



**CITY OF BELLE MEADE
BOARD OF ZONING APPEALS
REGULAR MEETING AGENDA PACKET
AUGUST 15, 2023, 05:00 PM**



**AGENDA BOARD OF ZONING APPEALS
REGULAR MEETING
AUGUST 15, 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 July 11, 2023

Attachment: [Minutes - BZA July 11 2023.pdf](#)

III. Old Business - None Scheduled

IV. New Business

A. The application of William Jake Griffin, 0815-1, 903 Lynwood Blvd., for a special exception for fencing to enclose the deck & steps off of the left back corner for safety of children and dog. The application has been denied for the following reason:

1. The fence is in other than approved location.

Attachment: [Application - pd.pdf](#)

Attachment: [Map - 903 Lynwood Blvd.pdf](#)

Attachment: [903 Lynwood - Revised Site Plan.pdf](#)

Attachment: [Daigh Rick - 903 Lynwood Blvd.pdf](#)

Attachment: [903 - Survey.pdf](#)

Attachment: [903 Lynwood - Construction Set.pdf](#)

B. The application of Mike & Shandra O'Keefe, 0815-2, 627 Royal Oaks Place, for conditional use for a swimming pool. The application has been denied for the following reason:

1. Swimming pools require BZA approval

Attachment: [Application paid.pdf](#)

Attachment: [627 Royal Oaks Place - Map.pdf](#)

Attachment: [O Keefe Concept Design Set - To BZA.pdf](#)

Attachment: [Survey.pdf](#)

Attachment: [Plot Plan.pdf](#)

Attachment: [Houston and Hays Estes - Letter in Support of Okeefe Variance - 08.15.2023 1.pdf](#)

C. The application of Joel Lyons, 0815-3, 105 Bellevue Drive South for a variance to exceed the percentage of the house allowed for a low pitched roof. The application has been denied for the following reason:

1. The request is not due to a hardship

Attachment: [BZA application 0815-3 pd.pdf](#)

Attachment: [105 Bellevue Dr S - Map.pdf](#)

Attachment: [105 Bellevue - BZA Submittal 7.17.23.pdf](#)

Attachment: [Rhodes Letter.pdf](#)

D. The request of Richard Wilson, 0815-4, 4406 Chickering Lane for 1. Variance for grade change within the building envelope; 2. Variance for grade change outside of building envelope; 3. Variance for retaining wall height; 4. Variance to exceed allowable low slope roof area; 5. Special Exception for 8 garage parking space. The requests have been denied for the following reasons:

Attachment: [BZA application 0815-4 pd.pdf](#)

Attachment: [Map 4406 Chickering Lane.pdf](#)

Attachment: [2023-BZA-Area Plans.pdf](#)

Attachment: [Historic Belle Meade 4406 Chickering Ln.pdf](#)

Attachment: [Wilson DRLA BZA Set 20230630CP-compressed.pdf](#)

Attachment: [Wilson DRLA BZA Set 20230630CP-compressed REVISED 081123.pdf](#)

Attachment: [28 percent low slope roof scheme.pdf](#)

- 1. The grade change within the building envelope is +5' over allowable**
- 2. The grade change outside of building envelope (non-buffer zone) of up to 6' is +3' over allowable**
- 3. Retaining wall height up to 12' within building envelope. (9' retaining plus 3')**
- 4. The request will exceed the allowable low slope roof area by 4%**
- 5. The maximum number of garage space is five (5).**

V. Other Business: None Scheduled

VI. Adjourn

The next regularly scheduled meeting of the Board of Zoning Appeals will be held Tuesday, September 19, 2023 at 5:00 P.M. at Belle Meade City Hall, 4705 Harding Pike, Nashville, TN.



MINUTES
BOARD OF ZONING APPEALS – REGULAR MEETING
JULY 11, 2023, 5:00 PM
BELLE MEADE CITY HALL, 4705 HARDING PIKE

Call to Order

The meeting was called to order at 5 p.m. by acting chairman Joe Dughman

Board Members Present

Joe Dughman
Pete Zabaski
Johnny Phipps
Ron Farris

Staff Members Present

City Manager Jennifer Moody
City Recorder Rusty Terry
Building Consultant Andrew Pieri
City Attorney Doug Berry

Approval of Minutes

Consideration of the minutes of the June 20, 2023 meeting

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

Acting Chairman Dughman asked the board members if there were any conflicts of interest, there were none.

Old Business

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:

Swimming pools require BZA approval.

Anthony Tavakoli with Blue Sky Properties present revised plans to include the fence location as requested by the board at the May 16, 2023 Board of Zoning Appeals meeting.

Motion to approve as submitted: Zabaski Second: Farris Vote:
All aye

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:

Swimming Pools require BZA approval.

Michael Dewey with Dewey Engineering began by stating that at the June 20, 2023 meeting of the Board of Zoning Appeals there had been questions about the location of the fence, stating that they had worked with staff and the fence was in compliance. He stated that the setbacks were in compliance, using the plans to indicate those setbacks.

A brief discussion regarding the plans ensued and questions of Dewey which were addressed.

Motion to approve as submitted: Zabaski Second: Farris Vote:
All aye

New Business

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:

Swimming pools require BZA approval.

Joel Lyons, resident at 404 Lynwood Blvd., using submitted plans requested approval of a pool project, which had previously been approved by the BZA but had surpassed the one year deadline for obtaining the permit.

Farris asked if the plans had changed, Lyons responded they had not. There were questions about the fence which were addressed by Lyons.

Public Comment

Brian Anderson, resident 3907 Abbott Martin Road expressed concern about stormwater runoff from the Lyons property to his property.

Public Comment Closed

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

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:

Swimming Pools require BZA approval**The fence is location in other than permitted locations**

Jeannette Whitson, resident at 4410 Forsythe Place, and owner of 317 Lynwood Boulevard, stated they were renovating at 1972 home, and using submitted plans presented the request for the pool and the plans for the fence, which because of the odd shaped lot will not be able to follow the property line.

A question and answer period ensued between the board and Whitson.

Public Comment

Jason Elvidge at 319 Lynwood stated that his concerns had been addressed and fully supported the plans presented.

Public Comment Closed

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

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:.

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

Jenny Wallace, with Design and Engineering, Inc., presented the plans to renovate three rooms within the country club building which will also include a small window bump out on the second floor and using plans provided the information on the window bumping out into a covered patio area.

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

Other Business: None Scheduled

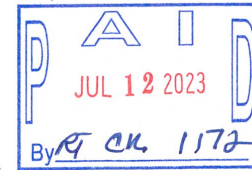
The meeting adjourned at 5:55 p.m.

