



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
MAY 16, 2023, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
MAY 16, 2023, 05:00 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. Items for consideration are listed below and plans for agenda items are available on the city website, citybellemeade.org. The meeting will also be available through Live Stream on the city website.

I. Call to Order

II. Approval of Minutes

The minutes of the Board of Zoning Appeals held April 18, 2023

III. Old Business

1. The application of Blue Sky Properties, LLC (041823-1) 510 Park Hill, for a conditional use permitting the construction of a swimming pool. The building permit has been denied for the following reason:

Attachment: [BZA Application 510 Park Hill.pdf](#)

Attachment: [Map - 510 Park Hill.pdf](#)

Attachment: [pool and site.pdf](#)

A. Swimming Pools require BZA approval

IV. New Business

1. The application of Liz Hammond,, (051623-1) 113 Westhampton Place, for a variance to permit the construction of a swimming pool. The building permit has been denied for the following reason:

Attachment: [MAP - 113 Westhampton Place.pdf](#)

Attachment: [Appeals Application.pdf](#)

Attachment: [113 Westhampton Pl - Plot Plan 3-31-23..pdf](#)

Attachment: [113 Westhampton Pl - Survey.pdf](#)

Attachment: [Hammond Residence LP 03-31-23.pdf](#)

Attachment: [Ken _ Liz Hammond proposed Fence location.jpg](#)

A. Swimming Pools require BZA approval

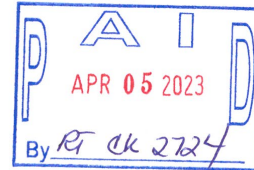
V. Other Business: None Scheduled

The next regularly scheduled meeting of the Board of Zoning Appeals will be held June 20, 2023 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.

BY ORDER OF THE CHAIRMAN



CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # 041823-1

APPEAL FEE: \$600.00

APPLICANT (Owner's Name) Blue Sky Properties LLC PHONE # 615-500-2067

APPLICANT EMAIL ADDRESS Tavakoli@realtracs.com

PROPERTY ADDRESS: 510 Park Hill

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific Requesting swimming pool constr.
approval w/ no structures.

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

*FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSIBLE OR NOT. DOES NOT INCLUDE BASEMENTS OR GARAGE UNDER HOUSE.

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT: { }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%					
ESTATE A 8%					

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

TOTAL ROOF AREA					
% of Low Slope Roof					
AREAS <6/12 Pitch 30%					

DRIVEWAY 12%					
DRIVEWAY IN FRONT YARD 22%					
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT					
HARDSCAPE + POOL 8%					
POOL 2% OF LOT TOTAL					
*** ACCESSORY AREA					

*** COMBINATION OF POOL/TERACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 12%

Continued on the next page

City of Belle Meade
 Application for Board of Zoning Appeals
 Page Two

Complete Check List

- | | |
|---|--|
| ☐ Plot plan 1 inch = 30 feet "Show Magnetic North" | ☐ Show proposed structure shaded with setbacks (building envelope) |
| ☐ Show neighbor's house & measurements to it | ☐ Show all detached structures with elevations |
| ☒ Landscape design | ☐ Survey of lot, lot square feet with contours, average natural grade |
| ☒ Building envelope <i>highlighted</i> | ☐ Show all elevations, existing grade, finished grade, FFE's |
| ☐ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation. | |
| ☐ Submittal, along with appeal fee 15 days prior to the third Tuesday of the month. | |

*MANDATORY – Clearly highlight the areas that will be discussed in a bright color on the plans. INITIAL _____

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

Was the condition from which relief is sought a result of action by the applicant? (i.e., self-imposed hardship such as: (converted existing garage to living space and now seeking a variance to construct a new garage in a required setback?)

