



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
JULY 11, 2023, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
JULY 11, 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 June 20, 2023.

Attachment: [BZA Minutes June 20 2023.pdf](#)

III. Old Business

A. 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:

1. Swimming pools require BZA approval.

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

Attachment: [revised pool.pdf](#)

B. 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: [Appeals Application.pdf](#)

Attachment: [113 Westhampton Pl - Plot Plan 6-29-23 .pdf](#)

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

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

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

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

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

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

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

1. Swimming Pools require BZA approval.

IV. New Business

A. The application of Joel & Lindsey Lyons (0711-1) 404 Lynwood Boulevard, for a conditional use permitting the construction of a swimming pool. The building permit has been denied for the following reason:

1. Swimming pools require BZA approval.

Attachment: [404 Lynnwood - BZA Pool Submittal 5.20.23.pdf](#)

B.The application of Jeannette & Clay Whitson (0711-2) 317 Lynwood Boulevard, for a conditional use permitting a swimming pool & equipment; a request for a variance for a six foot fence. The building permit has been denied for the following reason:

1. Swimming Pools require BZA approval

Attachment: [BZA Appeals Application - Pd.pdf](#)

Attachment: [317 Lynnwood Parcel Map.pdf](#)

Attachment: [Survey 22111-signed.pdf](#)

Attachment: [Landscape Plan.pdf](#)

Attachment: [Photo 1.pdf](#)

2. The fence is location in other than permitted locations

C.The application of Design and Engineering, Inc./Jenny Williamson on behalf of Belle Meade Country Club (0711-3) for a conditional use permitting for interior renovation of 3 rooms in the Belle Meade Country Club with one minor modification of the building envelope to add a small window bump out into a patio area over air conditioned space. The building permit has been denied for the following reason:.

1. Under appendix D, Country Clubs: Construction or Improvements upon a Country Club site requires BZA approval.

Attachment: [Belle Meade CC BOZA Application - pd.pdf](#)

Attachment: [A101 - DEPICTIVE FLOOR PLAN.pdf](#)

Attachment: [AD101 - DEMOLITION PLAN AND ELEVATIONS.pdf](#)

Attachment: [SK-1 - COLORIZED EXTERIOR ELEVATIONS.pdf](#)

V.Other Business: None Scheduled

VI.Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held August 15, 2023 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



**MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
JUNE 20, 2023, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE**

Call to Order

Vice Chairman Joe Dughman called the meeting to order at 5:15 p.m.

Board Members Present

Vice Chairman Joe Dughman
Erick Clifford
Chris Tardio
Pete Zabaski
Charlie Atwood
Johnny Phipps

Staff Members Present

City Manager Jennifer Moody
City Recorder Rusty Terry
City Attorney Doug Berry

Vice Chairman Dughman inquired of the board members if there were any conflicts of interest, there were none.

Approval of Minutes

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

Motion to approve: Zabaski Second: Tardio Vote: All aye

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:

A. Swimming Pools require BZA approval

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

Liz Hammond presented information about the proposed plans for the pool and the fence to the board.

Questions and concerns from the board were discussed, most notably regarding the location of the fence.

Motion to defer for sixty days: Zabaski Second: Phipps Vote:

All aye

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.

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.

Lowell Goodman, Chairman of the Tennis Committee at Belle Meade Country Club presented plans and details for the proposed awning between the pickleball courts.

No Public Comment

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

Other Business: None Scheduled

Adjourn

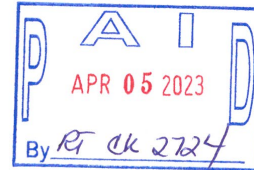
The meeting adjourned at 5:50 p.m.

Chairman Doug Hale

City Recorder Rusty Terry



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 SPECIFIED 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?)