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 # 0815-1

APPEAL FEE: \$300 -

APPLICANT (Owner's Name) William Jake Griffin PHONE # 615-545-9087

APPLICANT EMAIL ADDRESS wjakegriffin@gmail.com

PROPERTY ADDRESS: 903 Lynnwood Blvd, Nashville, TN 37205

REQUEST: SPECIAL EXCEPTION ☒ VARIANCE ☐ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific Back Fence exception

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%					
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/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.

***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?)

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

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

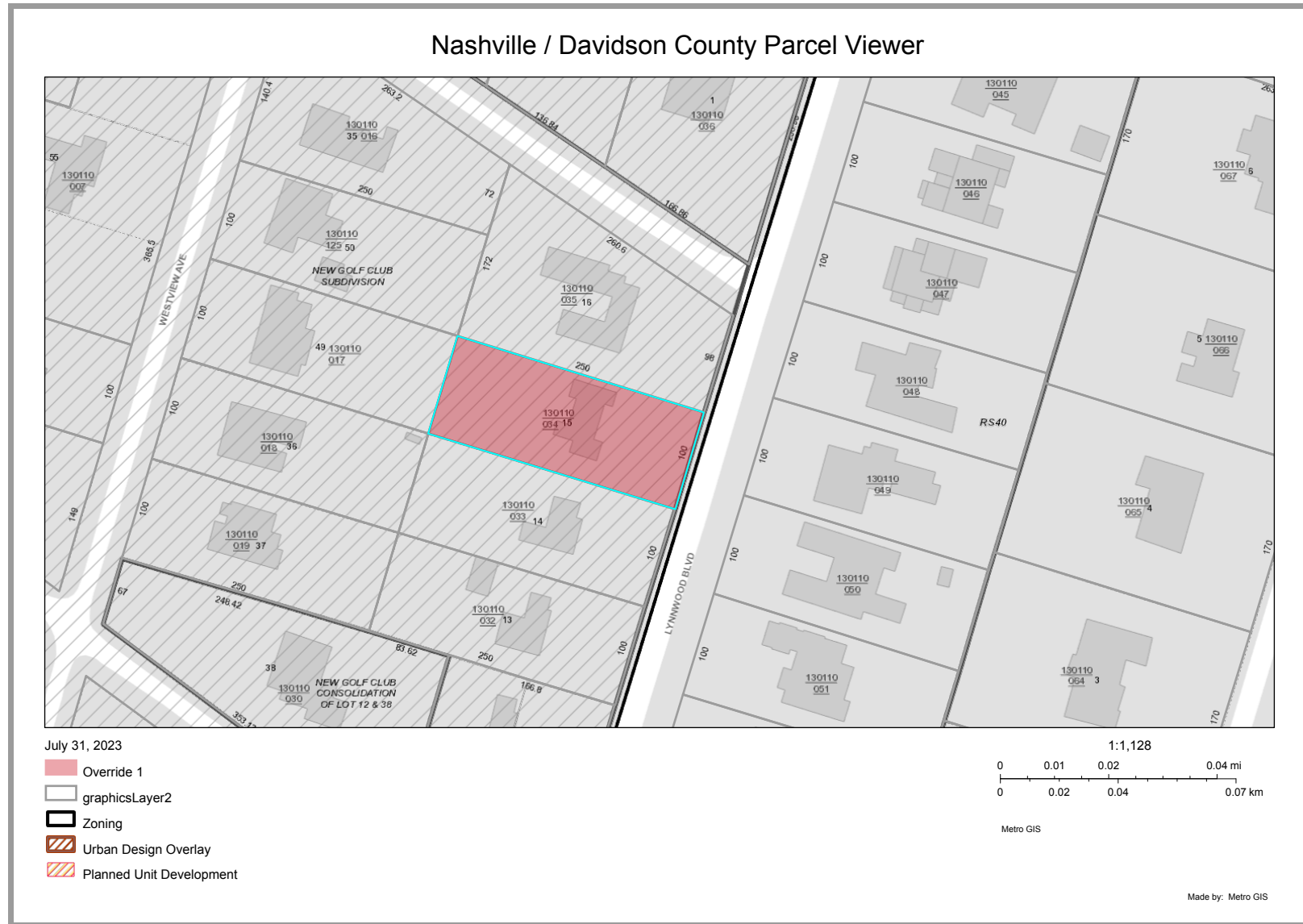
(1.) Fence needs to enclose the deck & steps off of the back left corner. (2.) Safety of three young children and small dog. (3.) Slope/topography of the lot.

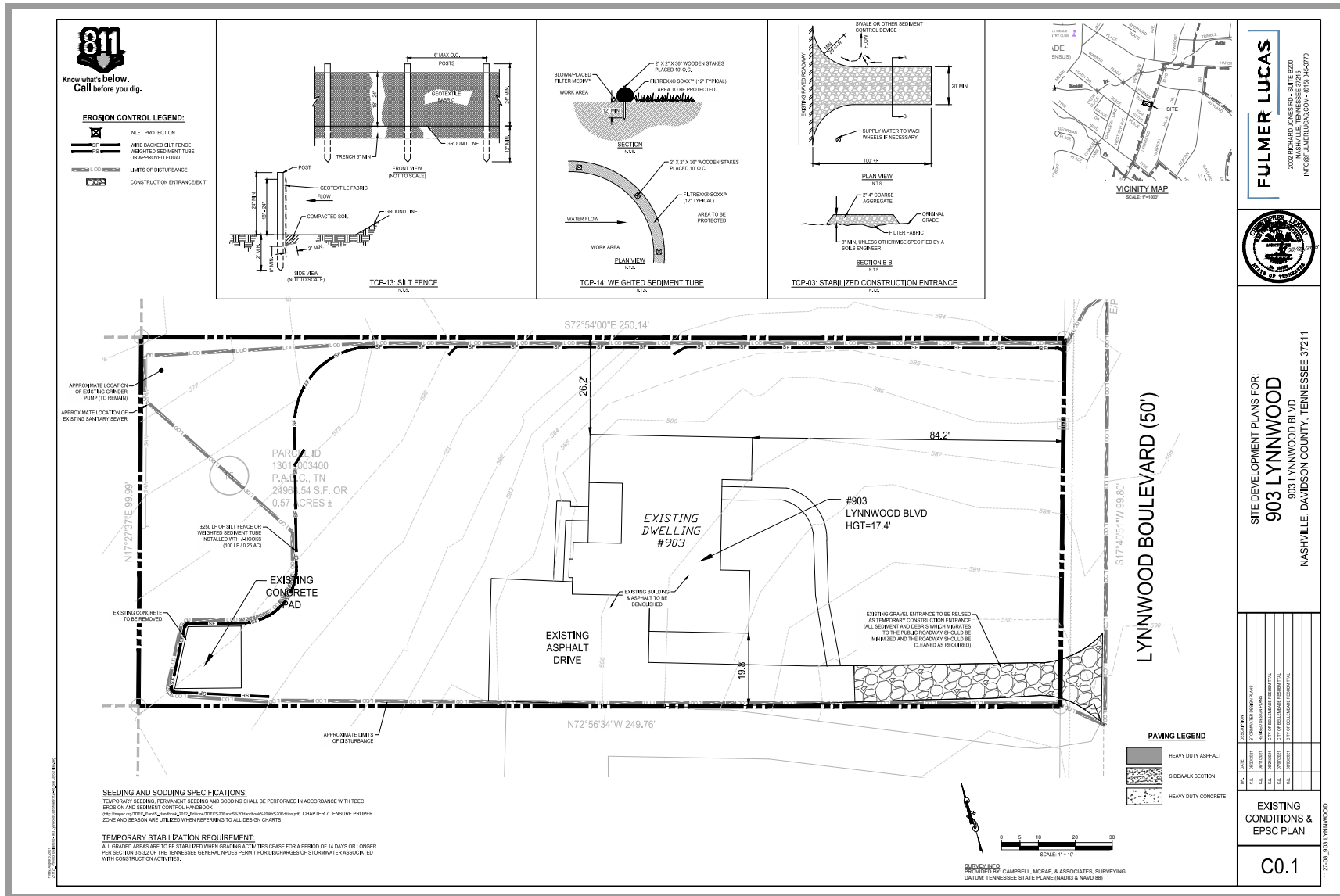
SIGNATURE: _____ (Owner/Agent) **DATE:** *6-28-23*

