



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JUNE 20, 2023, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JUNE 20, 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

Consideration of the minutes of the Board of Zoning Appeals held May 16, 2023.

III. Old Business

1. The application of Liz Hammond, (051623-1) 113 Westhampton Place, for a conditional use permit for the construction of a swimming pool; and the request for a variance for a fence. The building permit has been denied for the following reasons:

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

Attachment: [Appeals Application NEW.pdf](#)

Attachment: [Ken _ Liz Hammond Design 04-24-23 003.jpg](#)

Attachment: [Landscape Plan _6-5-23_.pdf](#)

Attachment: [Plot Plan.pdf](#)

Attachment: [Survey _6-7-23_.pdf](#)

Attachment: [Photo May 19 2023 4 03 14 PM.jpg](#)

Attachment: [Photo May 19 2023 4 03 30 PM.jpg](#)

Attachment: [Photo May 19 2023 4 04 23 PM.jpg](#)

Attachment: [Photo May 19 2023 4 04 35 PM.jpg](#)

Attachment: [Photo May 19 2023 4 05 38 PM.jpg](#)

Attachment: [Photo May 19 2023 4 05 43 PM.jpg](#)

Attachment: [Photo May 19 2023 4 22 13 PM.jpg](#)

A. Swimming Pools require BZA approval

B. The fence is located in other than permitted locations.

IV. New Business

1. The application of Belle Meade Country Club, (062023-1) 109 Harding Place, for a special exception to install a free standing gazebo, canvas with steel frame between the existing pickleball courts at the Indoor Tennis Facility.

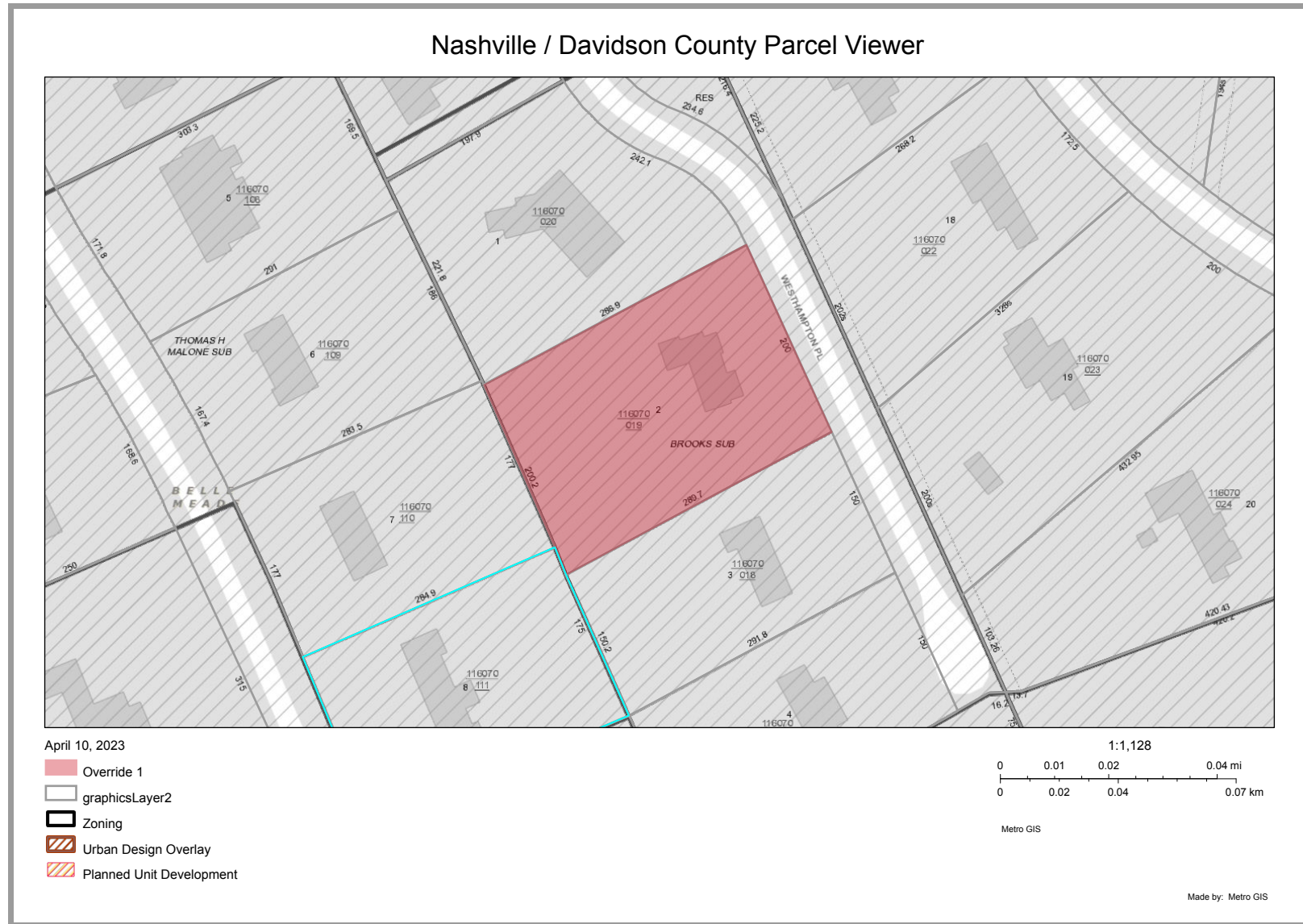
Attachment: [BZA Applicationpd.pdf](#)