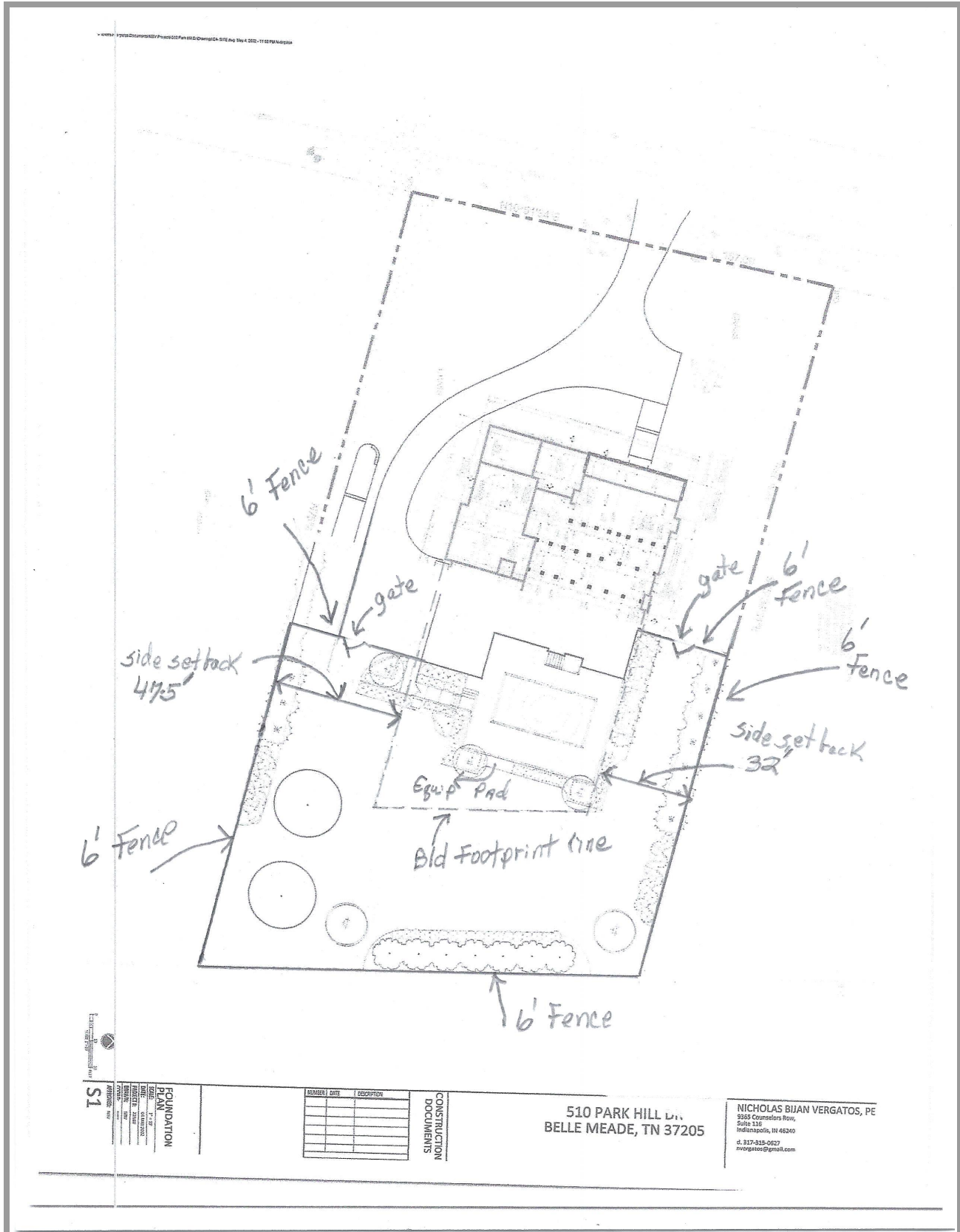
Was the condition from which relief is sought a result of action by the applicant? (i.e., self-imposed hardship such as: (converted existing garage to living space and now seeking a variance to construct a new garage in a required setback?)

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

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

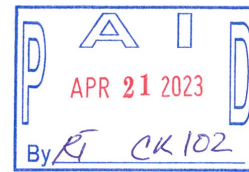
Submit all information, plans & application via email PDF to: lpatterson@citybellemeade.org

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





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.)

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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

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 *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?)

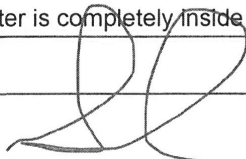
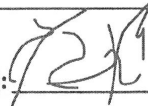
There do not appear to be any major circumstances or conditions that apply to the subject parcel
relative to the surrounding parcels.

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.