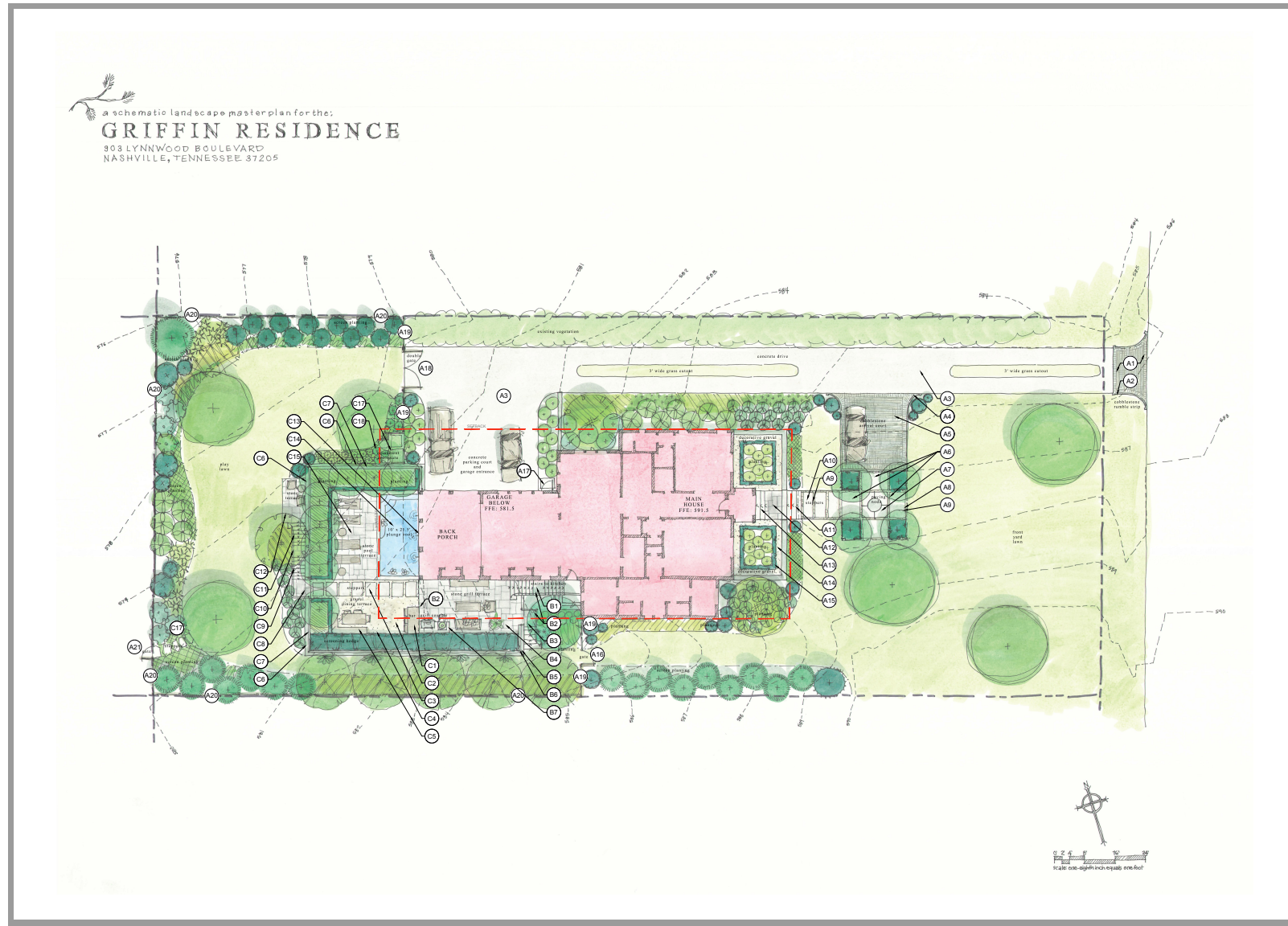
Submit all information, plans & application via email PDF to: inspector@citybellemead.org

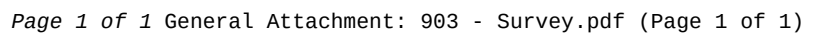
BZA meets the third Tuesday of each month @ 5:00 p.m.