A. The Board of Zoning Appeals of the City of Belle Meade shall have

exclusive jurisdiction and authority to grant a permit for the location and/or construction (excluding interior renovations) of improvements upon a Country Club Site.

V.Other Business: None Scheduled

The next regularly scheduled meeting of the Board of Zoning Appeals will be held July 11, 2023 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.





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

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 Conditional use for the Installation of a Swimming Pool & Associated Equipment. Variance for the proposed fence location.

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	1,835 sf	1,403 sf +	0
HARDSCAPE + POOL 8%	4,600 sf	432 sf	2,481 sf	2,049 sf +	0
POOL 2% OF LOT TOTAL	1,150 sf	0 sf	646 sf	646 sf +	0
***ACCESSORY AREA	8,624 sf	432 sf	2,481 sf	2,049 sf +	0

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

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?)

A variance for the fence location is being requested in order to preserve the existing trees along the northern and southern property lines and prevent disturbance of the rear stream buffer.

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?

Per the Belle Meade Zoning code section 14-204 (g) Fences & Walls, offsets in fencing are allowed in order to protect existing trees on the property line.

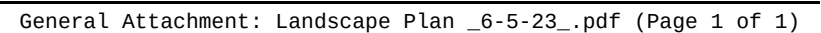
SIGNATURE: _____ (Owner/Agent) **DATE:** _____

