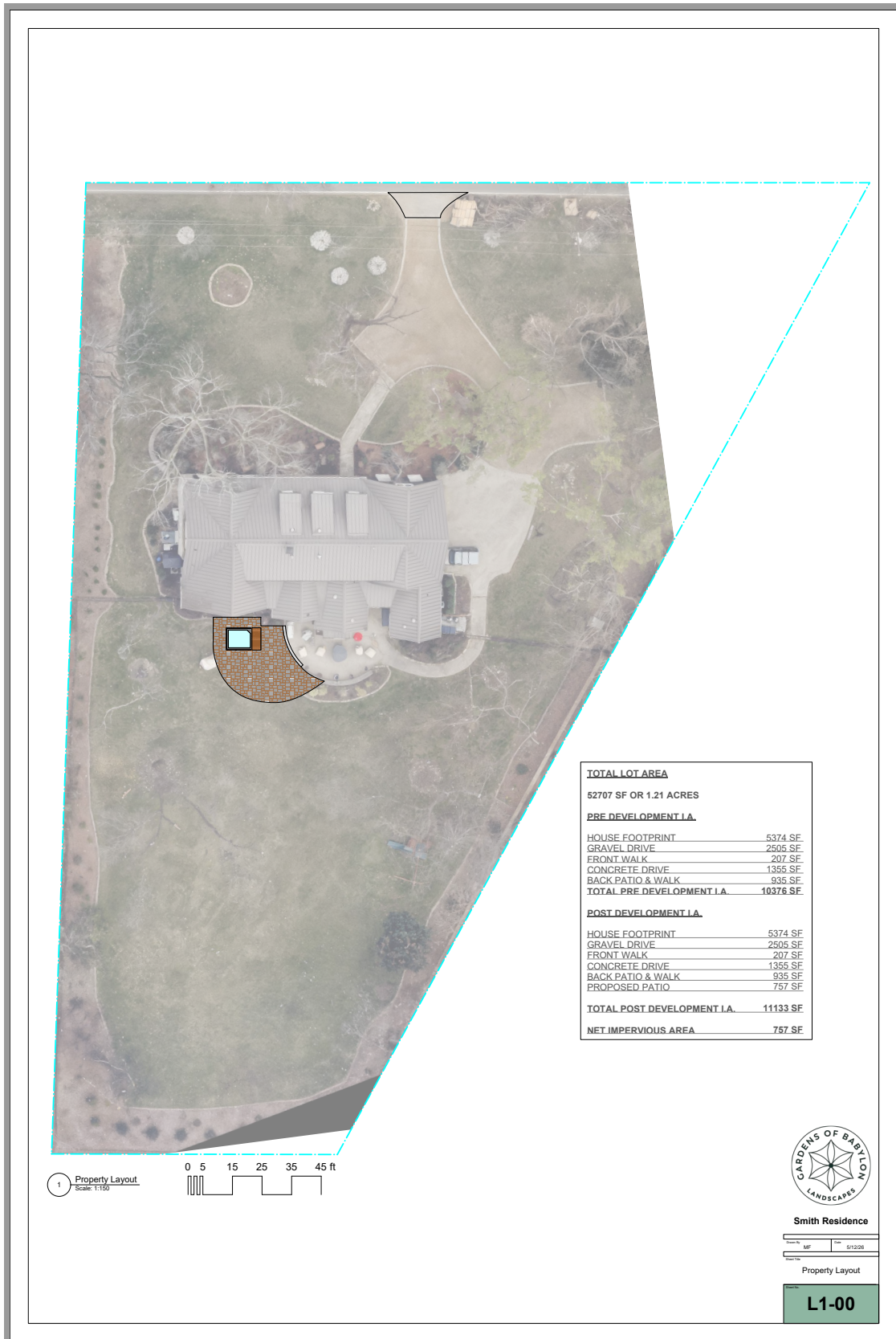
2026-06-10

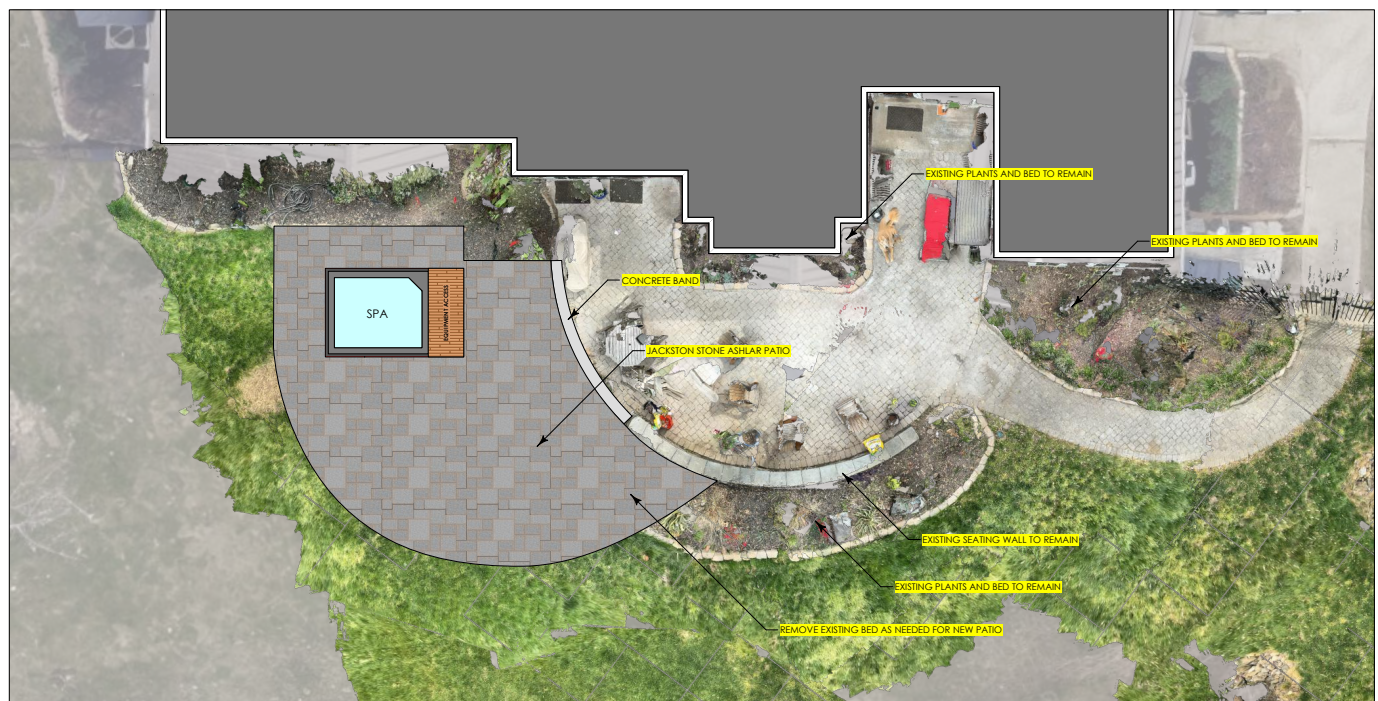
Typed Signature of Applicant or Owner

Date

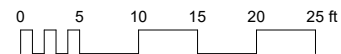
CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION







2 **Site Plan**
Scale: 1/4" = 1'-0"