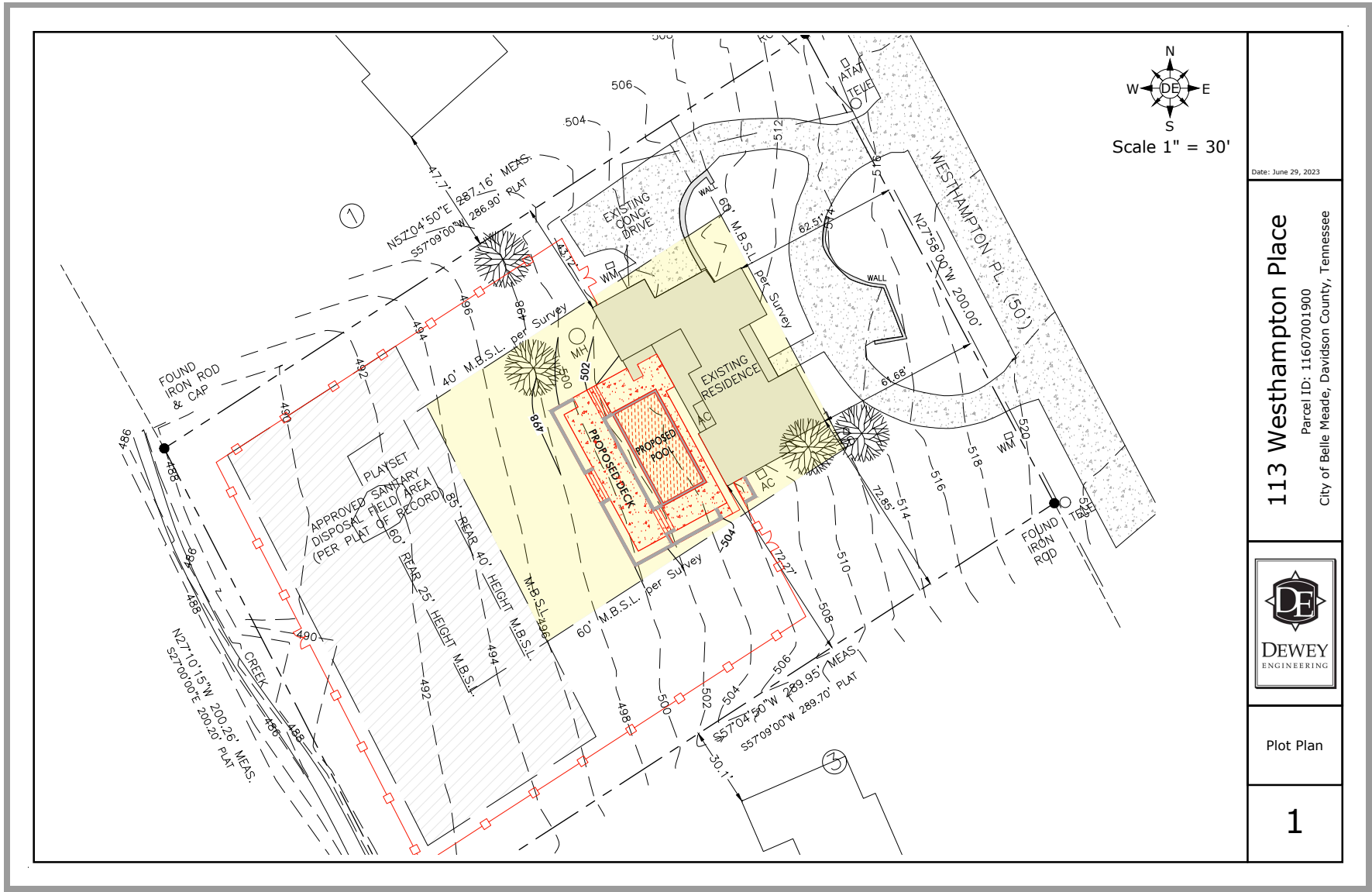
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

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: 

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.



















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 # 0711-1 **APPEAL FEE:** \$500.⁰⁰

APPLICANT (Owner's Name) Jarl : Lindsay Lyons **PHONE #** 615 804 8789

APPLICANT EMAIL ADDRESS jlyons@chandlerdevelopment.com

PROPERTY ADDRESS: 404 Lynnwood Blvd

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR APPEAL – Be Specific Pool Plan Approval

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

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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: { 47,359 }	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	3,788.70	118	2,087	+1,969	N/A
HARDSCAPE + POOL 8%					
POOL 2% OF LOT TOTAL	947.20	—	677	+ 677	N/A
*** ACCESSORY AREA	7,103.90	—	1,969	+1,969	N/A

***** 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
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***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?)

N/A

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?)

N/A

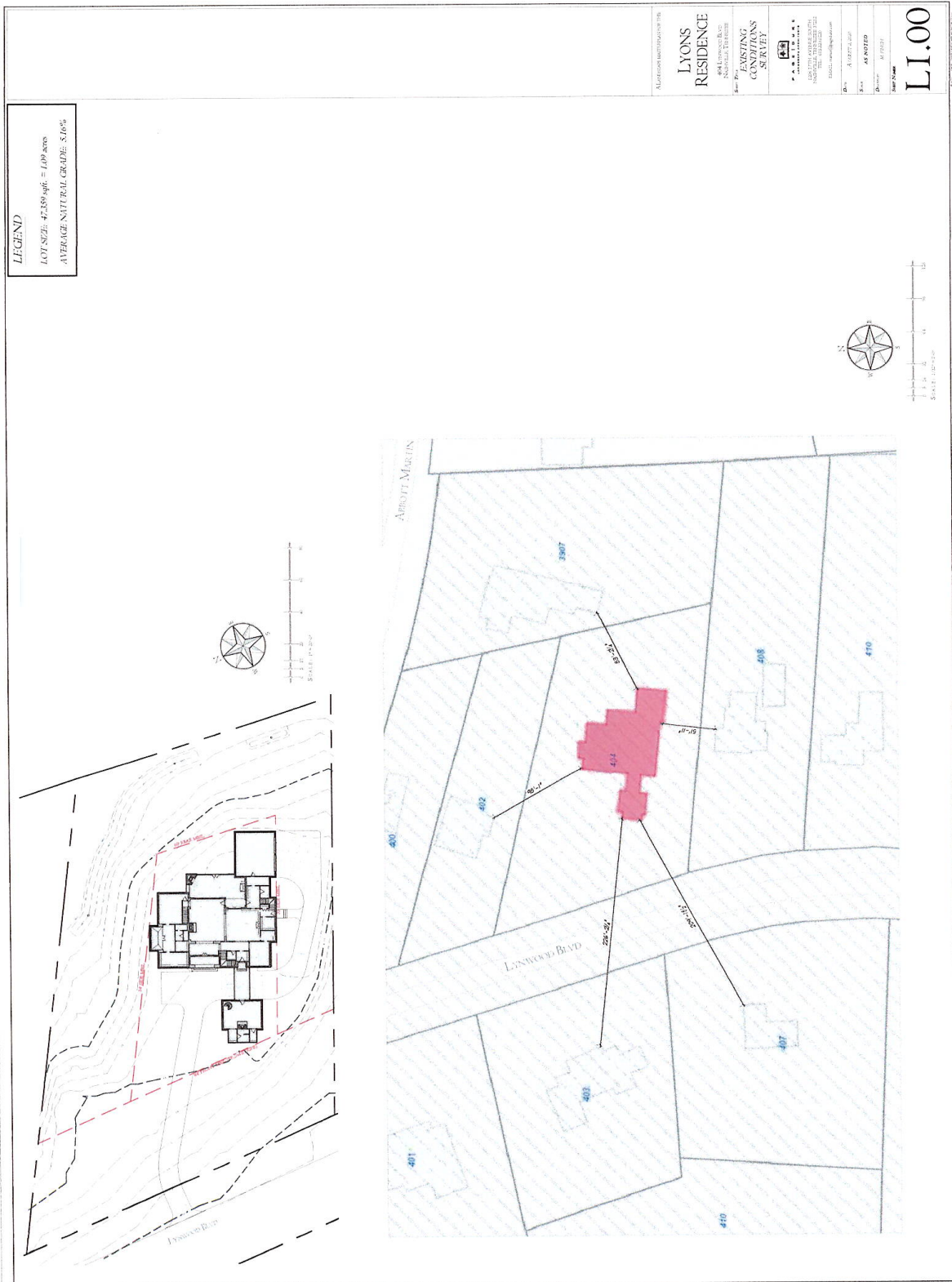
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