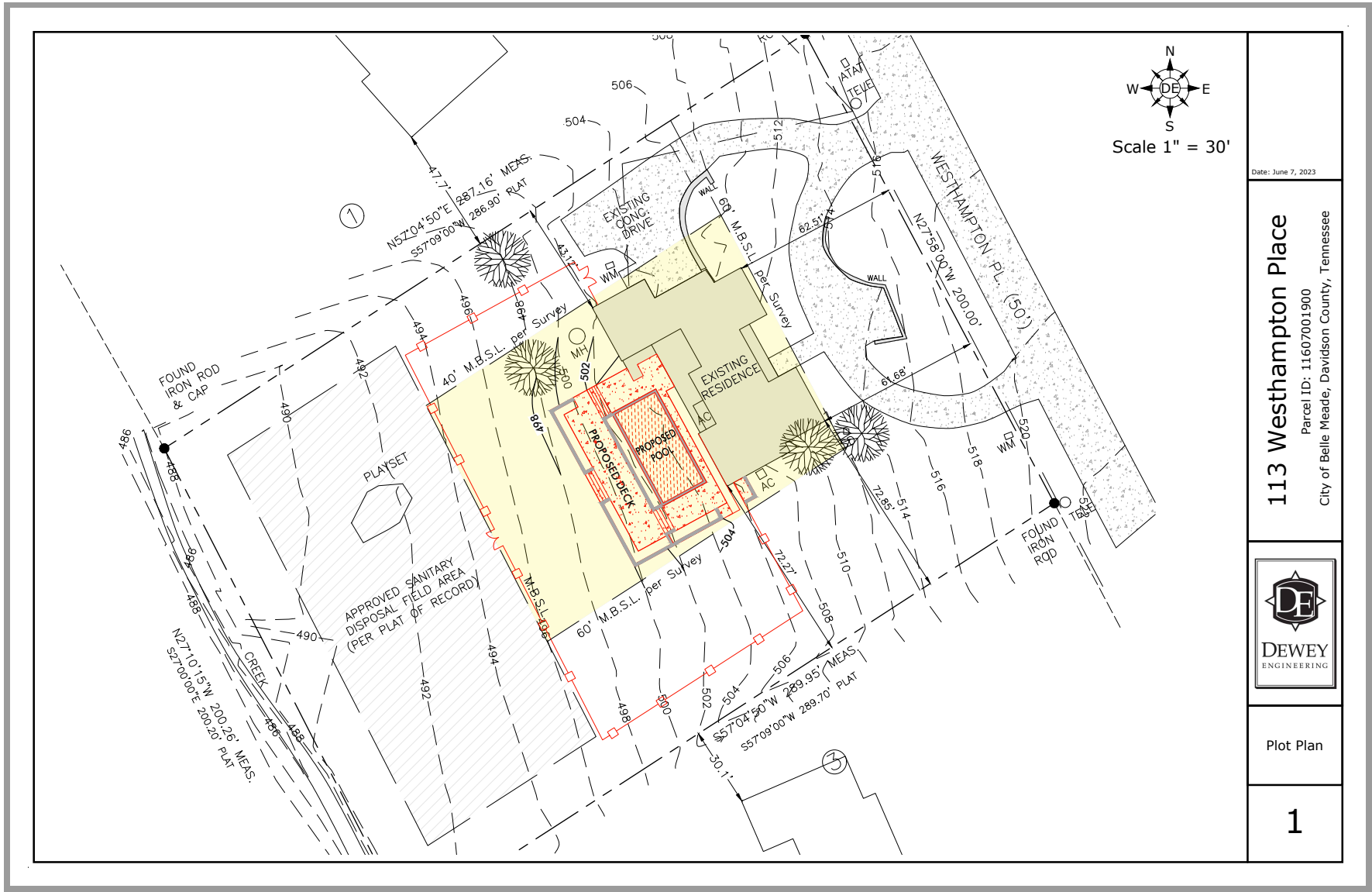
Submit all information, plans & application via email PDF to: lpatterson@citybellemeade.org

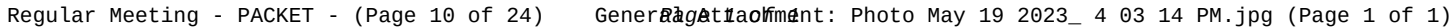
BZA meets the third Tuesday of each month @ 5:00 p.m.
Cut off for submittal is 15 days prior by 12:00 p.m., no exceptions.

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

[Ken _ Liz Hammond Design 04-24-23_003.jpg \(LINK\)](#)







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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 # 062023-1

APPEAL FEE: \$500

APPLICANT (Owner's Name) Belle Meade Country Club PHONE # 615-385-6200

APPLICANT EMAIL ADDRESS mseabrook@bellemeadecc.org

PROPERTY ADDRESS: 109 Harding Place Nashville, TN 37205

REQUEST: SPECIAL EXCEPTION ☒ VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific Requesting to install one free standing gazebo canvas with silver

square steel frame with eight 3" round painted steel posts between the existing pickleball

courts at our Indoor Tennis Facility. Total Size: 30' long, 15' wide, and 11' 4" high

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. THIS DOES NOT INCLUDE BASEMENT 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%	N/A				
ESTATE A 8%	N/A				

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

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

DRIVEWAY 12%	N/A				
DRIVEWAY IN FRONT YARD 22%	N/A				
FRONT YARD SQ. FT.	N/A				

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

***** 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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☐ 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 *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 the first Friday the month prior to the month of the scheduled hearing date.
- *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?)

The pickleball ball courts are located at the Indoor Tennis facility which is not located near any residential buildings as shown in the aerial photo attached to this application.

Is the request for a variance the result of a self-induced hardship by the applicant?

No.