Nashville, TN 37203
615.244.8949
gardensofbabylon.com

Smith Residence

435 Lynnwood Blvd

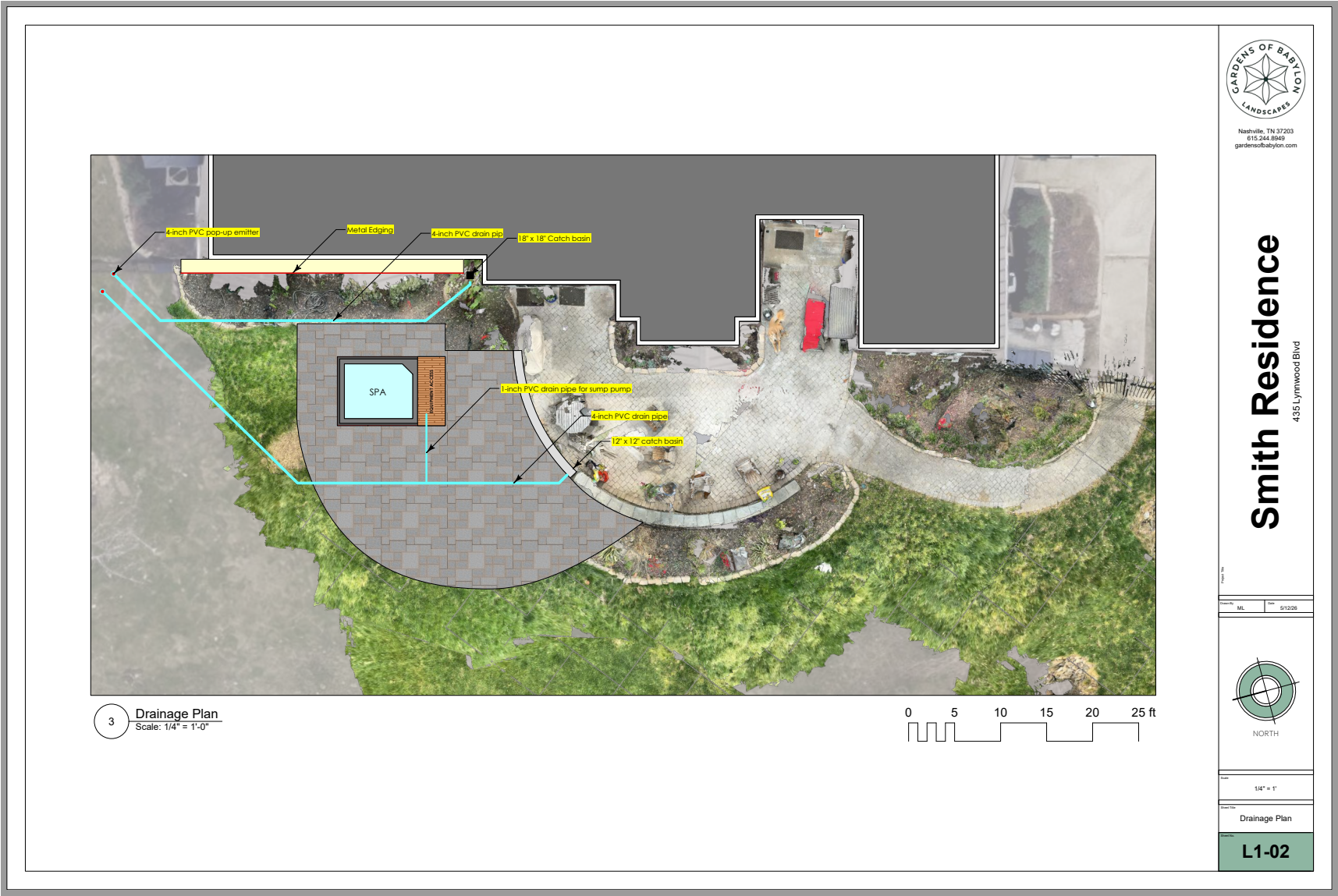


NOR

$$1/4^{\circ} = 1'$$

Site Plan

L1-01



Staff Report

Agenda No.: IV.B
Case No.: A26-39
Staff: Mary Samaniego, Planning Director
Applicant: The Smith/Hafner family
Request: Conditional Use approval for a swimming pool (spa)
Location: 435 Lynwood Boulevard

Summary:

The applicants/ property owners are requesting Conditional Use approval for the construction of a swimming pool (spa specifically) on the subject property. There is an existing rear patio on this property that will incorporate 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 1.21 acres (52,708 square feet).
2. The property owner is proposing the construction of a spa that is 81 square feet on the existing rear patio.
3. Zoning Ordinance Section 14-202 (2)(ax) defines a Swimming Pool as: *A structure intended for swimming, recreational bathing or wading that contains water. This includes in-ground, hot tubs, spas, and fixed-in-place wading pool.*
4. The property is approximately the same size, shape, and depth as the adjoining properties on this side of the street.
5. The residence was constructed in 1947 and includes an attached three-car garage.
6. Per Section 14-205(1)(d) of the Zoning Ordinance, the square footage of the surface area of the water in a swimming pool as compared to the lot size shall not exceed two percent (2%) of lot. The allowable area of water within a pool for the proposed lot is 1070 square feet. The proposed area of water in the spa is 81 square feet.
7. Per Section 14-205(1)(c) of the Zoning Ordinance, the square footage of hardscape, which shall include the maximum swimming pool area, as compared to the lot size shall not exceed eight percent (8%) of the lot area. The allowable area of hardscape including the pool for the lot is 4,217 square feet. The proposed area of the hardscape, including the spa, is 3,858 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:

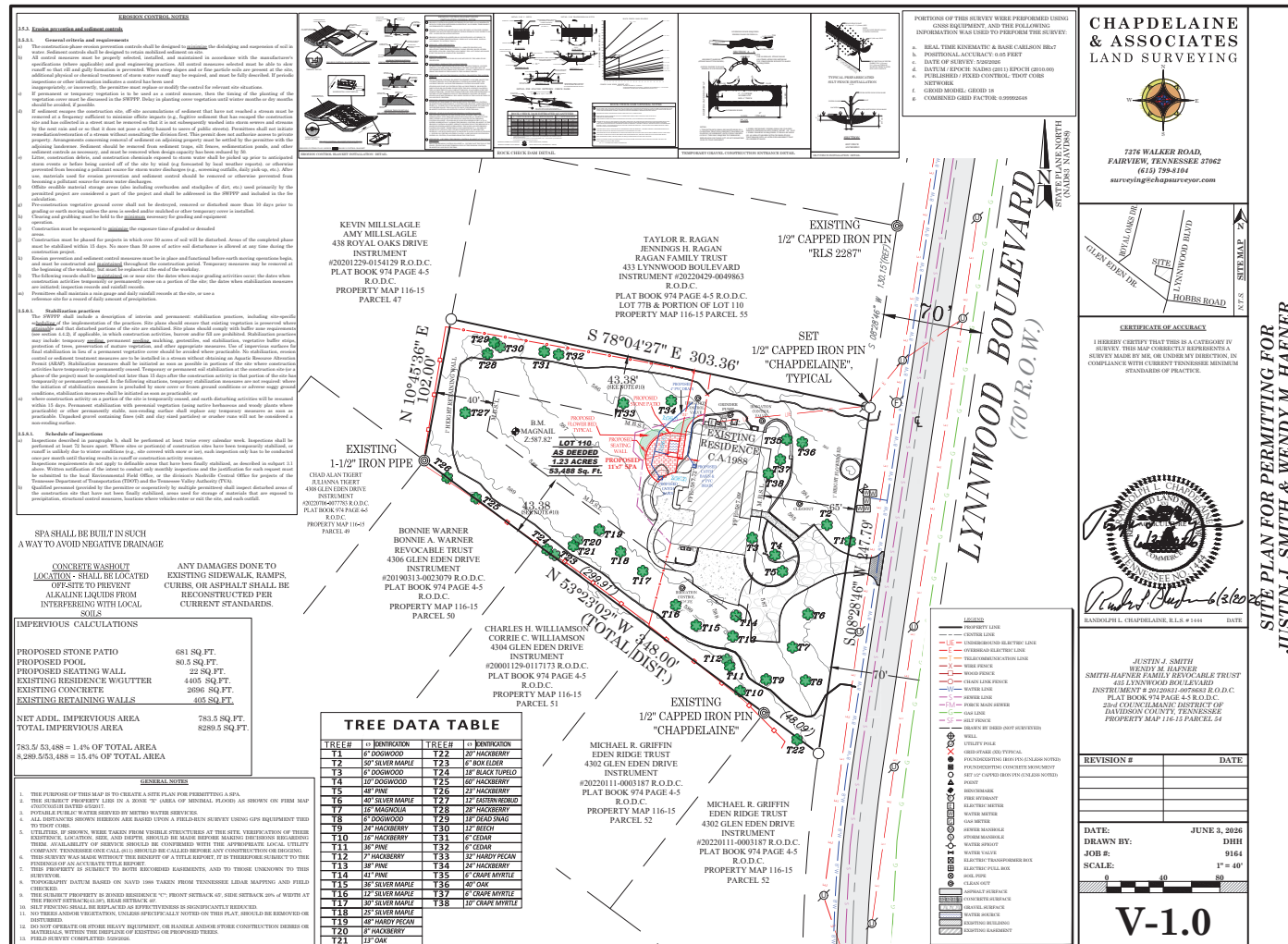
1. The grant of any conditional use permit shall be subject to such conditions and safeguards as the board may require for the protection of the character of the community, including but not limited to provisions for vegetative screening, controls on lighting, a finding by the board that the conditional 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. *The existing property line shrubs and trees are anticipated to adequately screen the spa 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. *This criterion is not applicable to a freestanding spa.*

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan





Application

OWNER INFORMATION

Property Owner Email Address: semc88@gmail.com

Property Owner Phone: (619)871-0084

Is Owner Applicant? ☐ Yes ☒ No

PROPOSED ACTIVITY

Reason for Request:

0.75% footprint and 0.39% driveway area variance,

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	2,880	2784	3059	0.75
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	5400	3597	4076	0
FRONT YARD AREA		6380		
TOTAL DRIVEWAY AREA	2880	3019	2973	.39
DRIVEWAY IN FRONT YARD AREA	1404	793	1341	0
HARDSCAPE AREA	1920	898	1226	0
POOL AREA	480	0	0	0
F.A.R. =	5400			
LOTS <40,000 sq. ft. x .225 =	23998x.225=			
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?

The subject property is a corner lot of only 0.58 acres, making it significantly smaller than every neighboring corner lot, which range from 0.83 to 2.03 acres. This disparity is an inherent condition of the land, not a result of any action by the owner.

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 2,880 square foot footprint limit would prevent the owner from making modest, practical improvements that are consistent with the scale and character of the surrounding neighborhood. The proposed work includes a screen

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 requested variance of 179 square feet supports three practical and unassuming improvements — a screen porch, a rear entry, and a modest garage expansion — none of which would have any meaningful impact on traffic, drainage, sightlines, or

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

The proposed improvements — a screen porch, rear entry, and garage expansion — are common, understated features found throughout the neighborhood and consistent with the character of homes in Belle Meade. The neighboring corner lots

In Step 5 of the Application, please attach the below document(s):

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

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Belle Meade requirements for the work authorized by this permit shall be met.