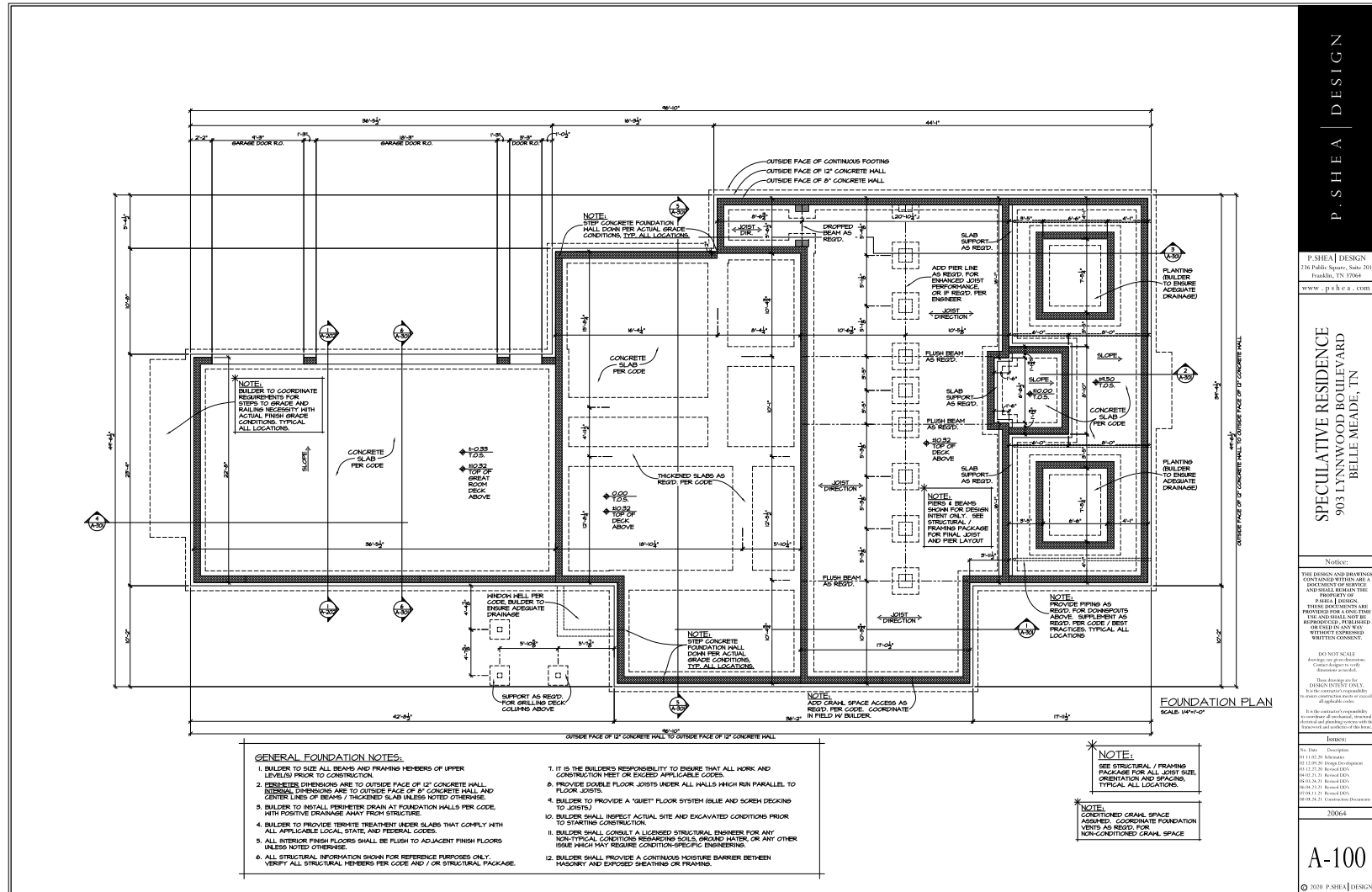
Submittal deadline is the first Friday of the month prior to the month of the scheduled hearing date.