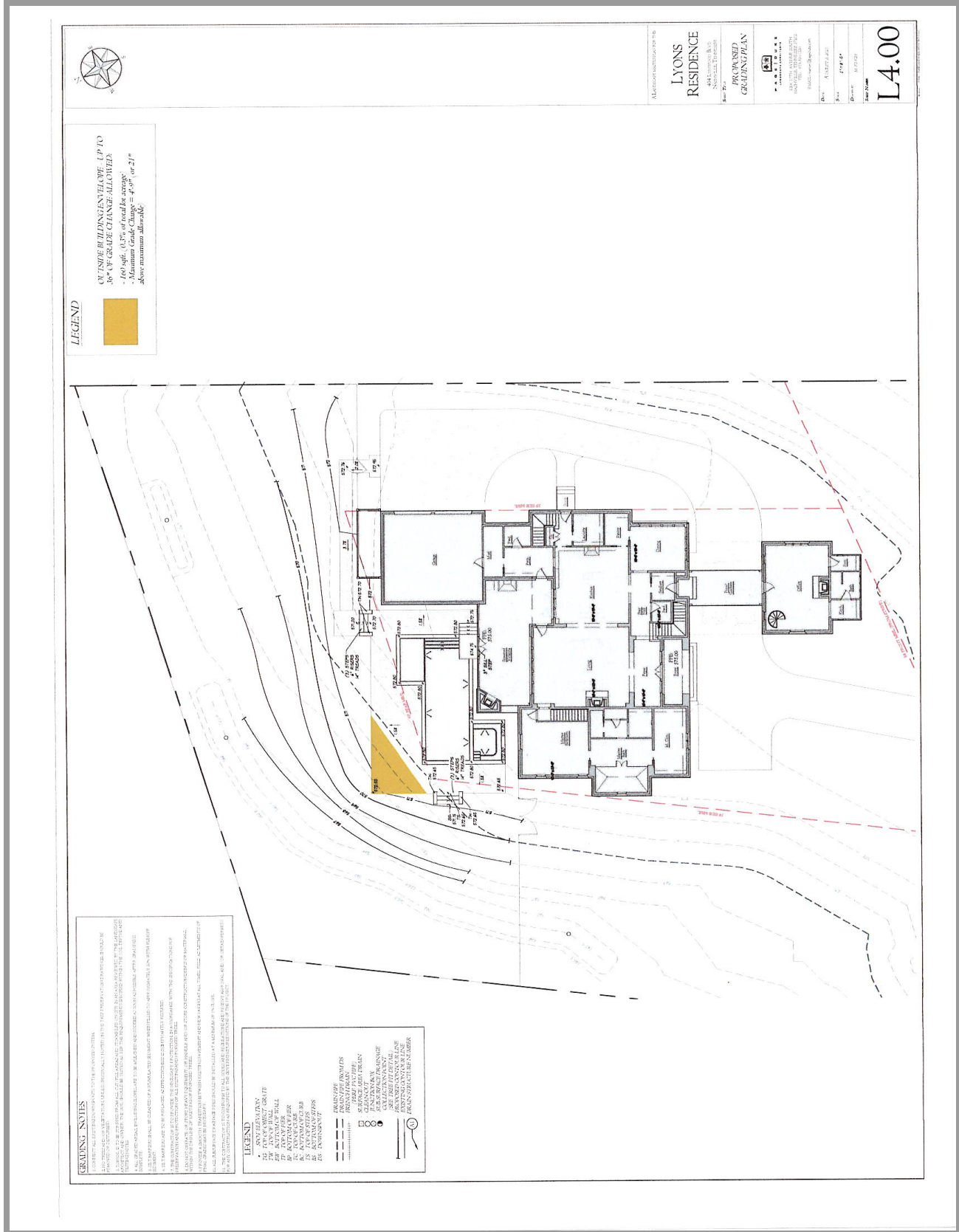
N/A

SIGNATURE: *J. Hyman* (Owner/Agent) **DATE:** 5/20/23

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

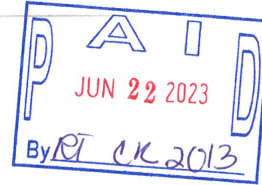
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Cut off for submittal is 15 days prior by 12:00 p.m., no exceptions.