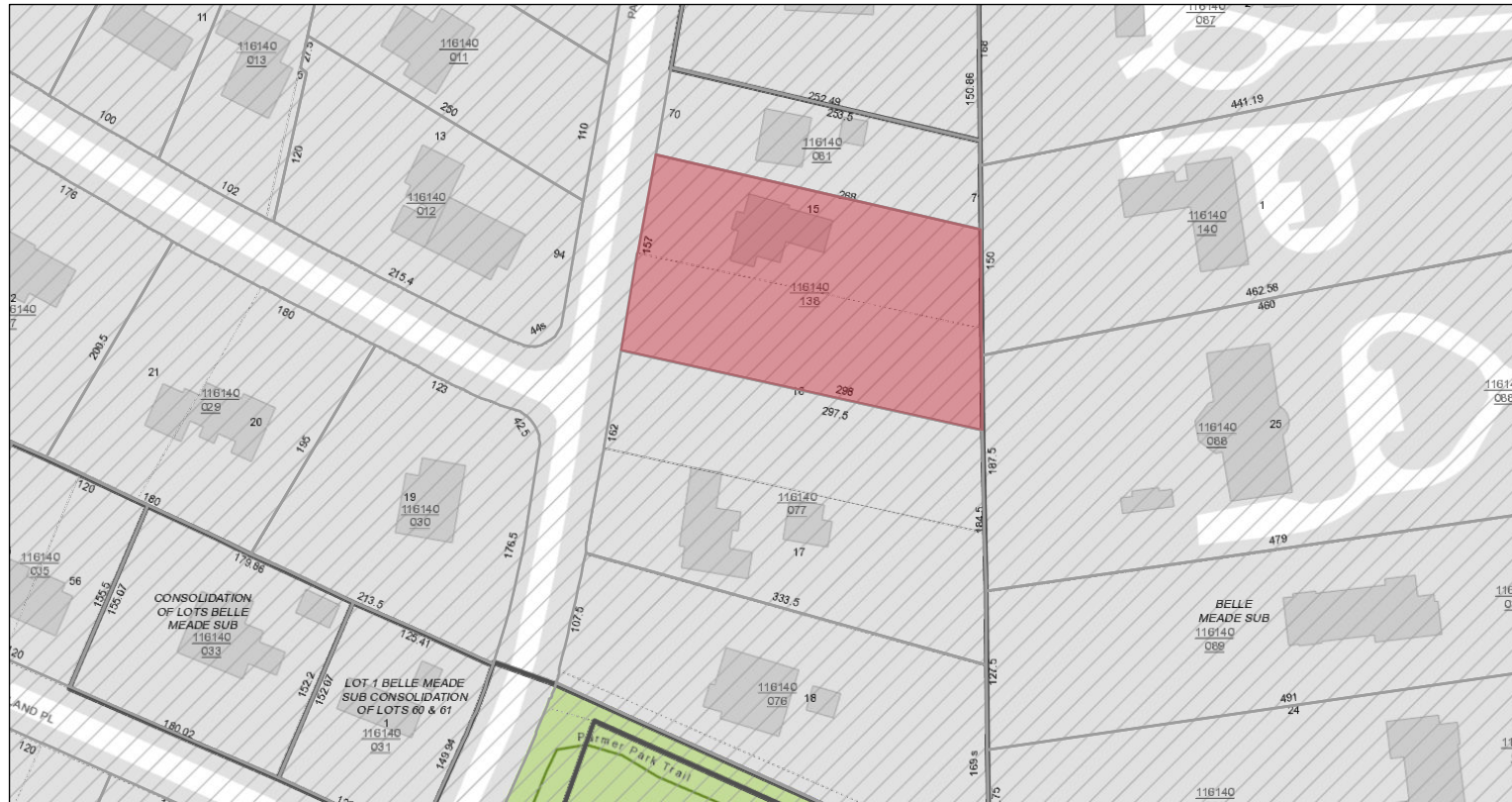
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

SIGNATURE: AKP (Owner/Agent) DATE: 2/27/23

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

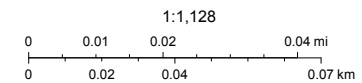
BZA meets the third Tuesday of each month @ 5:00 p.m.
 Cut off for submittal is 15 days prior by 3:00 p.m., no exceptions.