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

SIGNATURE: _____

(Owner/Agent)

DATE: _____

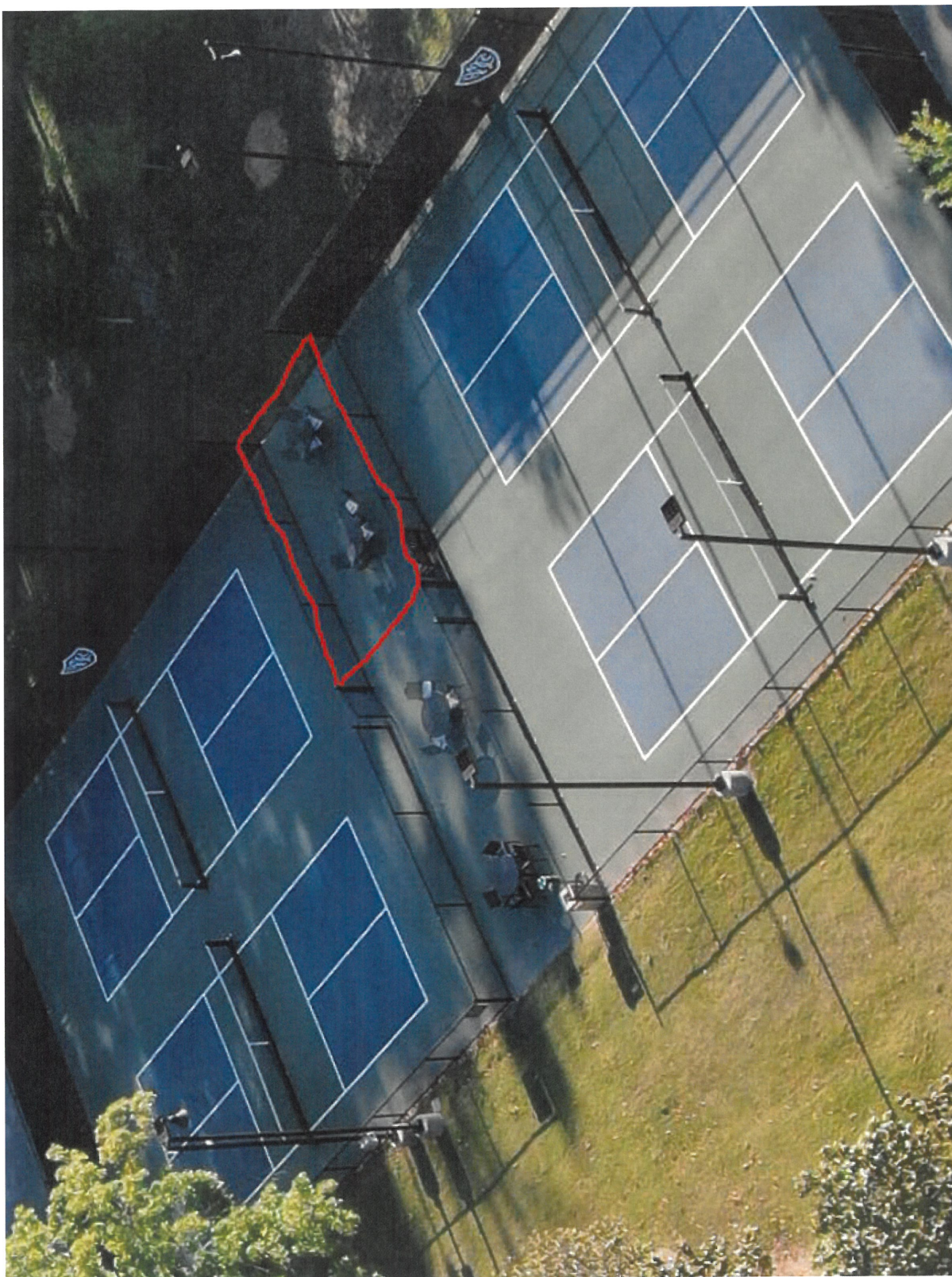
May 5, 2023

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

BZA meets the third Tuesday of each month @ 5:00 p.m.

Submittal deadline is the first Friday of the month prior to the month of the scheduled hearing date.