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 # 0711-2

APPEAL FEE: 600 -

APPLICANT (Owner's Name) Jeannette & Clay Whitson PHONE # 6153056407

APPLICANT EMAIL ADDRESS jjwhitson@comcast.net

PROPERTY ADDRESS: 341 Lynwood Blvd

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☒ CONDITIONAL USE ☒

REASON FOR APPEAL - Be Specific Conditional use for installation of a swimming pool & equipment. Variance for 6 ft. fence

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

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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. (39,530)	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	4743.6	2389	0	0	0
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	8,894.25	5,029.76	0	0	0
LOTS > 40,000 sq. ft. x .196 =					

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

DRIVEWAY 12%	4743.6	3380	3520	+ 140	0
DRIVEWAY IN FRONT YARD 22%	1043.6	450	0	- 450	0
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT	3162.4	0	1,602	+ 1,602	0
HARDSCAPE + POOL 8%	3953.0	0		+ 1,952	0
POOL 2% OF LOT TOTAL	790.6	0	350	+ 350	0
***ACCESSORY AREA	5429.5	0	+ 1952	+ 1952	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

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☒ 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 *prior submittal*
☐ 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.

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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?)

Historic 1927 House situated far back on corner lot close to property line

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?)

No, built in 1927

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

We are asking the Board to consider the hardship of both being on a wedge shaped corner lot and also trying to renovate a historic home. Our pool design tucks the pool in between the existing structures in a thoughtful way and the landscape design conceals it from the street.

SIGNATURE: *Jeannette Wulfsberg* (Owner/Agent) **DATE:** *Jun. 20, 2023*

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

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NOTES

- 1) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPLICABLES 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 PRIOR TO 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 OWNER, 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 811 1-800-351-1111.
- 2) PARCEL NUMBERS SHOWN THUS () REFER TO TAX MAP 116-11.
- 3) BY MEANS OF GRAPHIC PLOTTING UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47037C0351 IN, DATED: 04-09-17, IT HAS BEEN DETERMINED THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA. FLOOD ZONE: X
- 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5) THIS PROPERTY IS CURRENTLY ZONED: CITY OF BELLE MEADE RESIDENCE B.
- 6) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 7) 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 HIS SIGNATURE APPEARS UPON THIS SURVEY.
- 8) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

PLAT REFERENCE

LOT 40, ROYAL OAKS LAND CO. SUBDIVISION
PLAT BOOK 421, PAGE 103 & 103
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN

DEED REFERENCE

DEED INSTRUMENT No. 20221003-010806
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
OWNER OF RECORD: CLAY M. WHITSON, & JEANNETTE WHITSON

TOTAL AREA

39,530 Sq. Ft. (0.91 ACRES ±)

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS AT LEAST 1:10,000.



MICHAEL H. CHAVETTE R.L.S. # 2048

CHERRY LAND SURVEYING, INC.
622 WEST 8TH STREET
NASHVILLE, TENNESSEE 37204
(615)369-3972 FAX:(615)369-6345
E-MAIL: cherryland@comcast.net

GPS NOTE

A Topcon HiPerlite Plus utilizing an Opus GPS positional solution to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-88) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be relied upon.

LEGEND

WATER VALVE	—	38
WATER METER	—	39
FIRE HYDRANT	—	40
GAS METER	—	41
GAS VALVE	—	42
IRON ROD NEW	—	43
IRON ROD OLD	—	44
CLEAN-OUT	—	45
GUARD POST	—	46
SIGN POST	—	47
CATCH BASIN	—	48
BENCHMARK	—	49
MANHOLE	—	50
UTILITY POLE	—	51
LIGHT POLE	—	52
TREE	—	53
PROPERTY LINE	—	54
EDGE OF PAVEMENT	—	55
EDGE OF CONC.	—	56
SETBACK LINE	—	57
WALL	—	58
CURB	—	59
OVERHEAD UTILITY	—	60
WATER LINE	—	61
SEWER LINE	—	62
GAS LINE	—	63
STORM SEWER/CAULVERT	—	64
CONTOUR LINE	—	65
FENCE LINE	—	66