Nashville / Davidson County Parcel Viewer



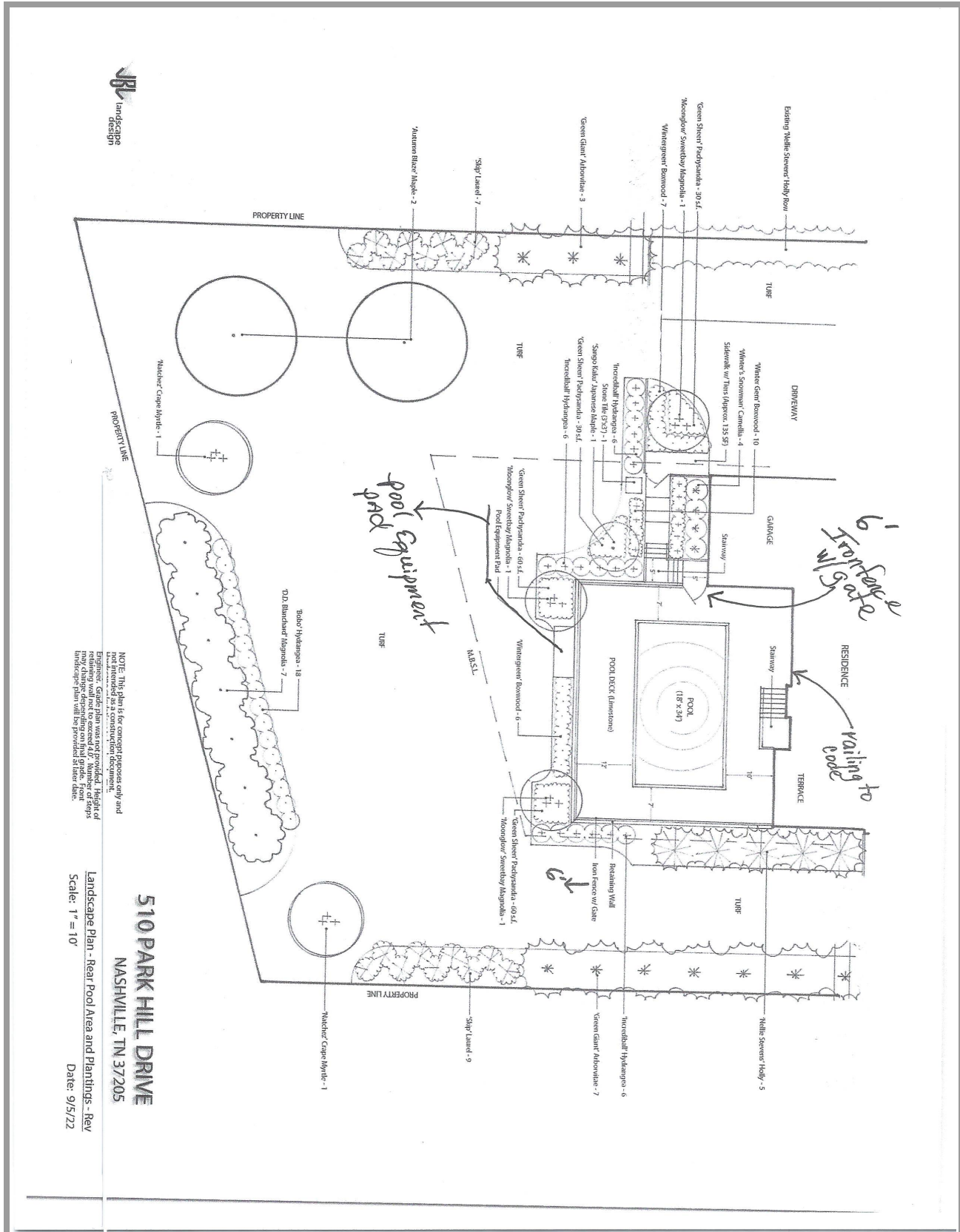
March 30, 2023