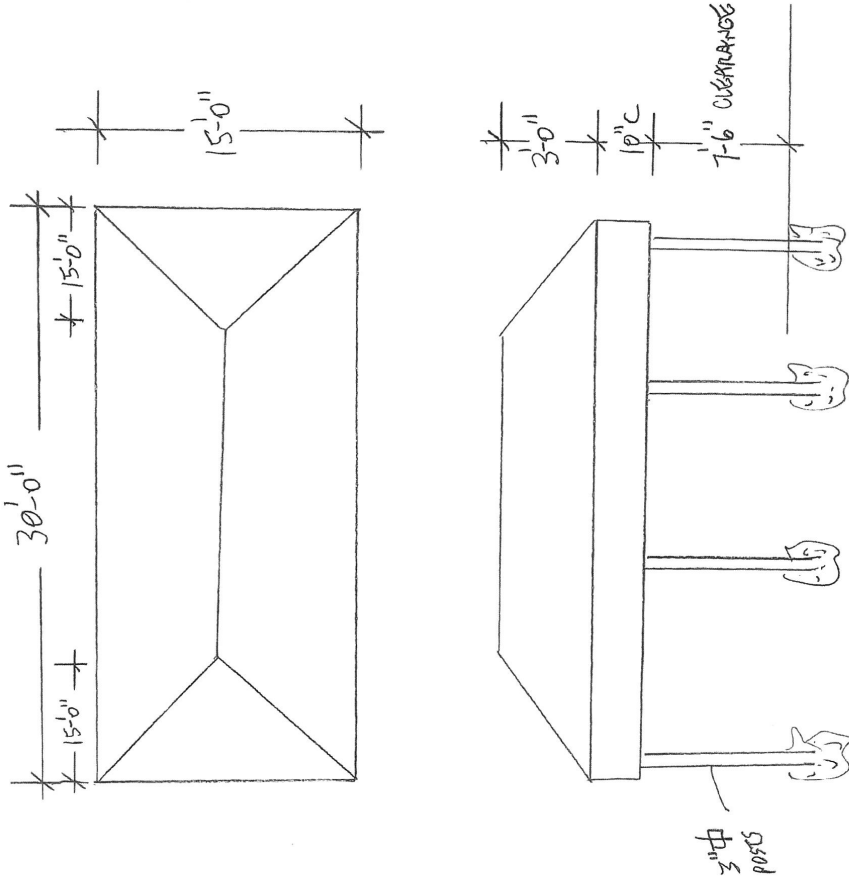
4/26/23

BEAUE MAROUE COUNTRY CLUB
815 BEAUE MAROUE BLVD,
NASH, TN,

FABRIC -

FRAME - 1" ϕ SILVER STEEL

POSTS - 3" ϕ PAINTED STEEL



NASHVILLE TENT & Awning CO.
1301 HERMAN ST.
NASHVILLE, TN 37208
(615) 329-3701

PROPOSAL NTACO, LLC dba NASHVILLE TENT & AWNING CO. 1727 ELM HILL PIKE NASHVILLE, TENNESSEE 37210 PHONE: 615-329-3701 FAX: 615-329-9117		
John Vancey		DATE: 4-24-23
Belle Meade Country Club	PHONE: 385-0150	FAX NO.
STREET: 815 Belle Meade Blvd.	JOB NAME:	
CITY, STATE & ZIP CODE:	JOB LOCATION:	
WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR: TO FABRICATE AND INSTALL ONE FREE-STANDING GAZEBO CANVAS AWNING WITH SILVER " SQUARE STEEL FRAME WITH EIGHT 3" ROUND PAINTED STEEL POSTS BETWEEN PICKLEBALL COURTS SIZE: 30'-0" LONG X 15'-0" WIDE DELIVERY - 6-8 WEEKS		
We Propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of: SEVENTEEN THOUSAND NINE HUNDRED NINETY AND NO/100----- dollars \$ 17,990.00		
Payment to be made as follows: 1/2 DEPOSIT, BALANCE DUE UPON COMPLETION		
All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.		
		Authorized Signature <u>Binks Lewis</u>
NOTE: This proposal may be withdrawn by us if not accepted within 60 days.		
ACCEPTANCE OF PROPOSAL - Deposit is non-refundable. Ownership of awnings remains with NTACO, LLC until paid in full. All agreements are contingent upon strikes, accidents, delays beyond our control. NTACO, LLC warrants product for quality, workmanship, and defects for one year from date of installation. Any permits required shall be strictly the responsibility of the customer and not NTACO, LLC.		
DATE OF ACCEPTANCE: _____		SIGNATURE: _____