TREE TABLE

NO.	SIZE	TYPE
1	12"	DOGWOOD
2	12"	DOGWOOD
3	12"	DOGWOOD
4	12"	DOGWOOD
5	12"	DOGWOOD
6	12"	DOGWOOD
7	12"	DOGWOOD
8	12"	DOGWOOD
9	12"	DOGWOOD
10	12"	DOGWOOD
11	12"	DOGWOOD
12	12"	DOGWOOD
13	12"	DOGWOOD
14	12"	DOGWOOD
15	12"	DOGWOOD
16	12"	DOGWOOD
17	12"	DOGWOOD
18	12"	DOGWOOD
19	12"	DOGWOOD
20	12"	DOGWOOD
21	12"	DOGWOOD
22	12"	DOGWOOD
23	12"	DOGWOOD
24	12"	DOGWOOD
25	12"	DOGWOOD
26	12"	DOGWOOD
27	12"	DOGWOOD
28	12"	DOGWOOD
29	12"	DOGWOOD
30	12"	DOGWOOD
31	12"	DOGWOOD
32	12"	DOGWOOD
33	12"	DOGWOOD
34	12"	DOGWOOD
35	12"	DOGWOOD
36	12"	DOGWOOD
37	12"	DOGWOOD
38	12"	DOGWOOD
39	12"	DOGWOOD
40	12"	DOGWOOD
41	12"	DOGWOOD
42	12"	DOGWOOD
43	12"	DOGWOOD
44	12"	DOGWOOD
45	12"	DOGWOOD
46	12"	DOGWOOD
47	12"	DOGWOOD
48	12"	DOGWOOD
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63	12"	DOGWOOD
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66	12"	DOGWOOD
67	12"	DOGWOOD
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81	12"	DOGWOOD
82	12"	DOGWOOD
83	12"	DOGWOOD
84	12"	DOGWOOD
85	12"	DOGWOOD
86	12"	DOGWOOD
87	12"	DOGWOOD
88	12"	DOGWOOD
89	12"	DOGWOOD
90	12"	DOGWOOD
91	12"	DOGWOOD
92	12"	DOGWOOD
93	12"	DOGWOOD
94	12"	DOGWOOD
95	12"	DOGWOOD
96	12"	DOGWOOD
97	12"	DOGWOOD
98	12"	DOGWOOD
99	12"	DOGWOOD
100	12"	DOGWOOD

BM-PK NAIL IN ASPHALT
EL.=550.87

BOUNDARY AND TOPOGRAPHIC SURVEY
OF
317 LYNNWOOD BOULEVARD
MAP 116-11, PARCEL 1
CITY OF BELLE MEADE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
SCALE: 1" = 30' - DATE: NOVEMBER 11, 2022



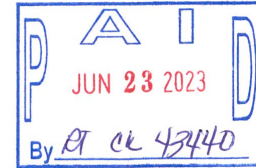
JOB# 22111 MHC







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 # 0711-3

APPEAL FEE: \$500

APPLICANT (Owner's Name) Design and Engineering Jenny Williamson on Behalf of Belle Meade County Club PHONE # 615.385.0150

APPLICANT EMAIL ADDRESS jwilliamson@dandeinc.us and hreiser@dandeinc.us

PROPERTY ADDRESS: 815 Belle Meade Blvd. Nashville, TN 37205

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific Interior renovation of 3 rooms in the Belle Meade Country Club with one minor modification of the building envelope to add a small window bump out into a patio area over air conditioned space.

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%			NO CHANGE		
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =			NO CHANGE		
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof AREAS <6/12 Pitch 30%			NO CHANGE		

DRIVEWAY 12%					
DRIVEWAY IN FRONT YARD 22%			NO CHANGE		
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT					
HARDSCAPE + POOL 8%			NO CHANGE		
POOL 2% OF LOT TOTAL					
*** ACCESSORY AREA					

***** 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 *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. *JW*
***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 structure is located in the Belle Meade County Club and in a renovation in a unique building.