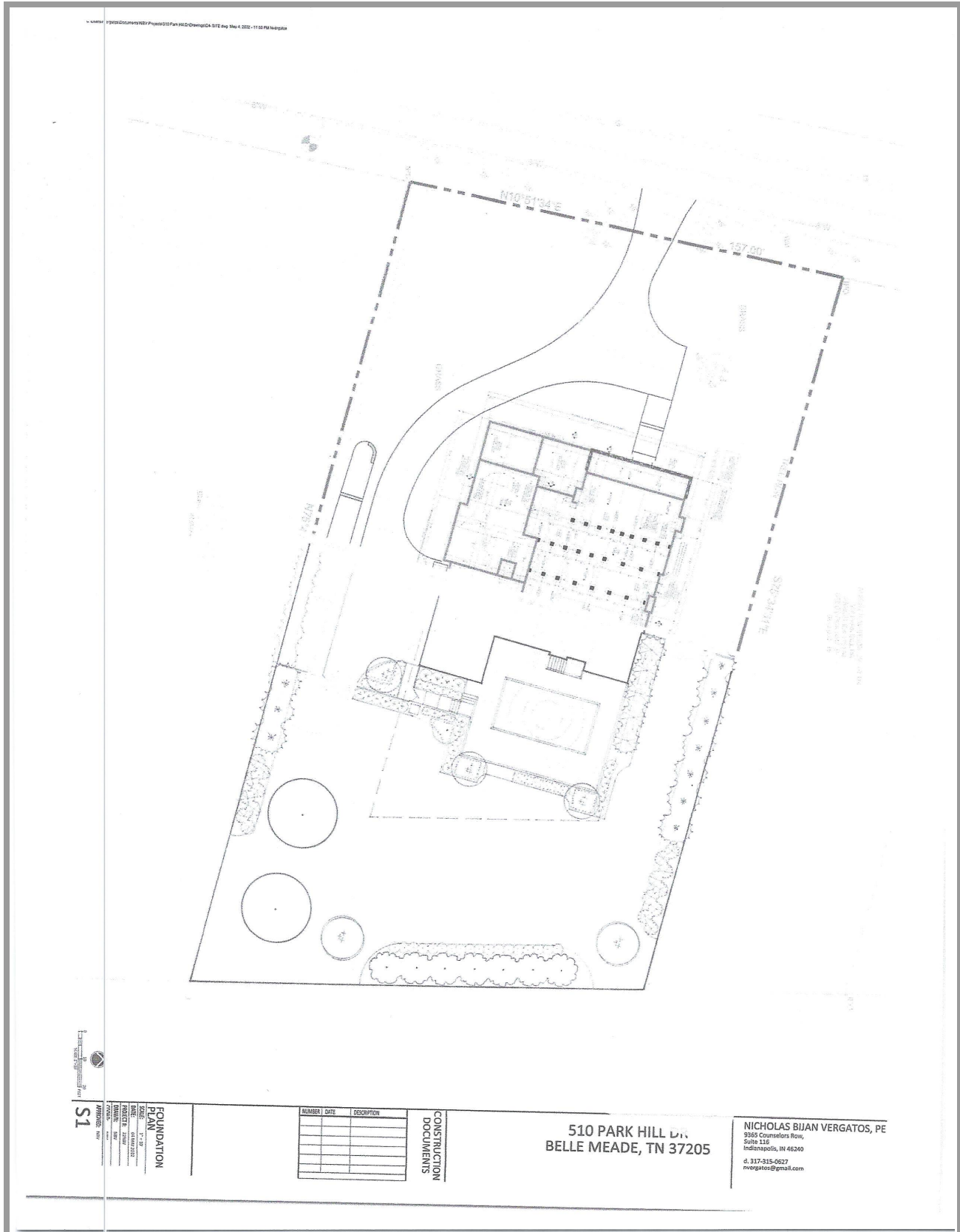
- Override 1
- graphicsLayer2
- Zoning
- Urban Design Overlay
- Planned Unit Development