Ron Farris

2026-06-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



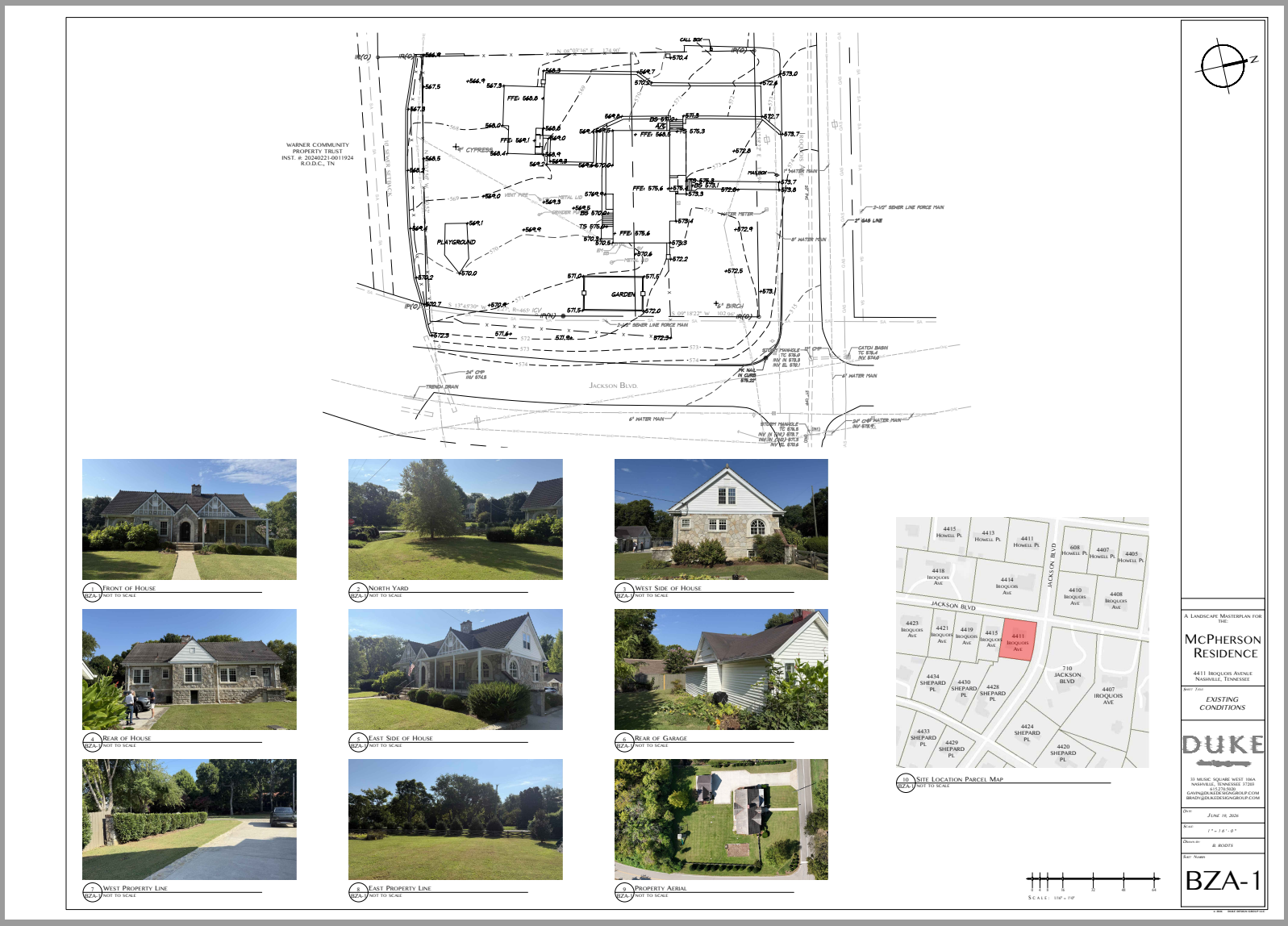
4411 Troquois Avenue
McPherson Residence
Board of Zoning Appeals

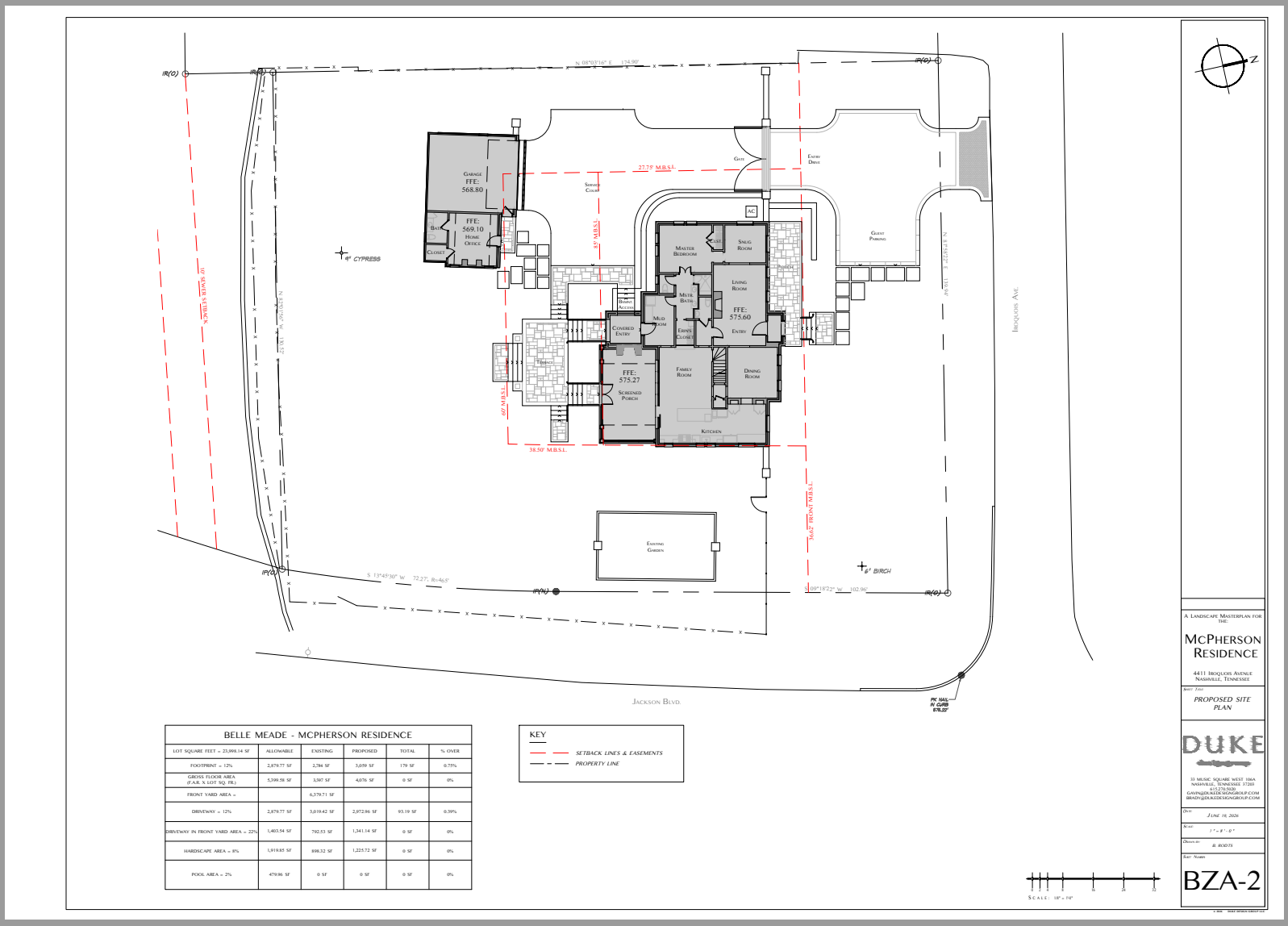
drawing index	
CD-01	COVER
AD-01	ARCHITECTURAL
CD-02	GENERAL NOTES
CD-03	SECTION
BB-01	SECTION CONDITIONS
BB-02	PROPOSED SITE PLAN
BB-03	PROPOSED EXTERIOR PLAN
AD-04	SECTION FIRST FLOOR PLAN
AD-05	SECTION SECOND FLOOR PLAN
AD-06	SECTION EXTERIOR ELEVATION
AD-07	SECTION INTERIOR ELEVATION
AD-08	SECTION EXTERIOR ELEVATION
AD-09	SECTION EXTERIOR ELEVATION
AD-10	SECTION EXTERIOR ELEVATION
AD-11	SECTION EXTERIOR ELEVATION
AD-12	SECTION EXTERIOR ELEVATION
AD-13	SECTION EXTERIOR ELEVATION