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

No

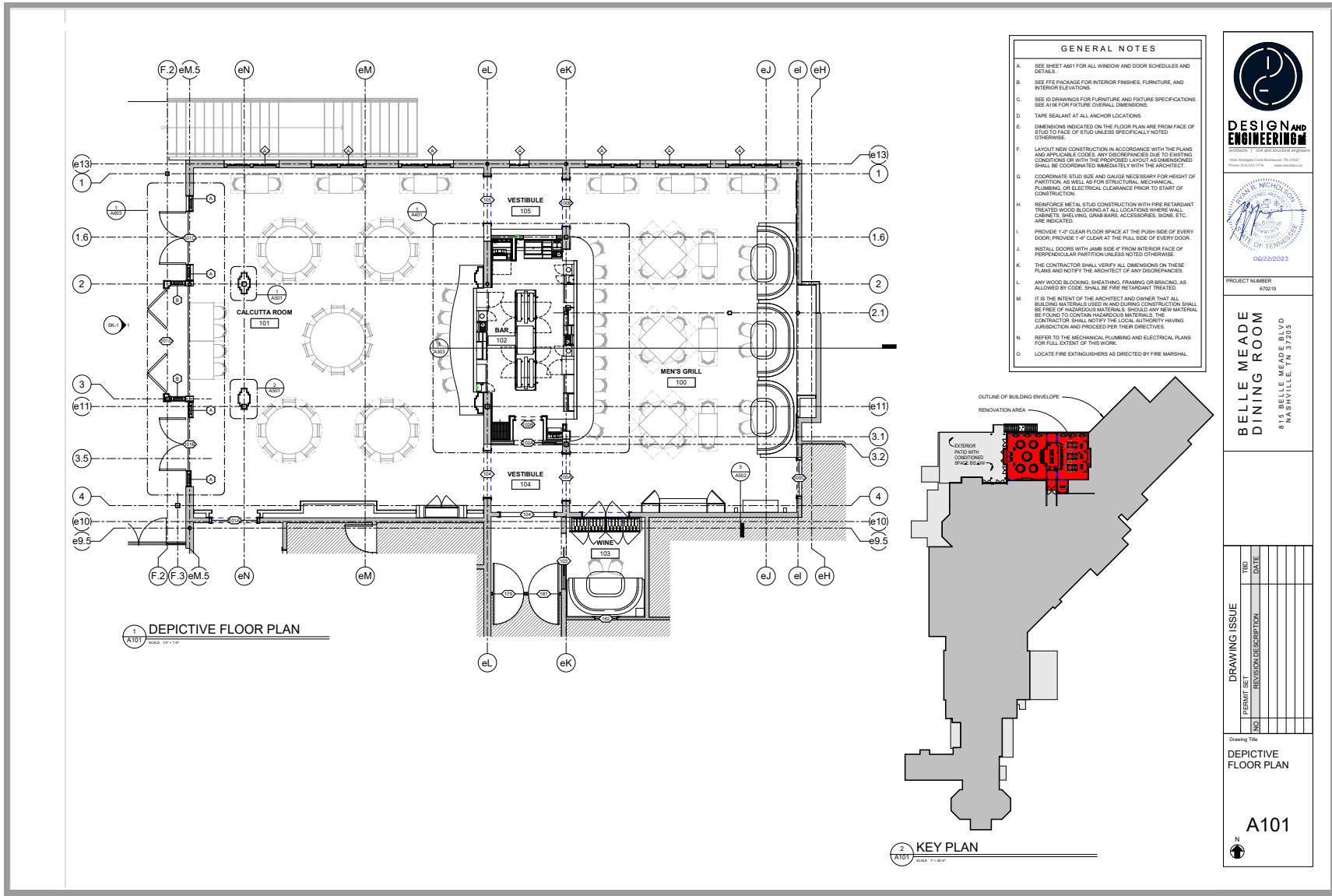
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

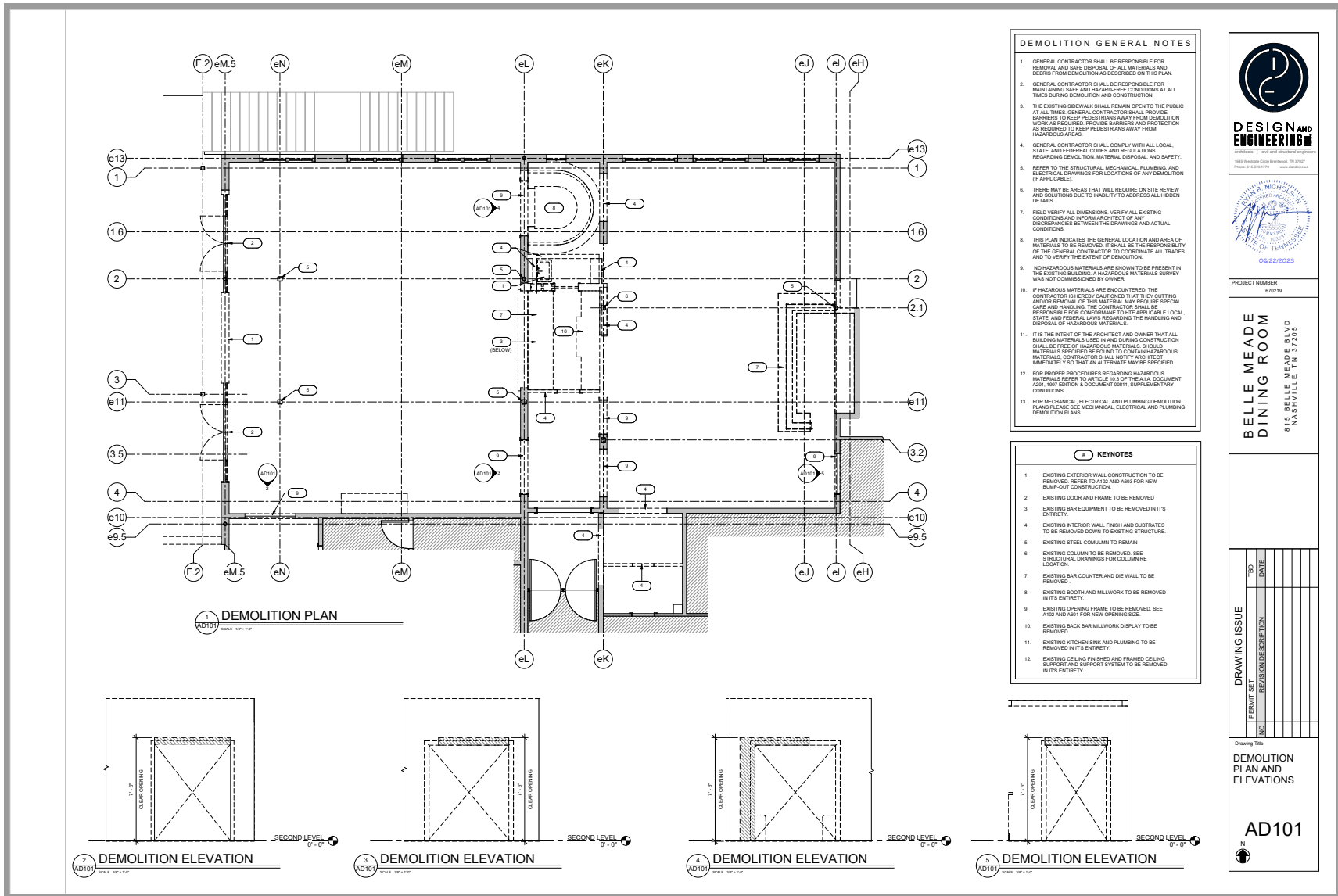
Granting of the variance is consistent with previous precedence set for modification and renovation