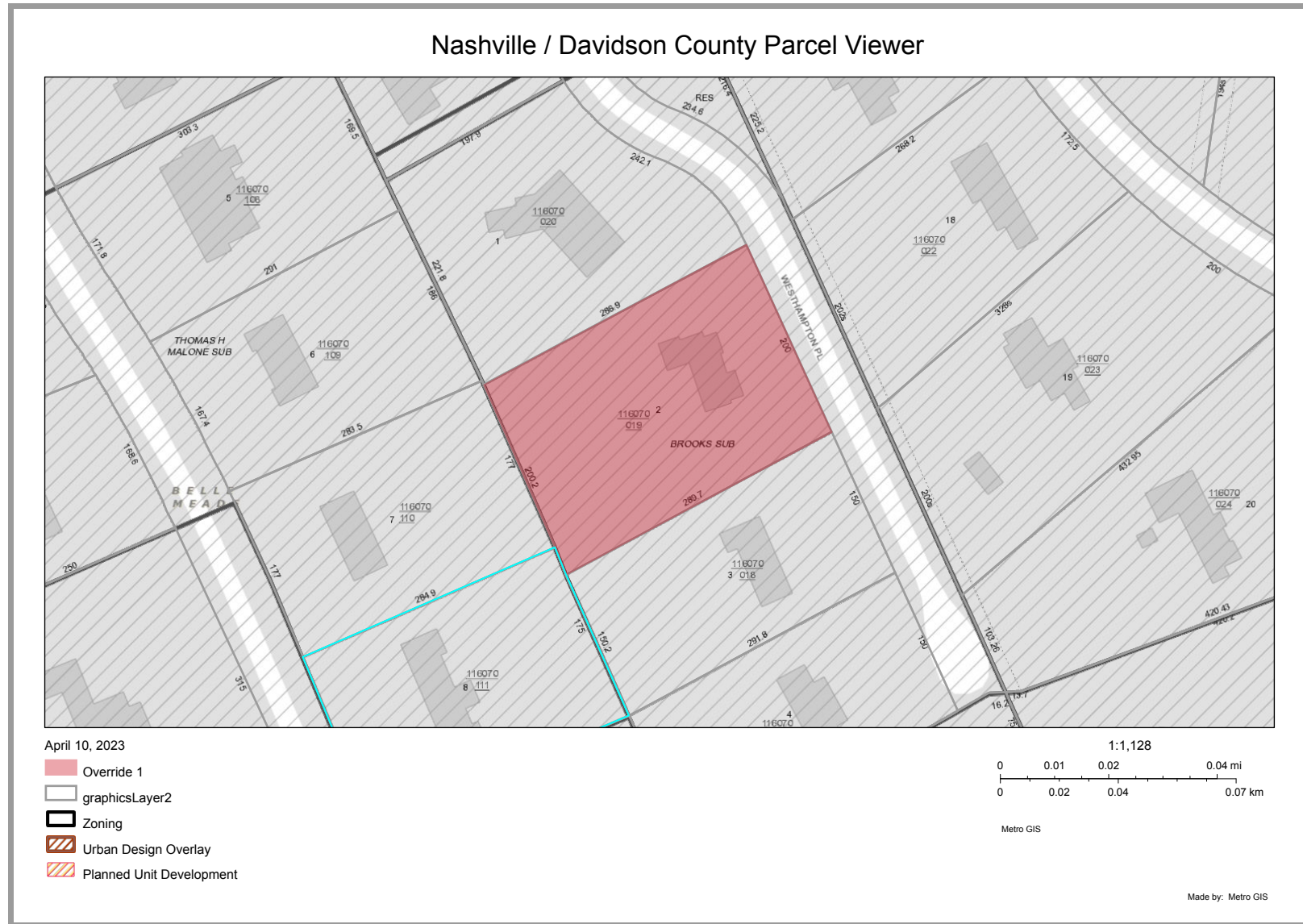


Metro GIS

Made by: Metro GIS

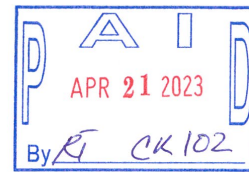








CITY OF BELLE MEADE
APPLICATION FOR BOARD OF ZONING APPEALS



Subject to the provisions of the Code of the City of Belle Meade as they may be amended from time to time, the following general criteria are considered:

APPEAL # 051623-1

APPEAL FEE: \$600.00

APPLICANT (Owner's Name) Liz Hammond PHONE # 646-400-1814

APPLICANT EMAIL ADDRESS lizwhammond@gmail.com

PROPERTY ADDRESS: 113 Westhampton Place

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific Installation of a Swimming Pool & Associated Equipment

LAND TO BUILDING FLOOR AREA RATIO (F.A.R.)

*FAR IS ALL ENCLOSED COVERED STRUCTURES, MEASURED TO THE OUTSIDE WALLS, AND WILL INCLUDE ATTIC HEIGHT OF 5'6" AND ABOVE, ACCESSABLE OR NOT. DOES NOT INCLUDE BASEMENTS OR GARAGE UNDER HOUSE.

Example: .57 acres x 43,560 sq. ft. = 24,829 lot sq. ft. / 24,829 x 12% = 2,979 footprint of house / 24,829 x .225 = 5,586 total house.

LOT SQ. FT. { }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	6,900 sf	3,329 sf	3,329 sf	0	0
ESTATE A 8%	N/A	N/A	N/A	N/A	N/A

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	N/A	N/A	N/A	N/A	N/A
LOTS > 40,000 sq. ft. x .196 =	11,269 sf				

TOTAL ROOF AREA					
% of Low Slope Roof AREAS <6/12 Pitch 30%	999 sf	0	0	0	0

DRIVEWAY 12%	6,900 sf	4,960 sf	4,960 sf	0	0
DRIVEWAY IN FRONT YARD 22%	2,713 sf	3,296 sf	3,296 sf	0	21%
FRONT YARD SQ. FT.	12,336 sf	12,336 sf	12,336 sf	0	0

HARDSCAPE 8% OF LOT	4,600 sf	432 sf	1,468 sf	1,036 sf +	0
HARDSCAPE + POOL 8%	4,600 sf	432 sf	2,120 sf	1,688 sf +	0
POOL 2% OF LOT TOTAL	1,150 sf	0 sf	652 sf	652 sf +	0
***ACCESSORY AREA	8,624 sf	432 sf	2,120 sf	1,688 sf +	0

*** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%

Continued on the next page

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Complete Check List

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☒ Building envelope *highlighted* ☒ Show all elevations, existing grade, finished grade, FFE's
☒ Highlight coverages in grade change (Inside building envelope 6% of the lot up to 48 inches), (Outside building envelope 4% of lot up to 36 inches), (20 ft. off property line up to 24 inches). Does not include grade changes needed for the foundation.
☒ Submittal, along with appeal fee 15 days prior to the third Tuesday of the month.
***MANDATORY** – Clearly highlight the areas that will be discussed in a bright color on the plans. INITIAL MO

What special circumstances or conditions, applying to the building or land in question, are peculiar to such building or land, and do not apply generally to other buildings or land in the vicinity (including size, shape, topography, location or surroundings, trees?)

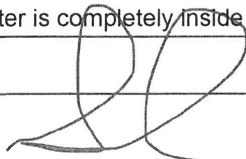
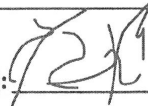
There do not appear to be any major circumstances or conditions that apply to the subject parcel
relative to the surrounding parcels.

Was the condition from which relief is sought a result of action by the applicant? (i.e., self-imposed hardship such as: (converted existing garage to living space and now seeking a variance to construct a new garage in a required setback?)

There are not any self-imposed hardships being proposed.

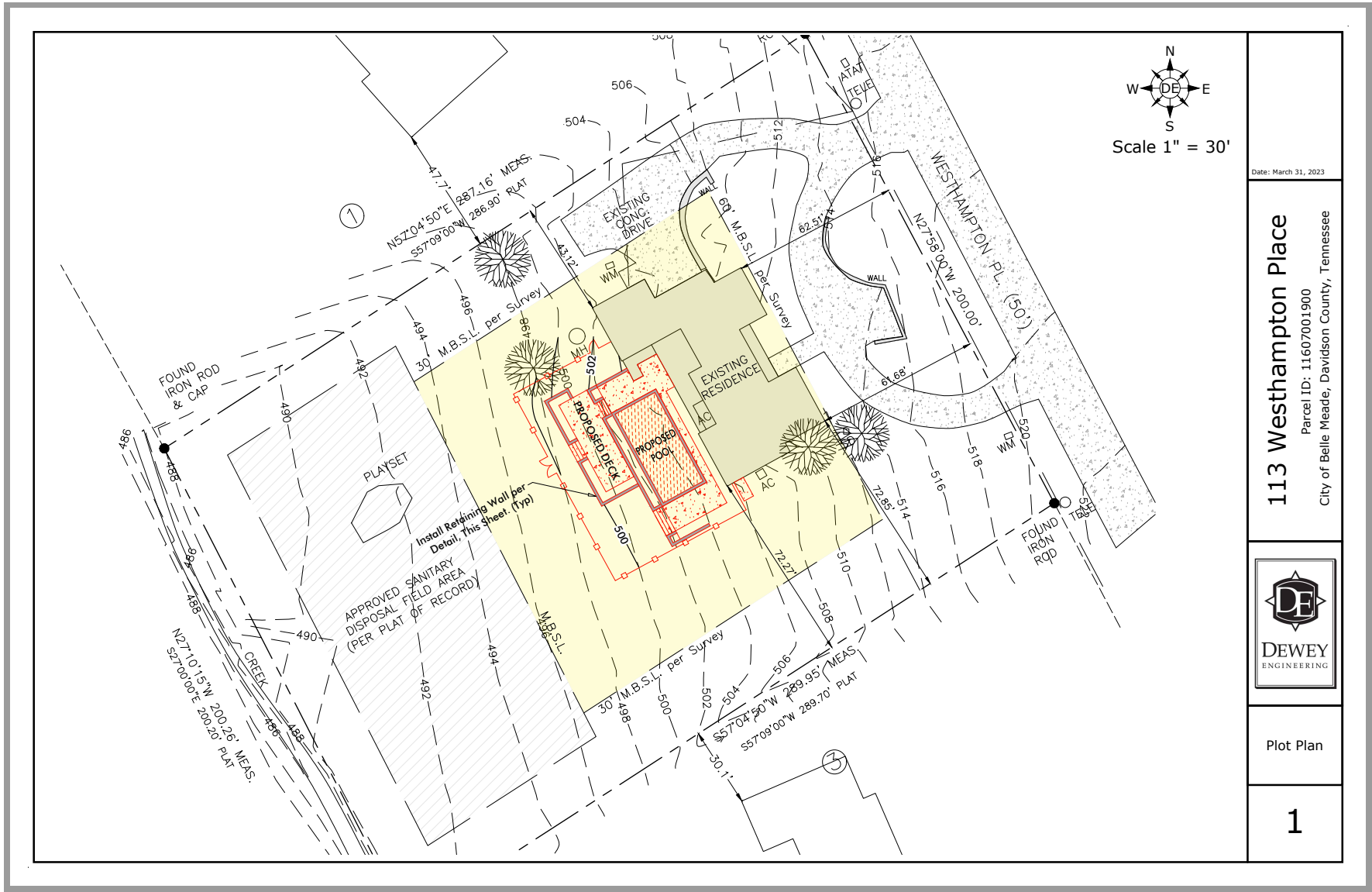
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