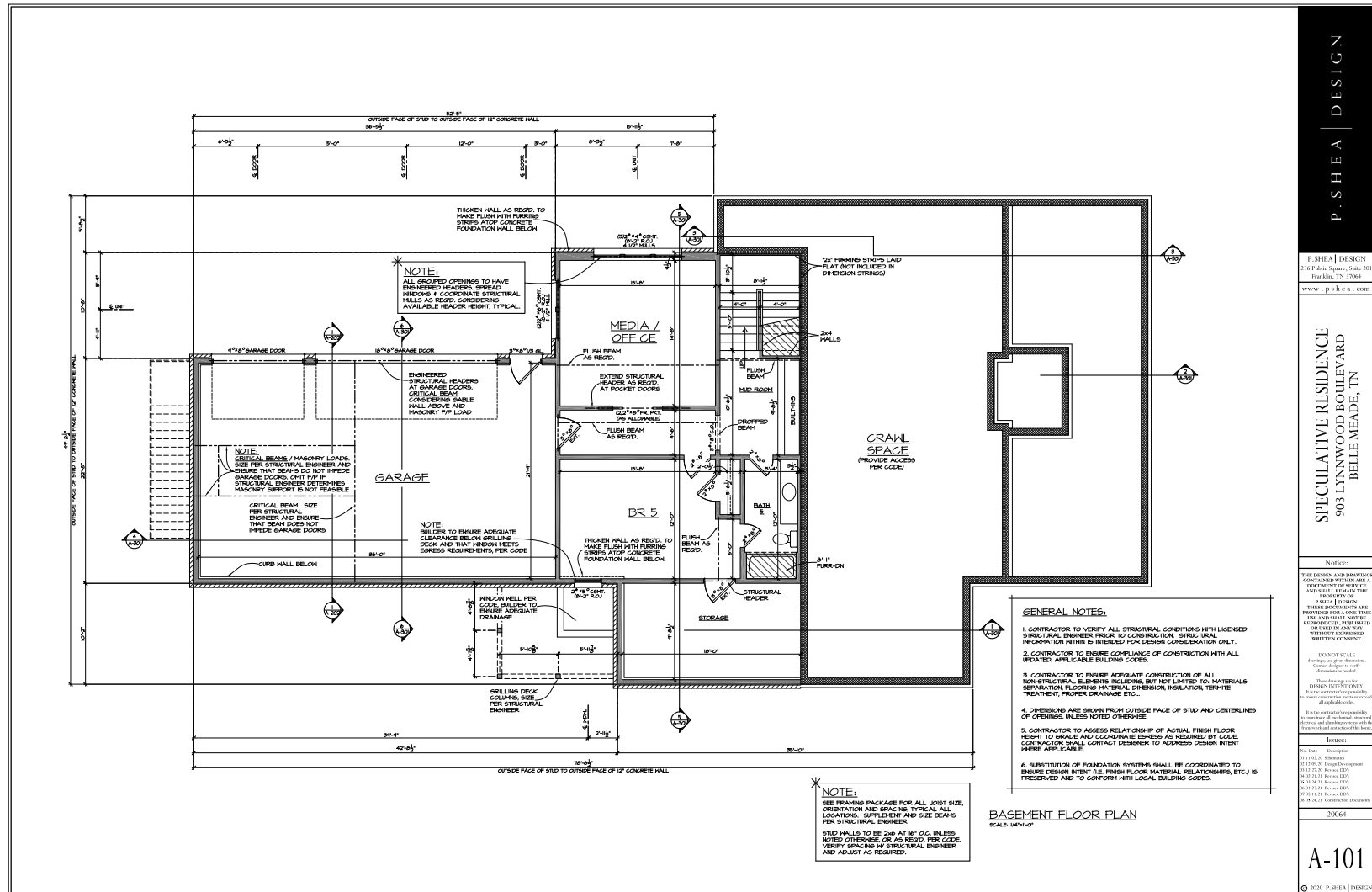


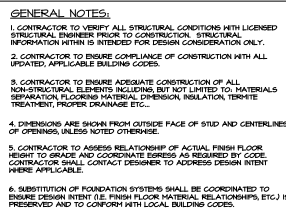






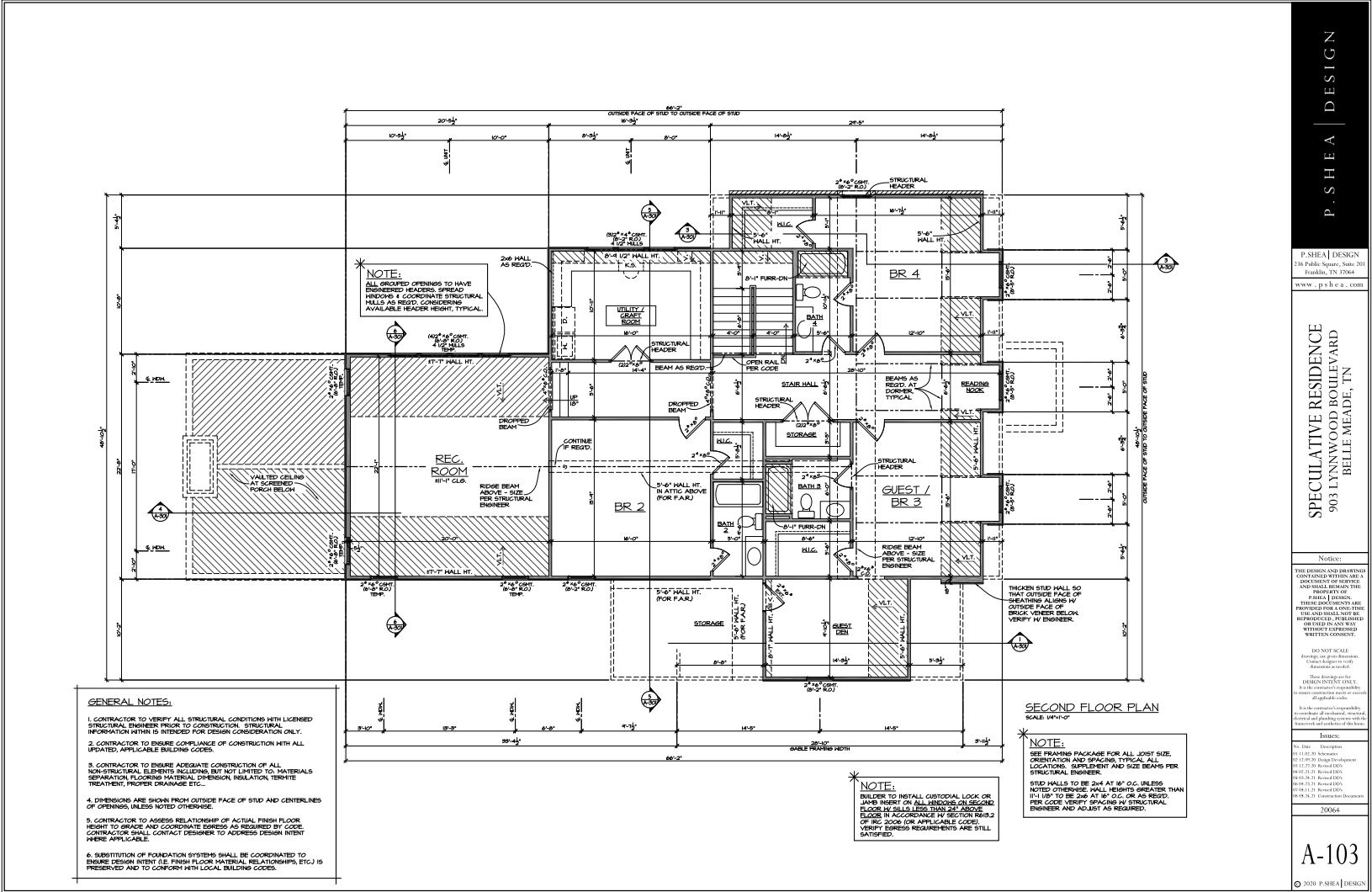


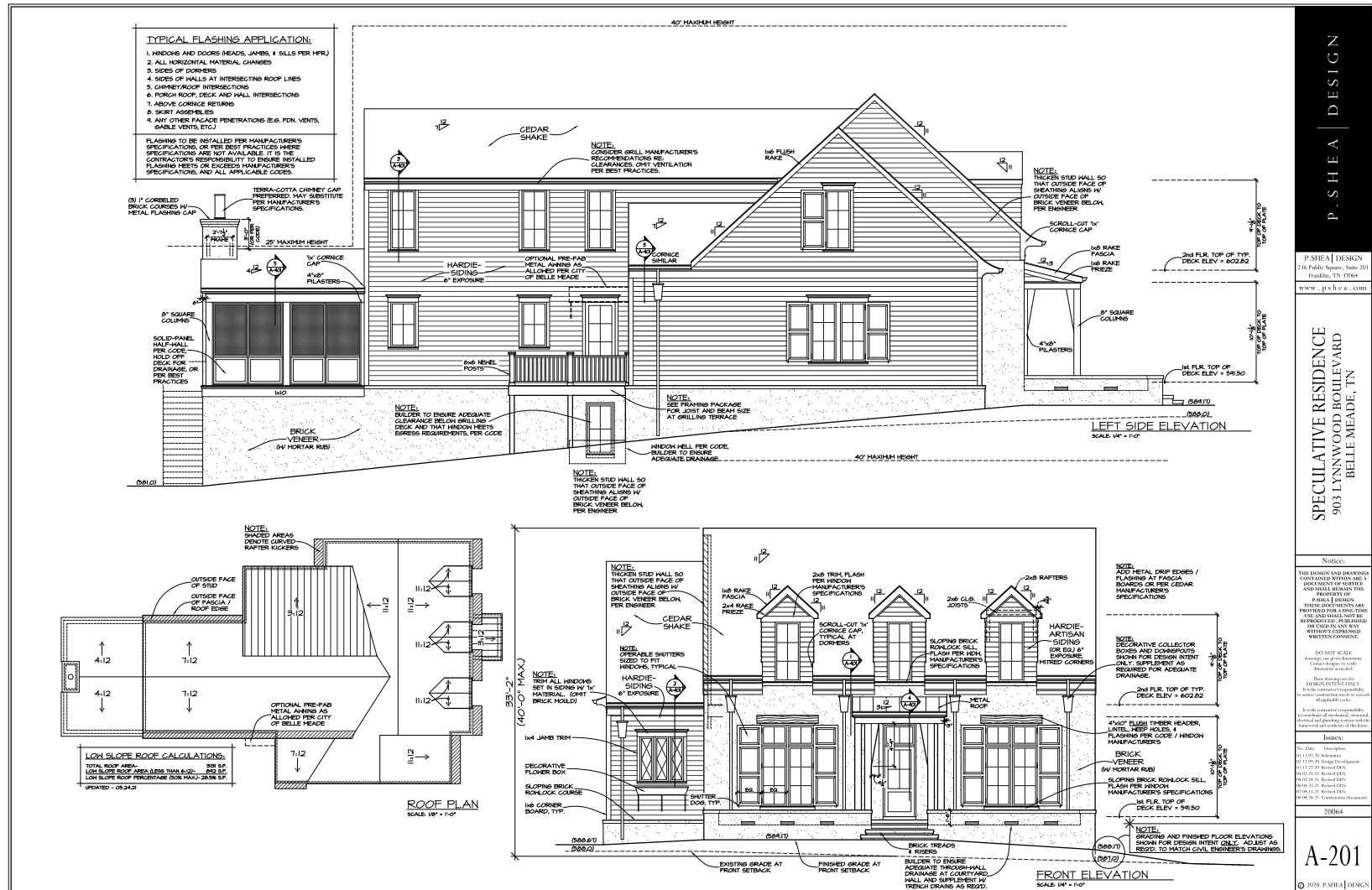


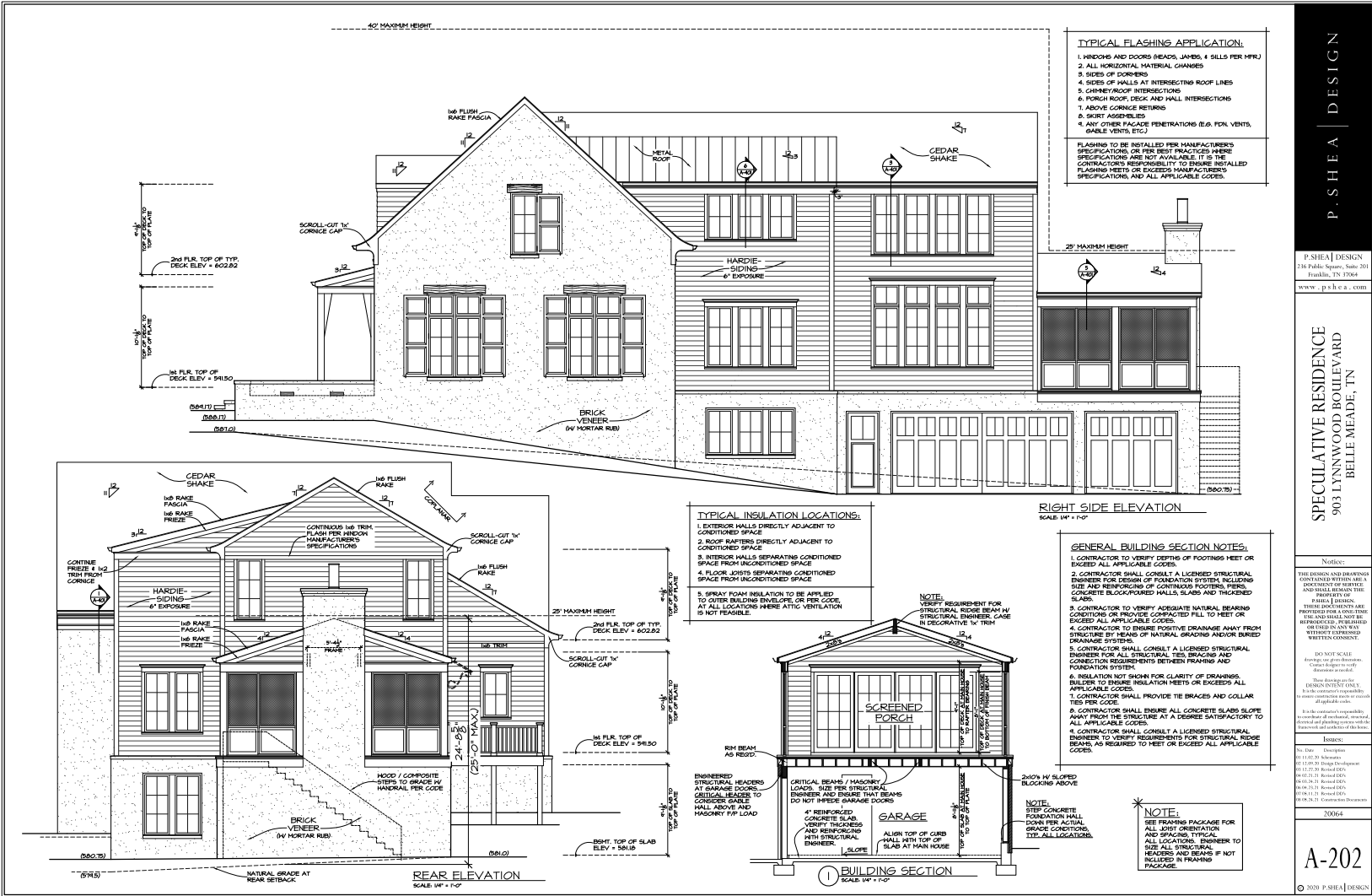


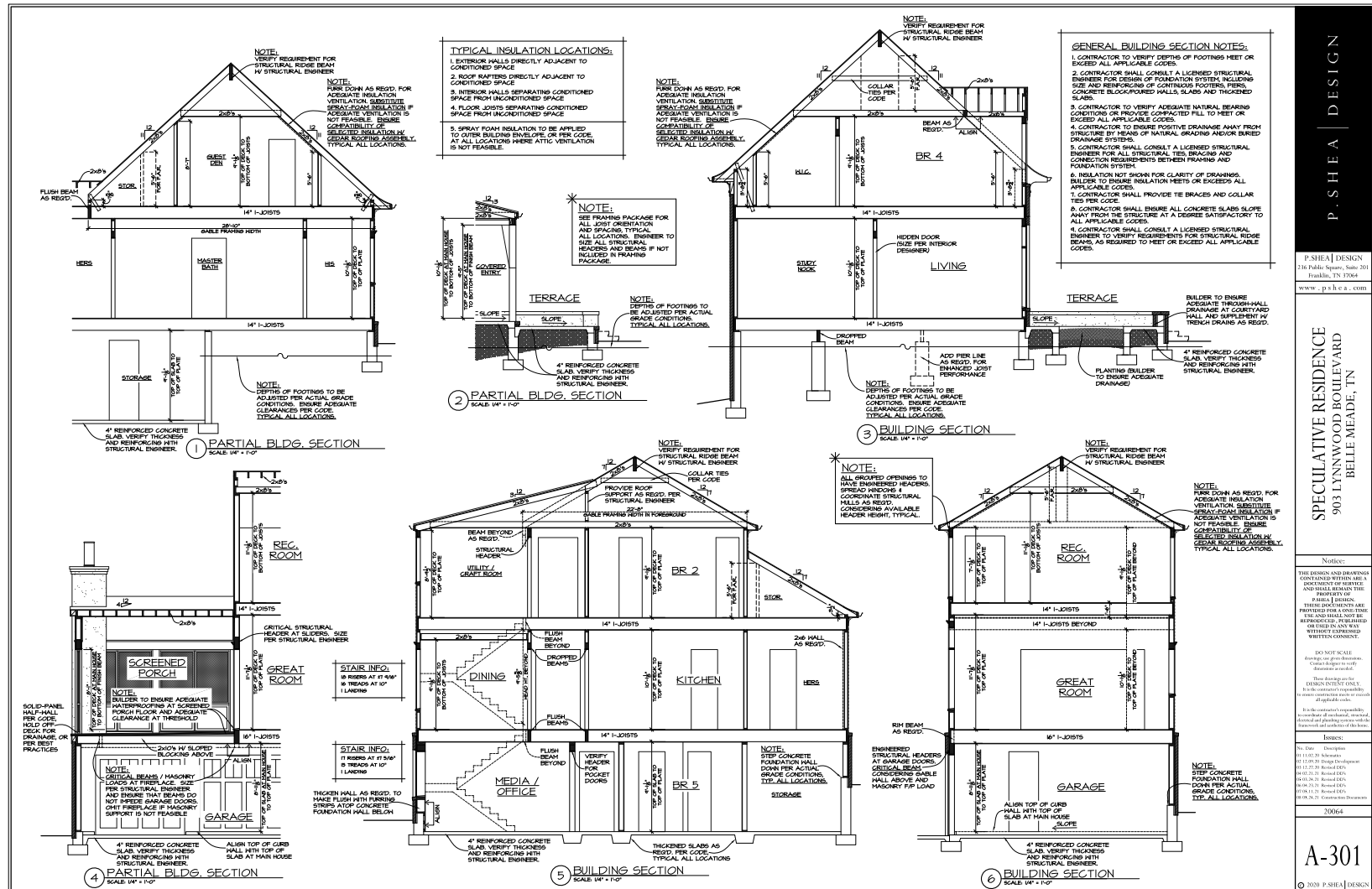