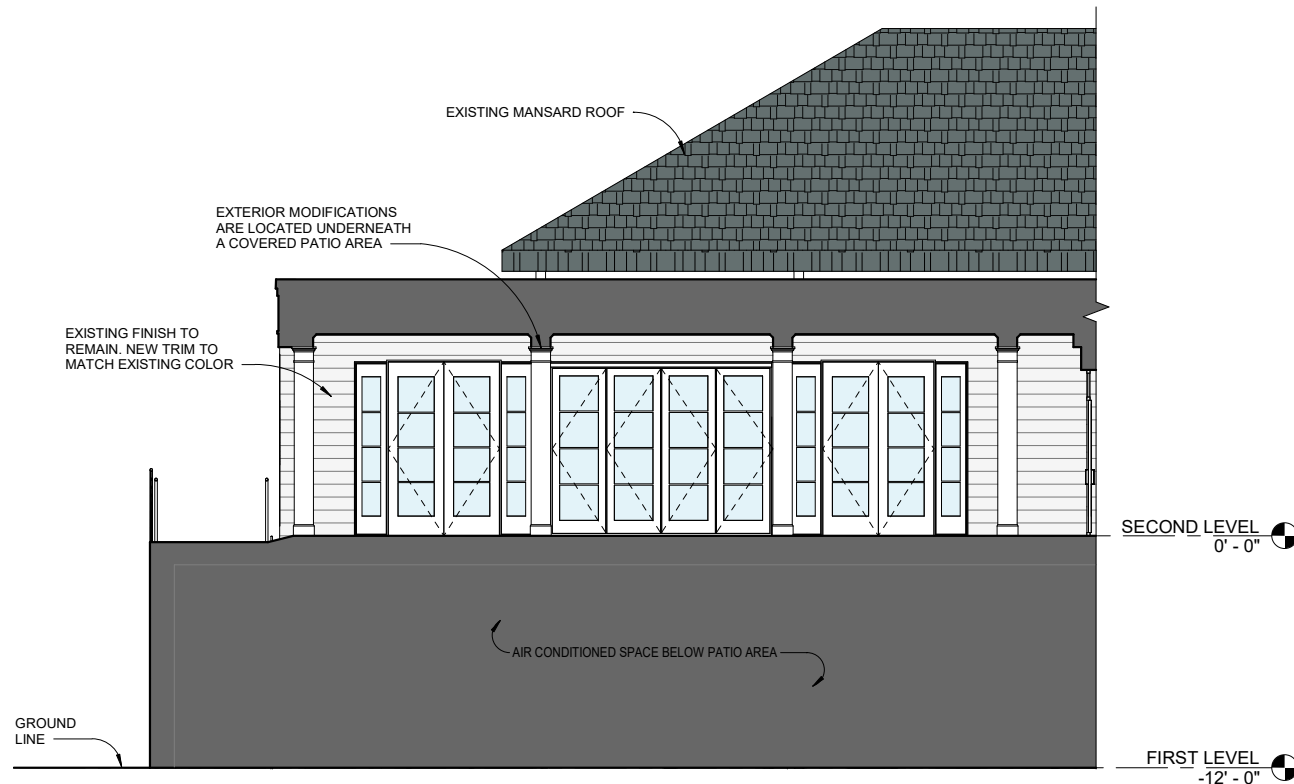
request for Belle Meade County Club.

SIGNATURE: *Jenny Williamson* (Owner/Agent) **DATE:** 6/22/23
Submit all information, plans & application via email PDF to: inspector@citybellemeade.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.







1
SK-1

EXTERIOR ELEVATION

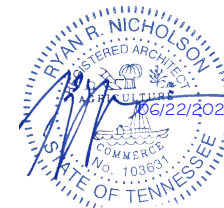
SCALE 3/16" = 1'-0"



**DESIGN AND
ENGINEERING INC.**
architects | civil and structural
engineers
1645 Westgate Circle Brentwood, TN 37027
Phone: 615.370.1779 www.dandeinc.us

815 BELLE MEADE BLVD
NASHVILLE, TN 37205

06/21/23



SK-1
COLORIZED
EXTERIOR
ELEVATIONS