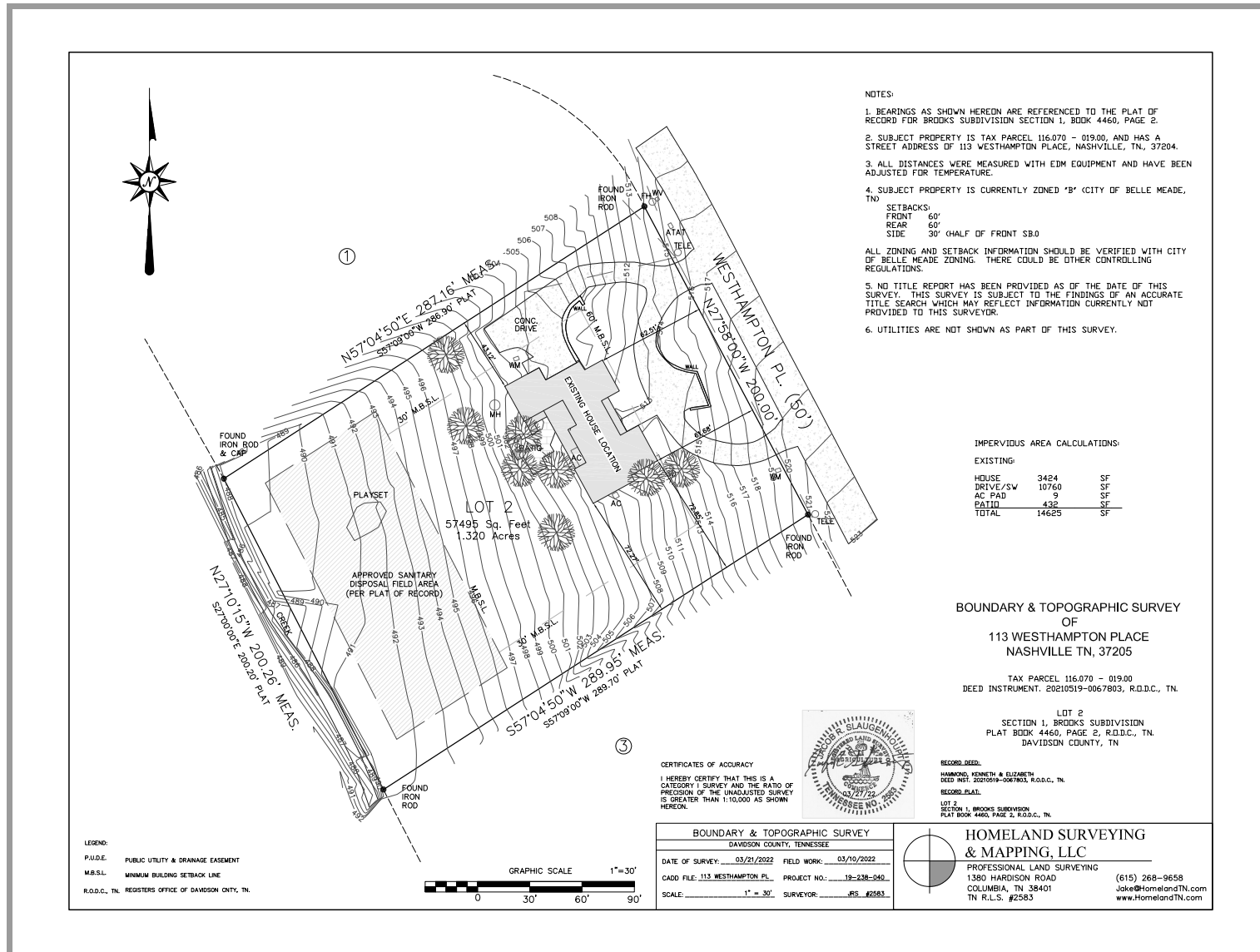
The proposed plans are intended to meet the guidelines of the Pool Requirements for Belle Meade.
The body of water is completely inside the building envelop along with the pool equipment.