COMMUNITY DATA:	
ZONING:	
MUNICIPALITY:	WELLS HEADGEAR
ZONING:	RESIDENCE 2
REQUIRED SETBACKS AND EASEMENTS:	
FRONT SETBACK:	8.00
LEFT SETBACK:	20.00
RIGHT SETBACK:	24.00
REAR SETBACK:	60.00
LOT DATA:	
LOT SQUARE FOOTAGE - PER SURVEY (sq. ft.):	24,941
ALLOWABLE FOOTPRINT (% OF LOT):	0.2968
ACTUAL FOOTPRINT:	4,233
ALLOWABLE F.A.R. (LOT X .225):	5.611
ACTUAL F.A.R.	5.040
UPDATED 05.24.21	

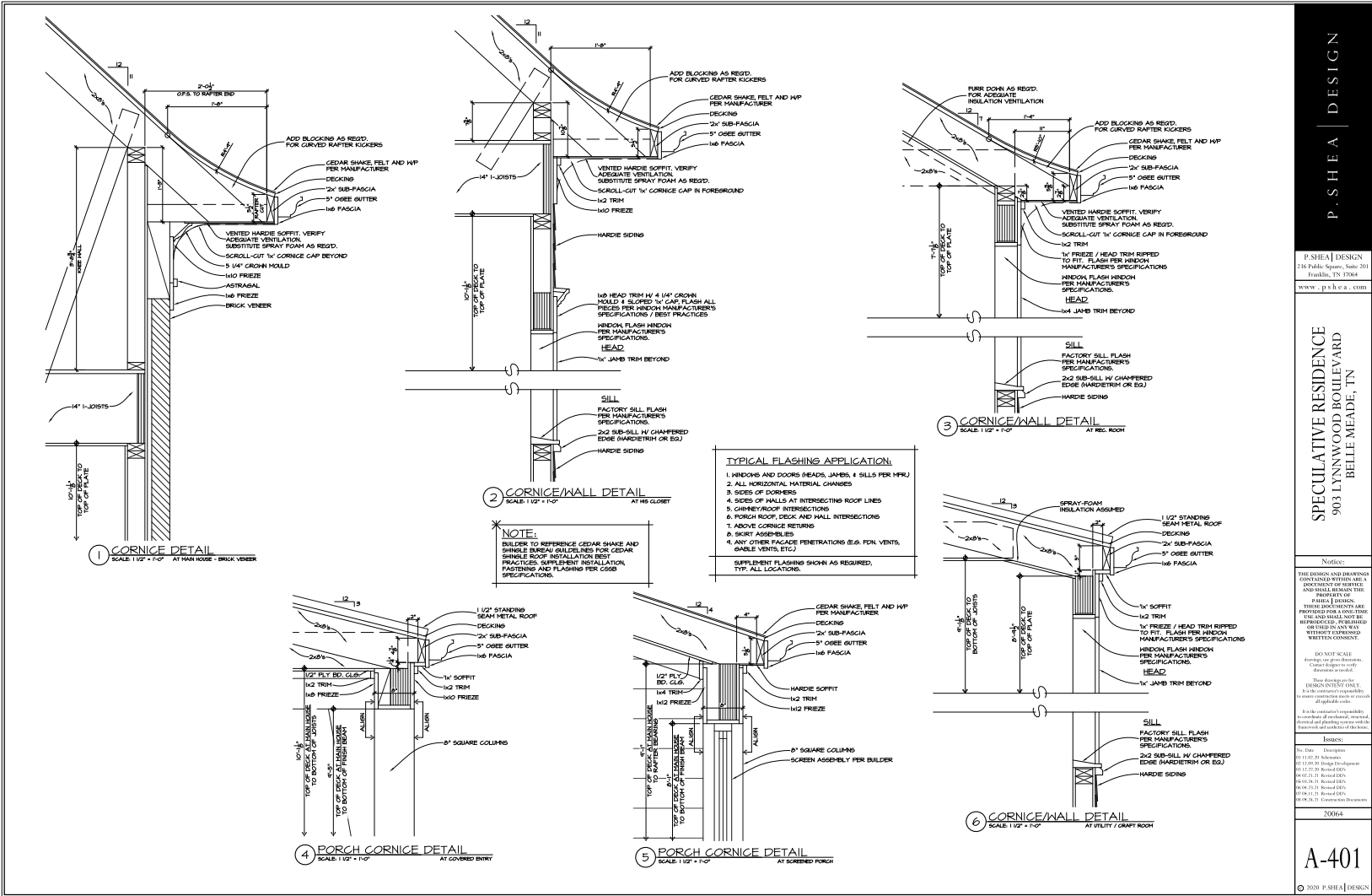
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"