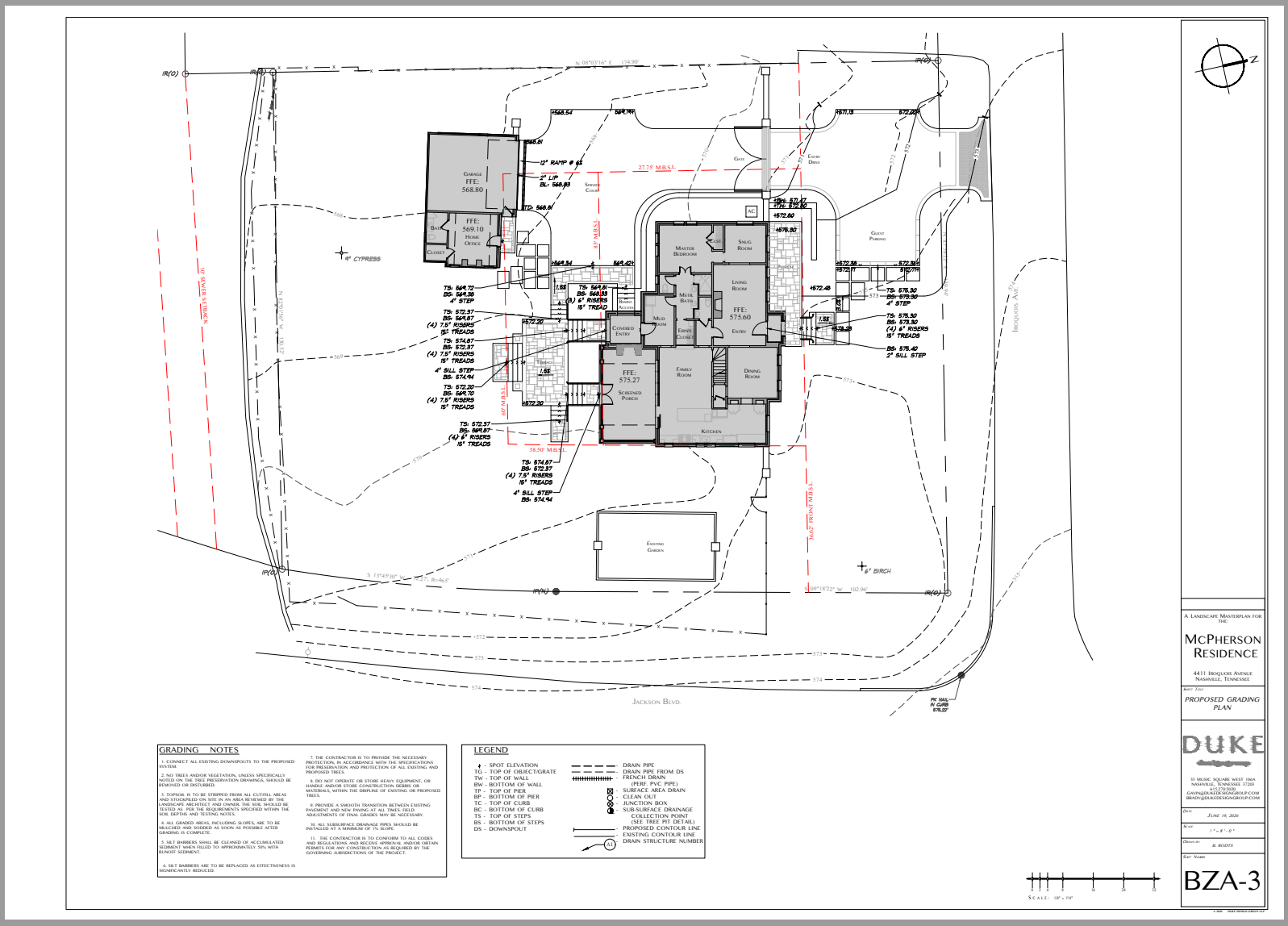


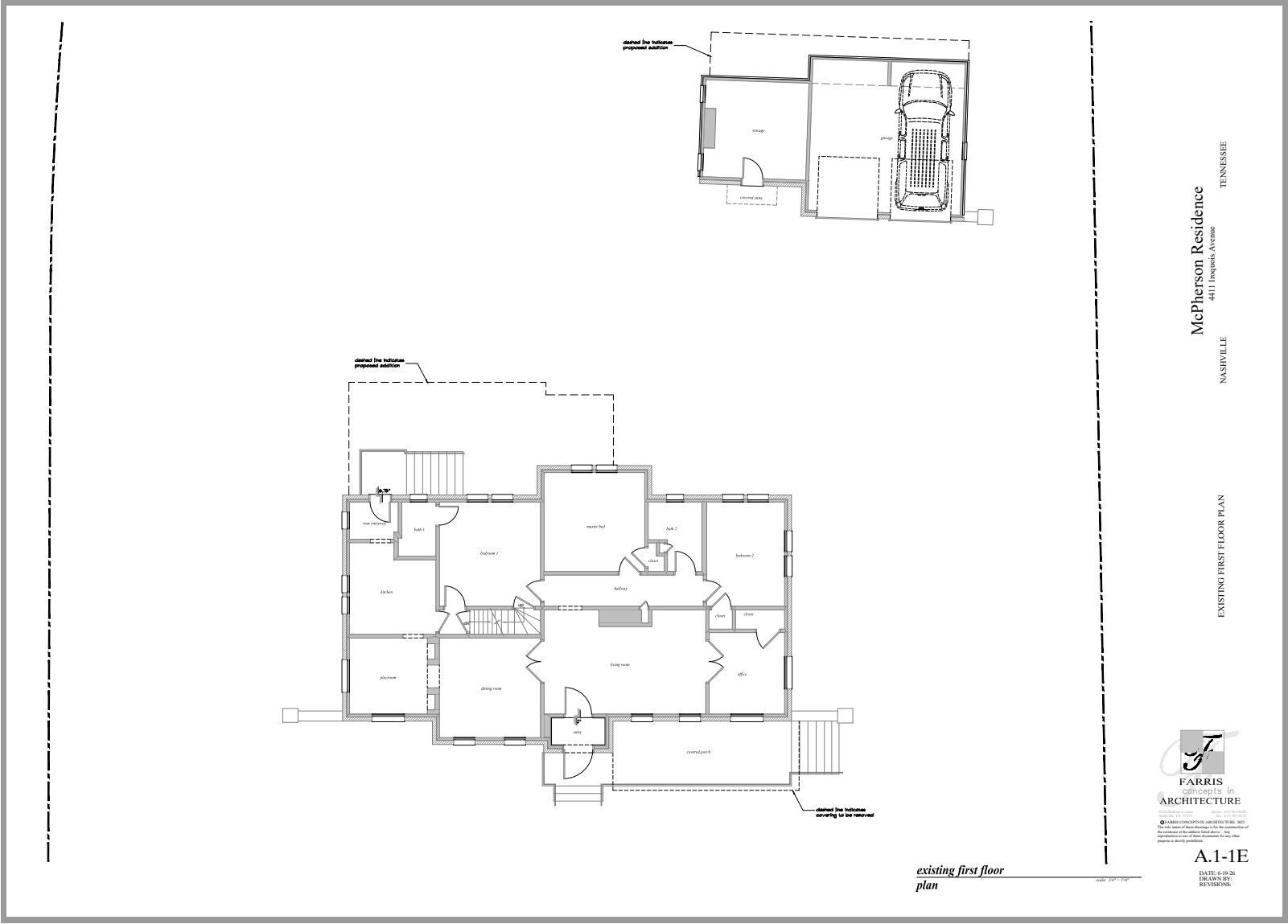


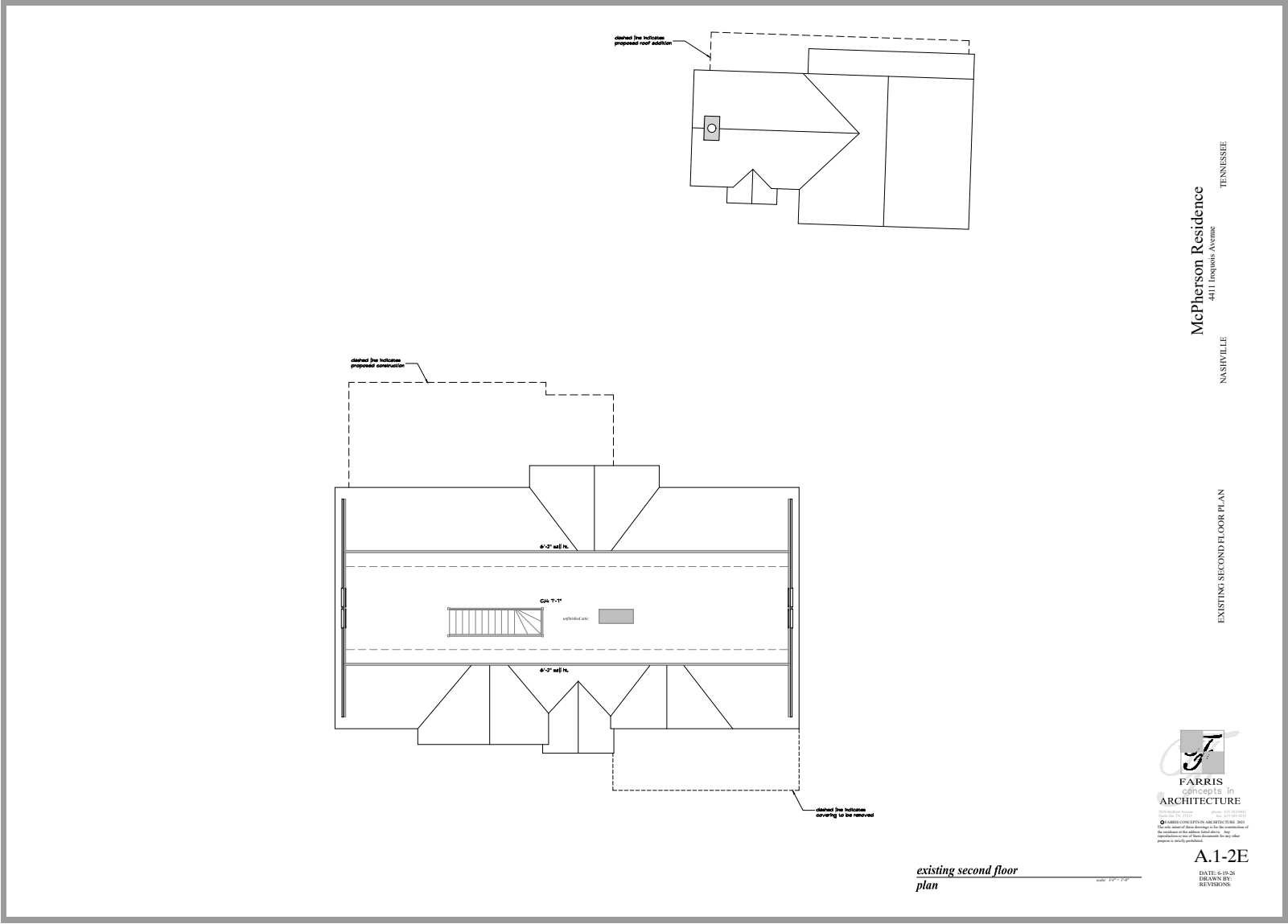


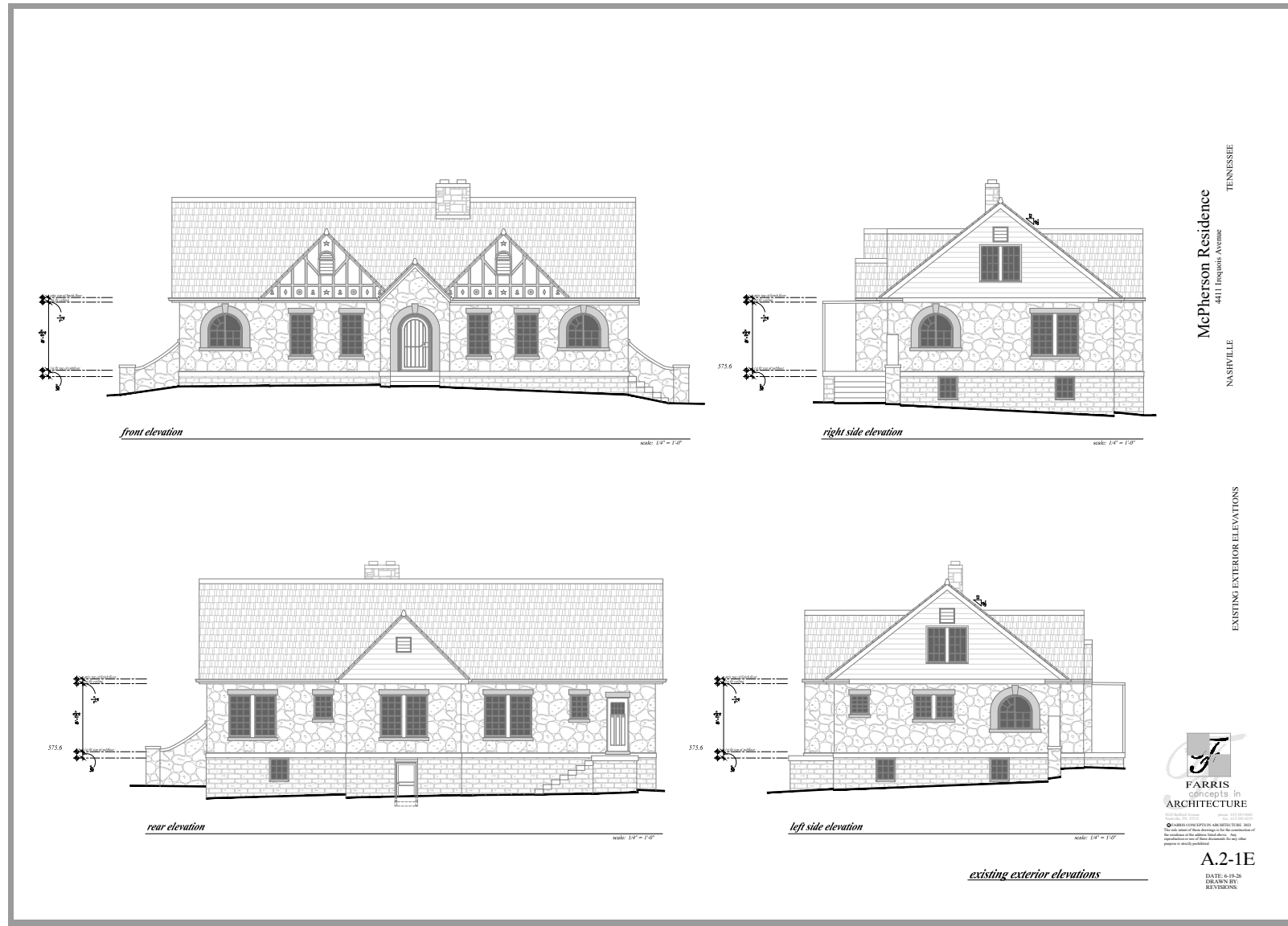


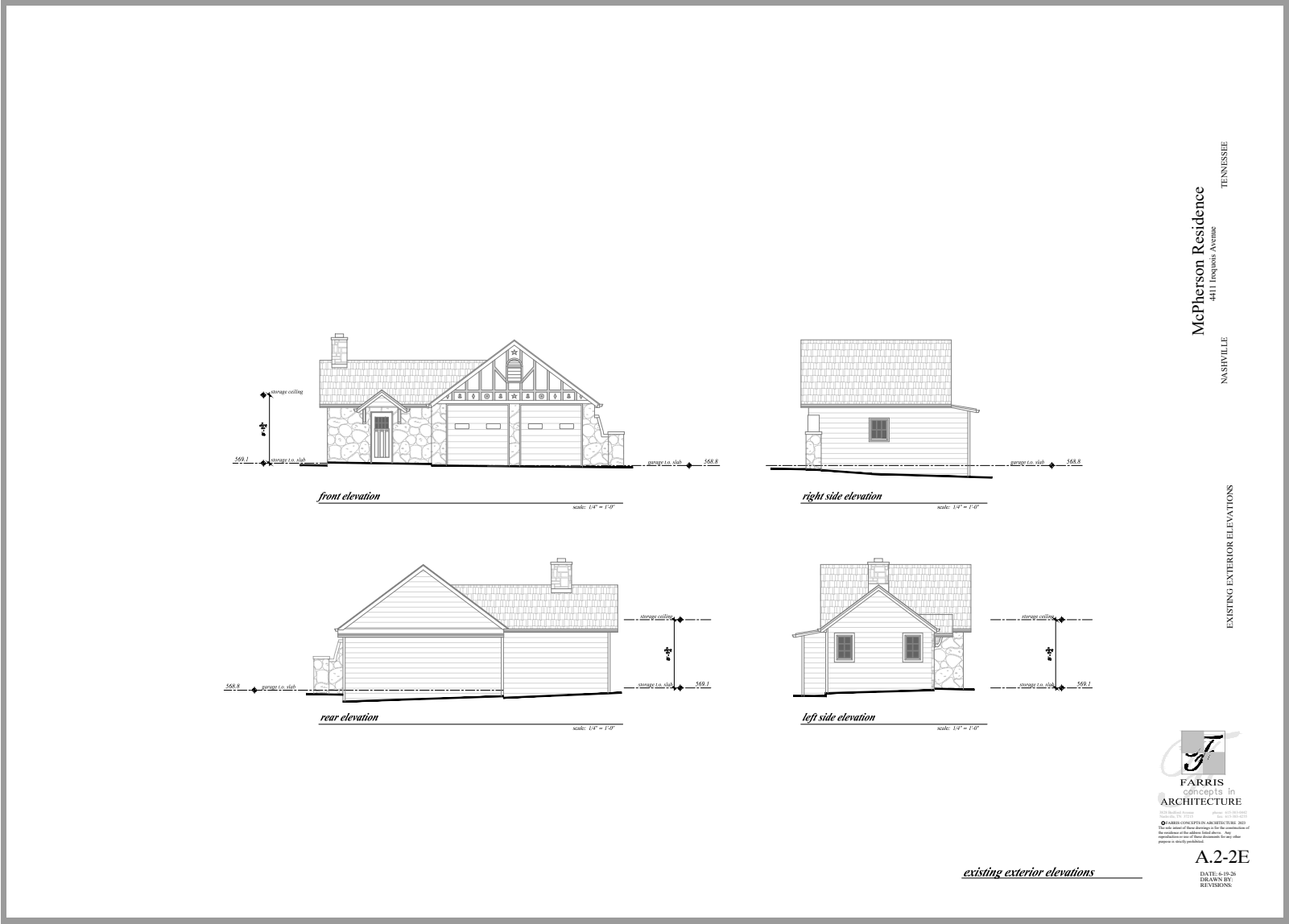


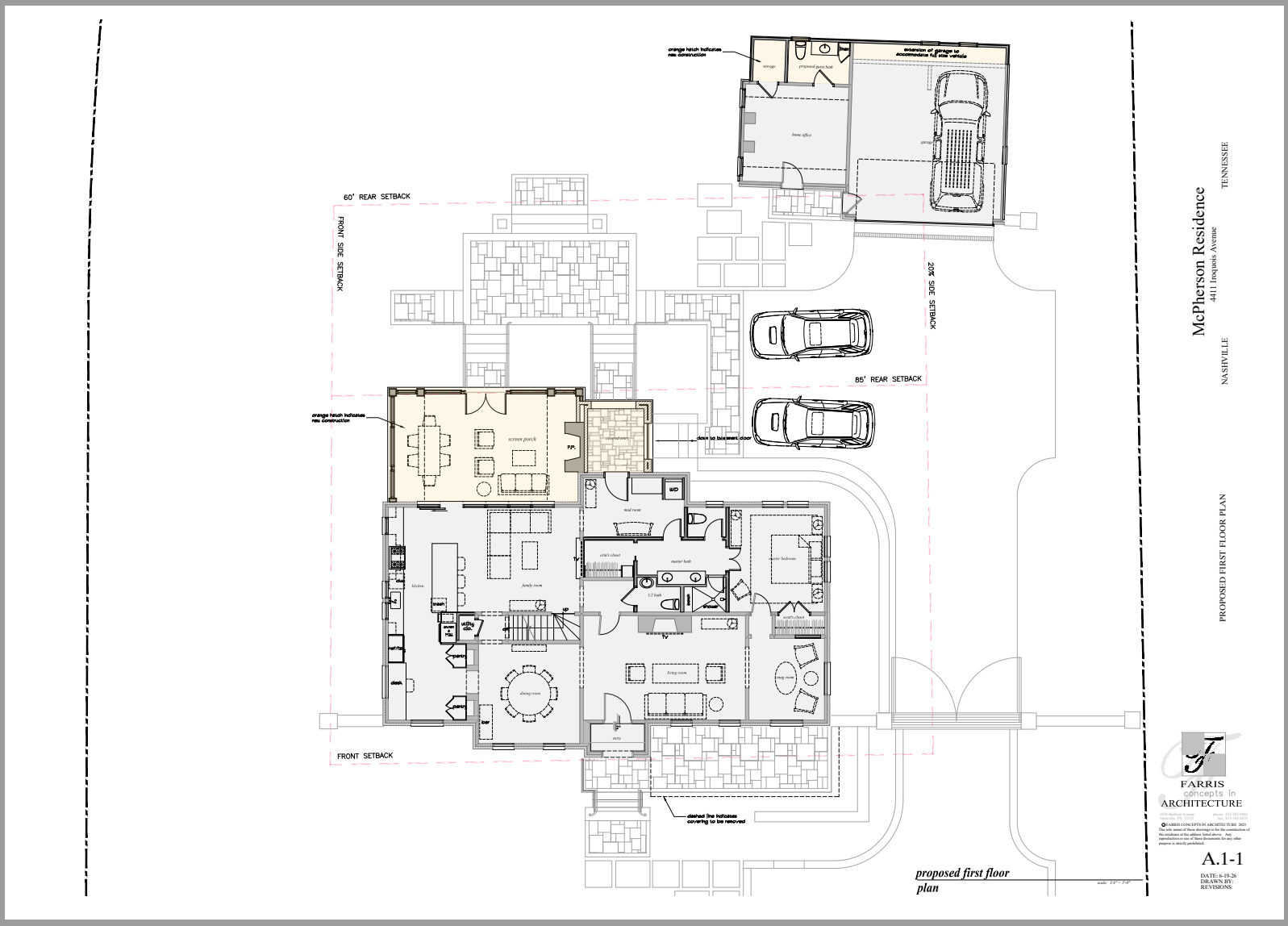


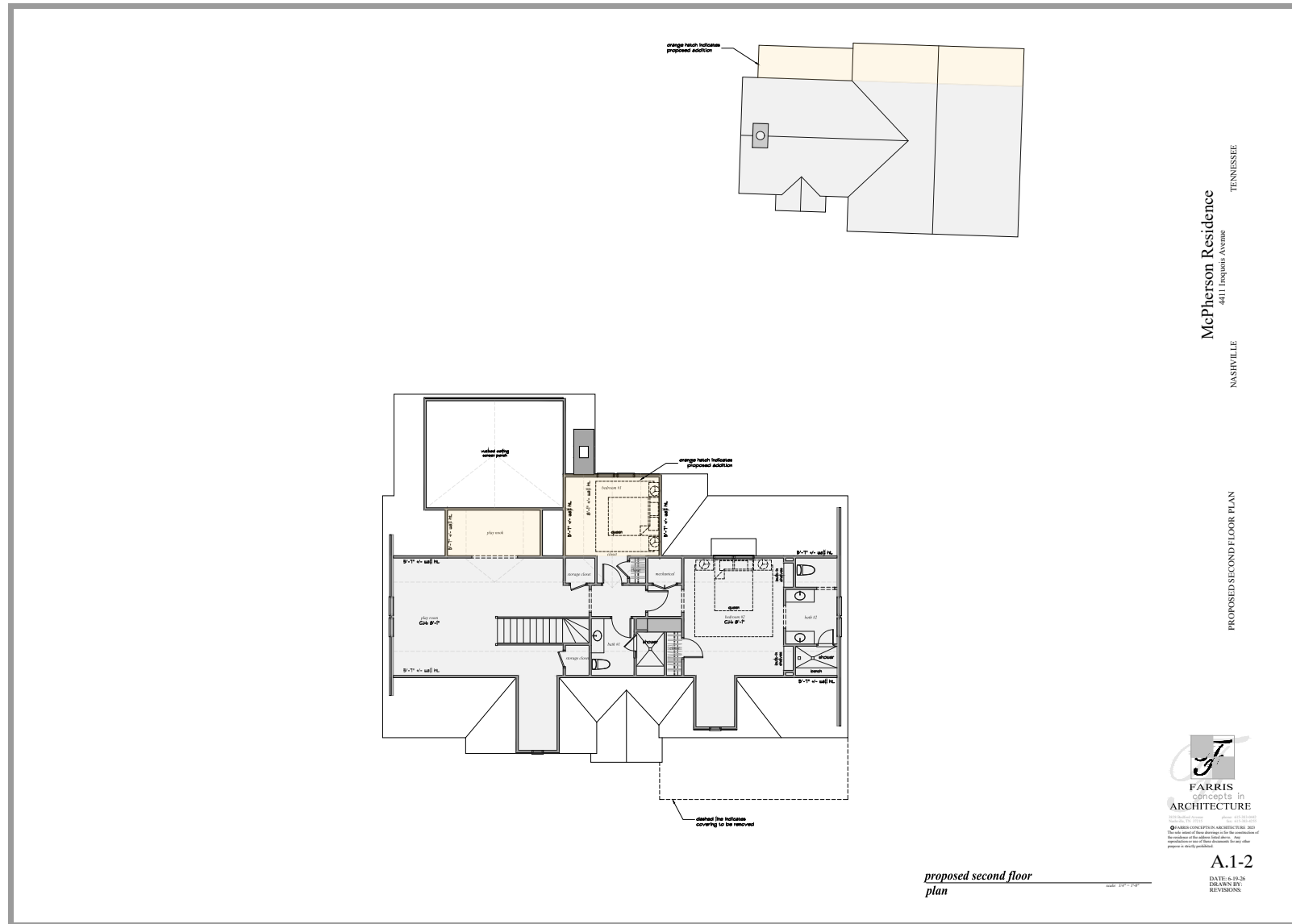


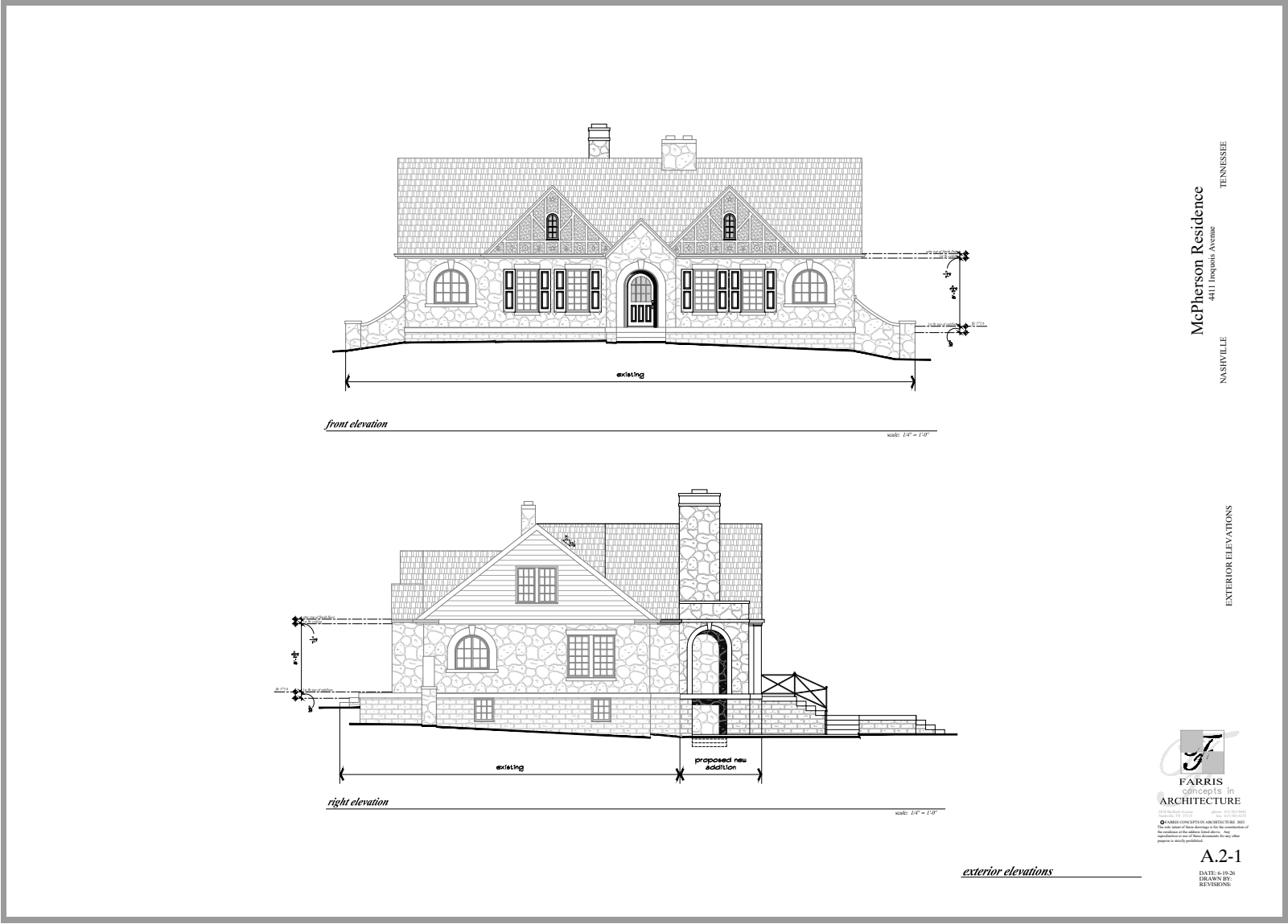


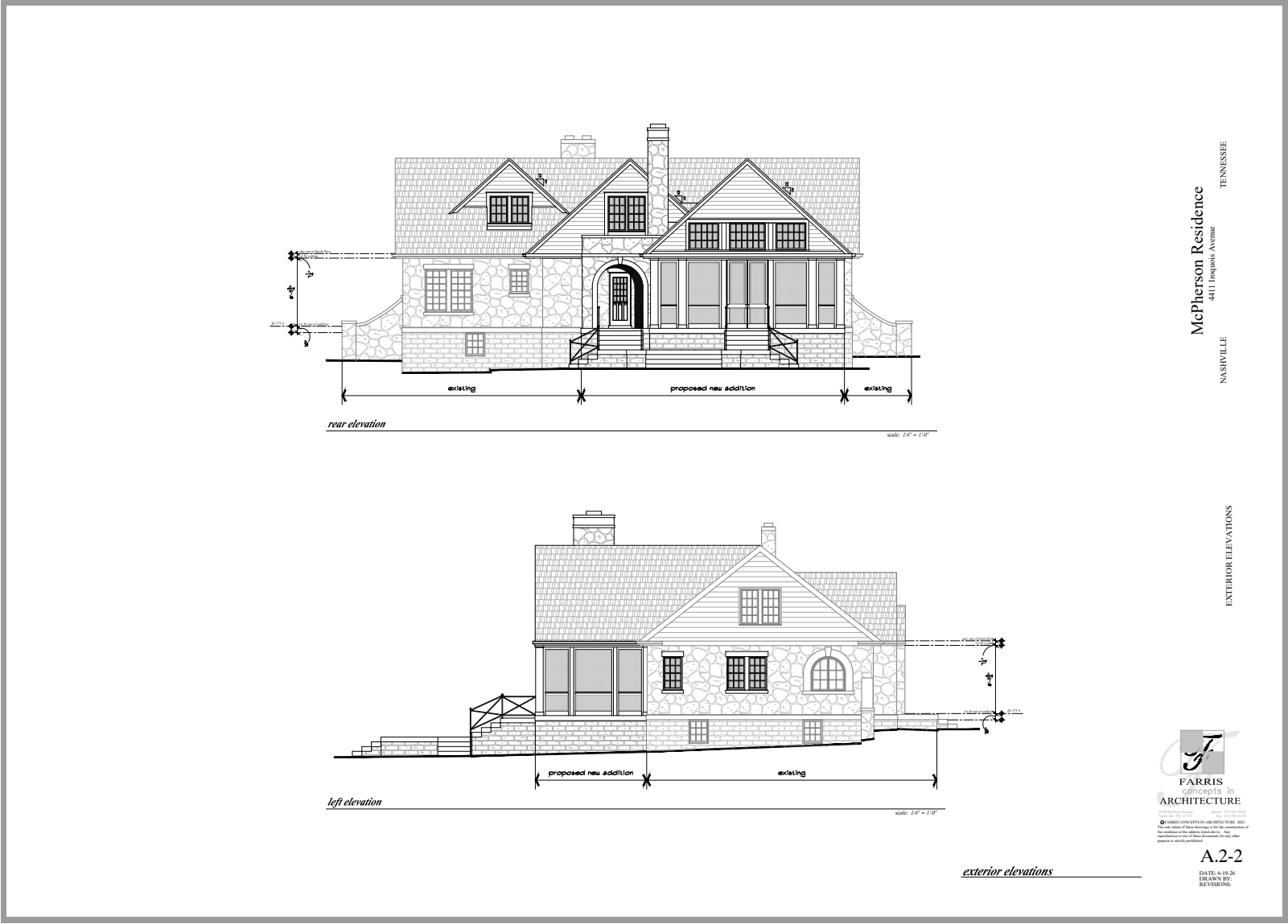


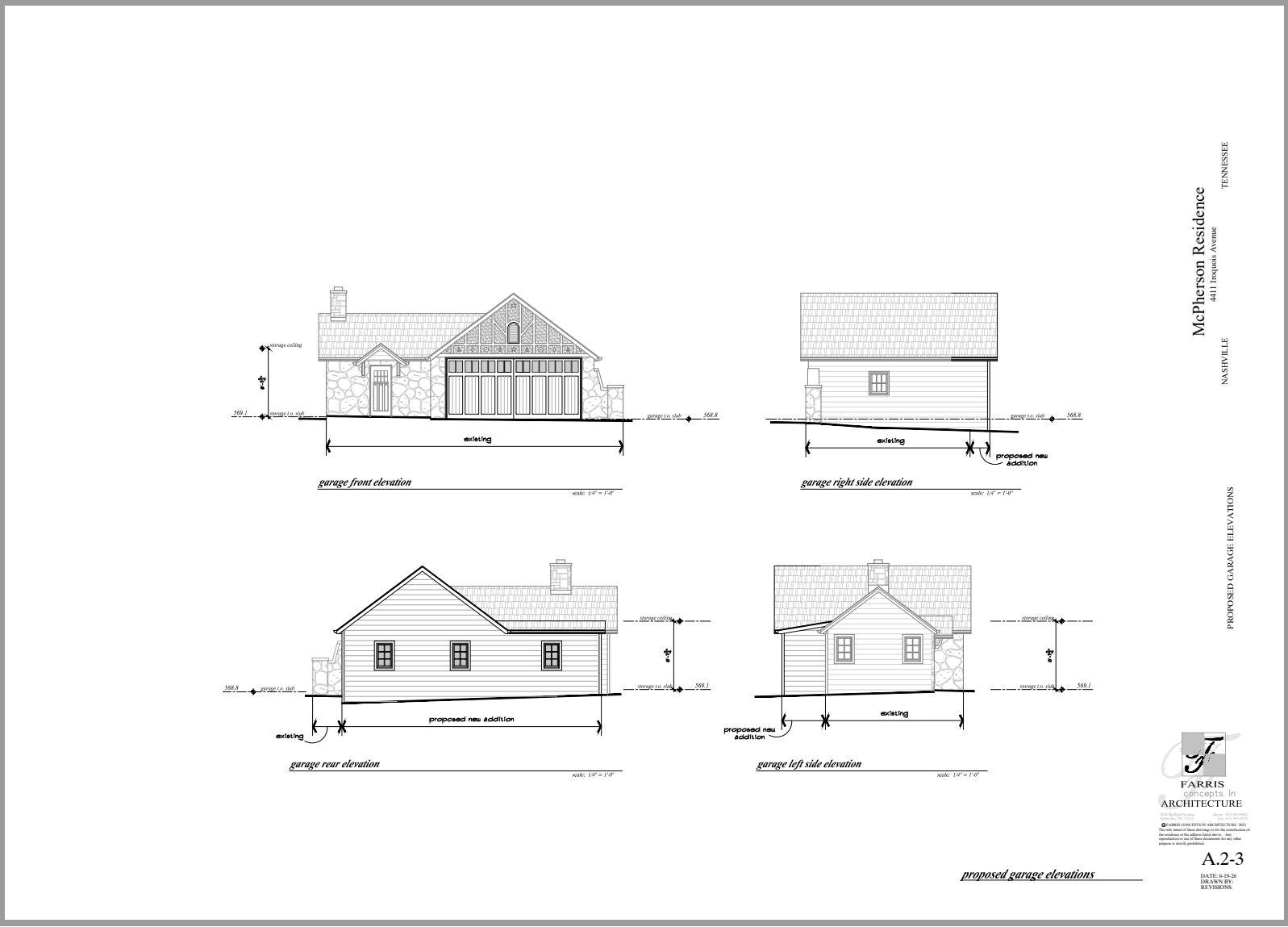












Staff Report

Agenda No.: IV.C.
Case No.: A26-33
Staff: Mary Samaniego, Planning Director
Applicant: The McPherson Family Legacy Trust
Request: A variance for the allowable footprint and rear yard setback.
Location: 4411 Iroquois Avenue

Summary:

The applicants/ property owners are requesting a variance to the allowable footprint and rear yard setback. The specific request is for an addition to the rear of the residence for a screened porch and covered porch as well as an addition to the existing detached garage in the rear yard.

Planning Considerations:

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

1. The subject property is 0.57 acres (23,998 square feet).
2. The property owner is proposing the construction of a covered porch in the rear of the residence that is 455 square feet. An existing covered front porch will be removed as part of this project and will be replaced with a stone patio. There is an existing detached garage that has two-bays and a home office, and the proposal will add 135 square feet.
3. The lot is irregularly shaped as it is almost as wide (average 130') as it is deep (average 175').
4. There are no steep slopes or bodies of water on the property.
5. The residence was constructed in 1925 and is two-story (unfinished attic) with a detached two-car garage and home office.
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 to the existing detached garage is 15' in height and is 40' from the rear property line.
7. 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 2,880 square feet. With the addition of the rear screened porch, removal of the covered front porch, and addition to the detached garage the overall proposed footprint is 3,059 square feet (179 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:

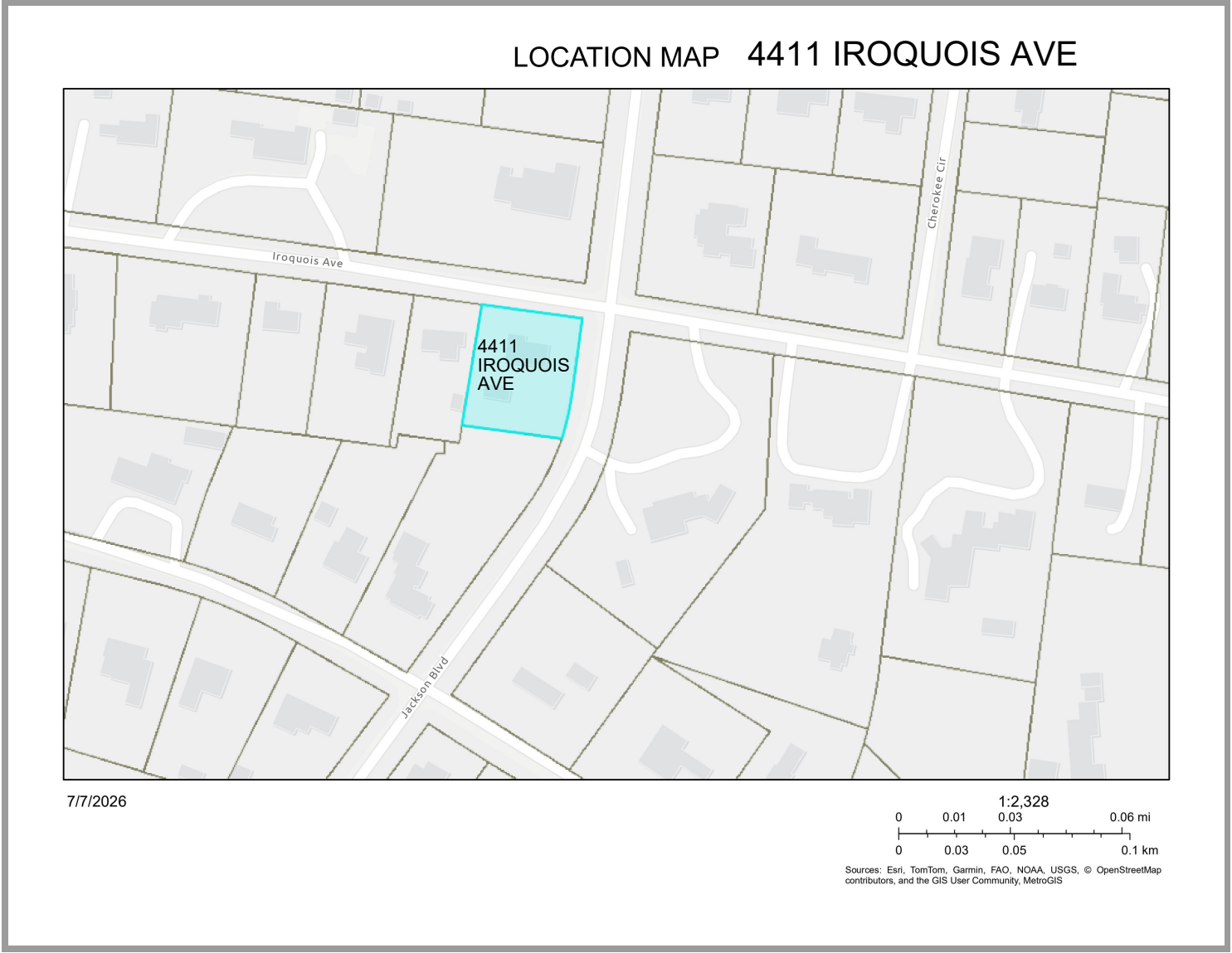
1. As to any piece of property existing as a separate lot or tract as of the date of adoption of this ordinance, the board of zoning appeals shall have power and authority to approve variances from the strict application of this chapter, where, by reason of exceptional narrowness, shallowness, exceptional 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 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 majority of the existing detached garage is already in the rear yard setback. The slight addition to the garage will improve the function of the garage bays given the original construction is 1925 and the size of standard vehicles now. The location of the porch addition is within the setback requirements. The overall overage of the footprint of 179 square feet will not be grossly out of compliance with the zoning standard while adding function to a historic residence and associated garage.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan



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	5943.53	5559.78	5559.78	0
GROSS FLOOR AREA (F.A.R. X LOT SQ. FT.)	9905.88	5559.78	5559.78	0
FRONT YARD AREA		21987.02		
TOTAL DRIVEWAY AREA	5943.53	6288.73	5941.74	0
DRIVEWAY IN FRONT YARD AREA	4882.96	3859.23	3510.40	0
HARDSCAPE AREA	3962.35	3009.83	2754.17	0
POOL AREA	990.59	912.36	512.14	0
F.A.R. =	.20			
LOTS <40,000 sq. ft. x .225 =				
LOTS > 40,000 sq. ft. x .20 =	.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?

The property's irregular lot shape and curved front property line creates a unique setback condition that limits practical buildable area.

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

The property's irregular shape coupled with the existing home layout does not allow for the addition of a covered front porch.

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 requested variance is limited to a small porch encroachment (31.34 SF) over the front setback line and will not adversely affect public good. All other proposed improvements are all within allowable calculations.

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

All proposed components will improve the home and lot in both function and aesthetics, thus meeting the harmony of the neighborhood.

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.

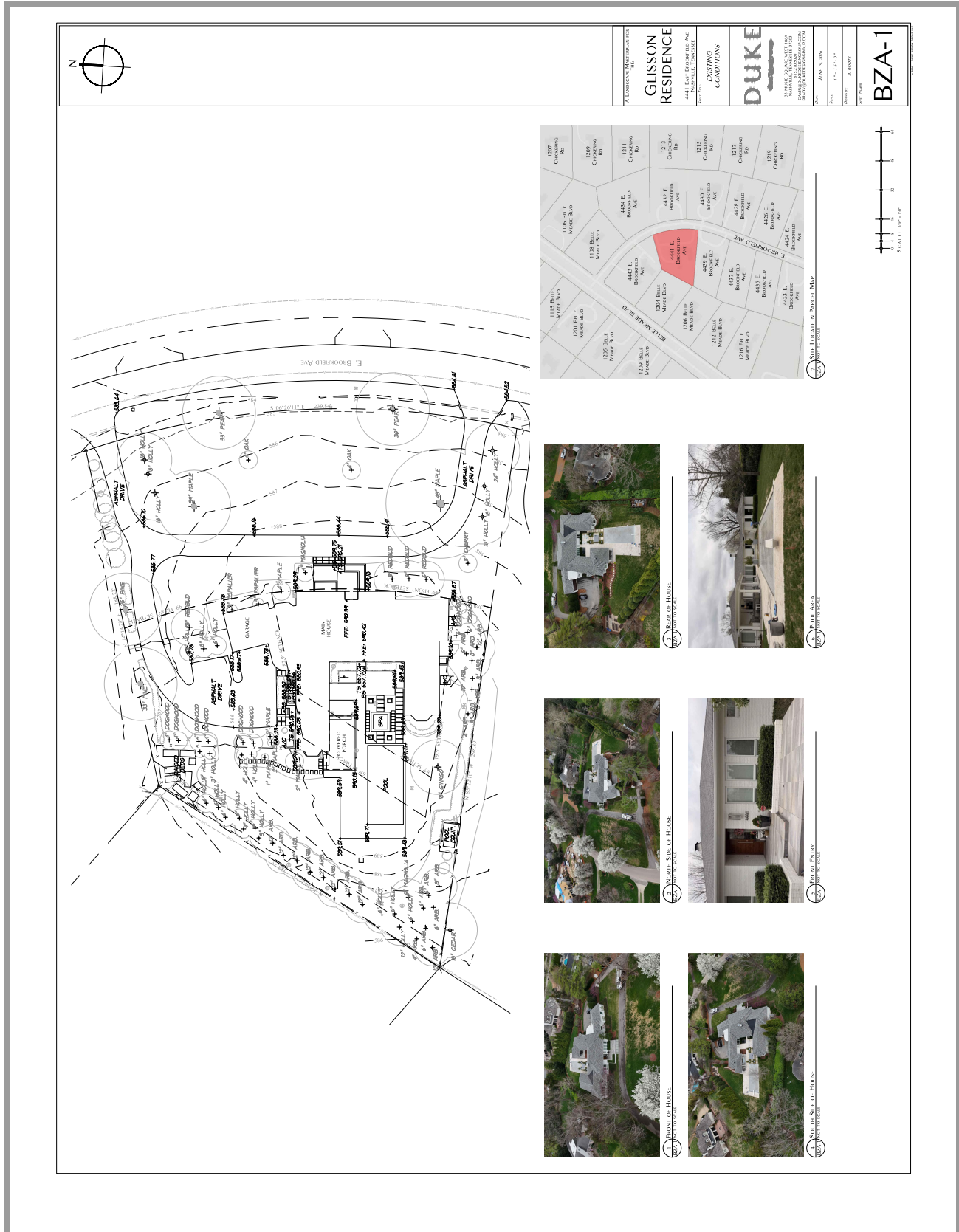
Gavin Duke

2026-06-19

Typed Signature of Applicant or Owner

Date

CLICK SAVE BEFORE CLICKING COMPLETE APPLICATION



Staff Report

Agenda No.: IV.D.
Case No.: A26-49
Staff: Mary Samaniego, Planning Director
Applicant: The Glisson family
Request: A variance to maximum footprint and front yard setback
Location: 4441 East Brookfield Avenue

Summary:

The applicant is requesting a variance for an additional that exceeds the maximum allowable building footprint and front yard setback. 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 1.14 acres (49,529 square feet).
2. The lot is generally rectangular in shape and is relatively flat.
3. The existing dwelling was constructed in 1956 and includes an attached two-car garage.
4. At the March 1999 and May 2015 Board of Zoning Appeals meeting, the existing dwelling was approved for variances to allow the construction of two separate additions outside of the building envelope.
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 5,943 square feet. The existing residence has a building footprint of 6,062 square feet and the porch addition of 49 square feet will then provide as overall building footprint of 6,111 square feet (168 square feet over the maximum allowable).
6. 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 96' setback (a 4' allowance.) All existing residences along this side of East Brookfield Avenue have a required 100' front yard setback.
7. The proposed site plan indicates compliance with all other applicable zoning requirements.

Findings of Fact and Staff Recommendation:

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

feature(s) as compared to other properties in the immediate neighborhood, then the Board of Zoning Appeals may grant a variance based on the following findings of fact:

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

The applicant is proposing to exceed the maximum footprint, 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 and front setback 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 variances do meet this intent as they will provide a large dwelling on a lot that is still in scale. The proposed project is attempting to re-instate architectural features (formal porch) of a 1950s residence that were removed over time for a more contemporary style.

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

Attachments:

1. Location Map
2. Staff Analysis of Site Plan