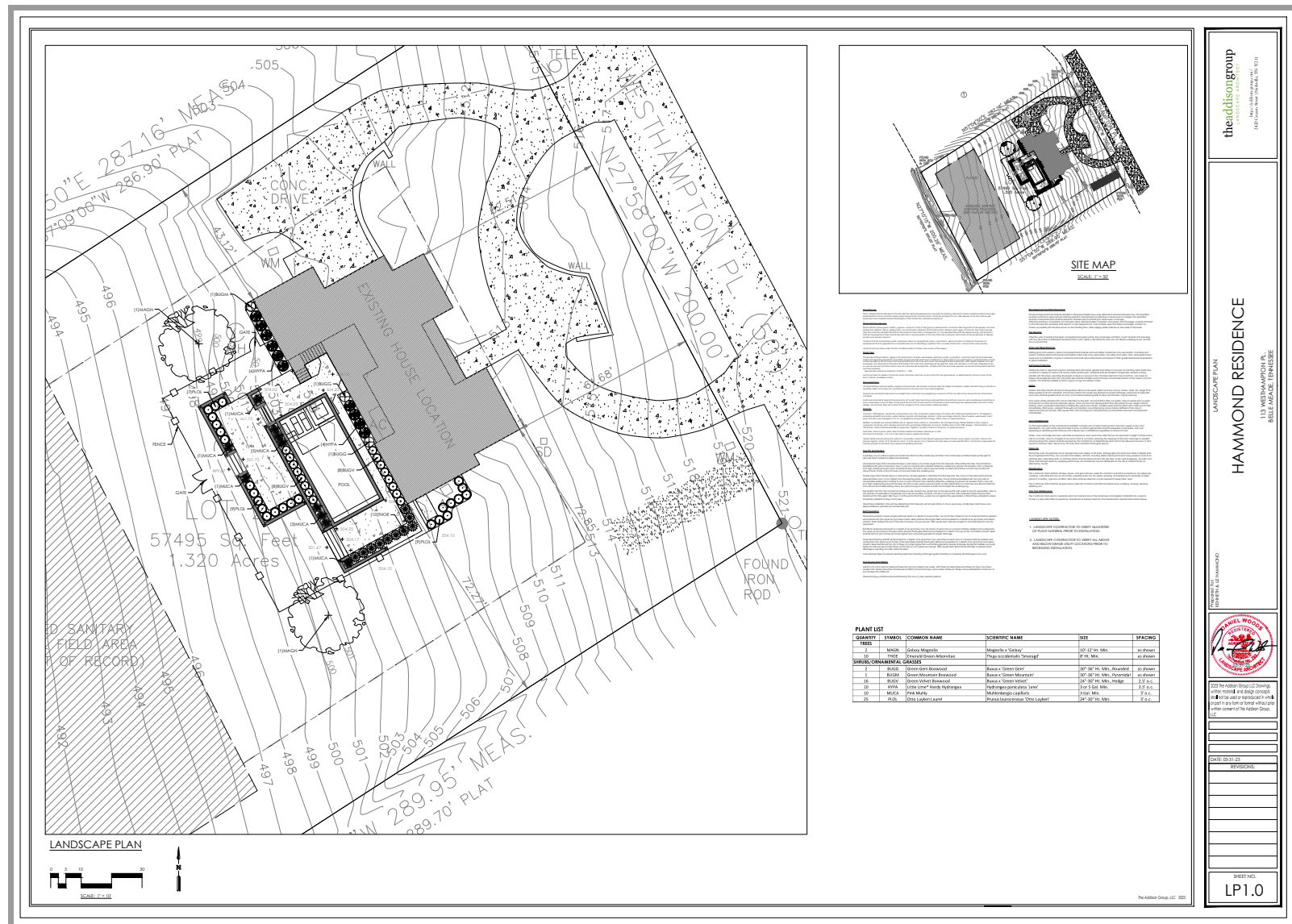
SIGNATURE:  (Owner/Agent) DATE: 

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BZA meets the third Tuesday of each month @ 5:00 p.m.
Cut off for submittal is 15 days prior by 12:00 p.m., no exceptions.







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

[Ken _ Liz Hammond proposed Fence location.jpg \(LINK\)](#)