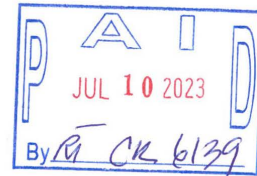






\$600.00

**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 # 0815-2

APPEAL FEE: 600.00

APPLICANT (Owner's Name) MIKE & SHANDRA O'KEEFE / PHONE # 615-739-7100
D. BROWNLEE DESIGN

APPLICANT EMAIL ADDRESS JASON@DBROWNLEEDESIGN.COM

PROPERTY ADDRESS: 627 ROYAL OAKS PL. BELLE MEADE

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☐ CONDITIONAL USE ☒

REASON FOR APPEAL – Be Specific MITIGATE DRAINAGE / STORM EVENT ISSUES;
CONSTRUCT POOL / HARDSCAPE, ACCESSORY USE STRUCTURE, RET. WALLS,
NEW DRAINAGE; EXCEED CURRENT BUILDING ENVELOPE (FLOODING ISSUES)

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: {32,121}	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	3855	3359	N/A	N/A	N/A
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%	3855	3330			
DRIVEWAY IN FRONT YARD 22%					
FRONT YARD SQ. FT.					

HARDSCAPE 8% OF LOT	2570				
HARDSCAPE + POOL 8%	2570		2455	+ 2455	N/A
POOL 2% OF LOT TOTAL	642	0	625	+ 625	N/A
***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 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 HG

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?)

SHAPE OF LOT, TOPO - DRAINAGE ISSUES (13' SLOPING TO EXIS.
HOUSE), REAR PROPERTY LINES / BUILDING ENVELOPE

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 - EXISTING TOPOGRAPHY OF ADJACENT PROPERTIES

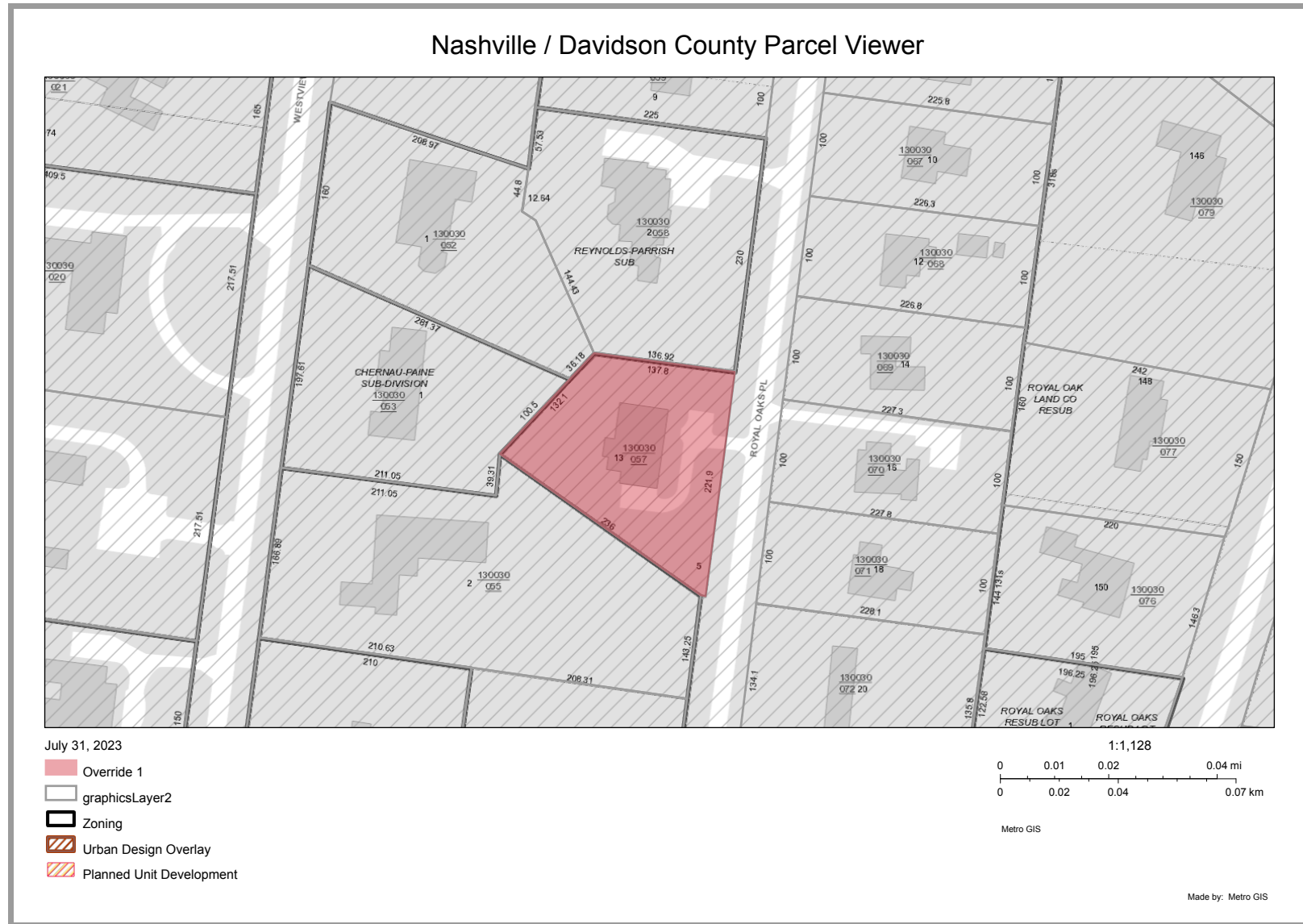
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

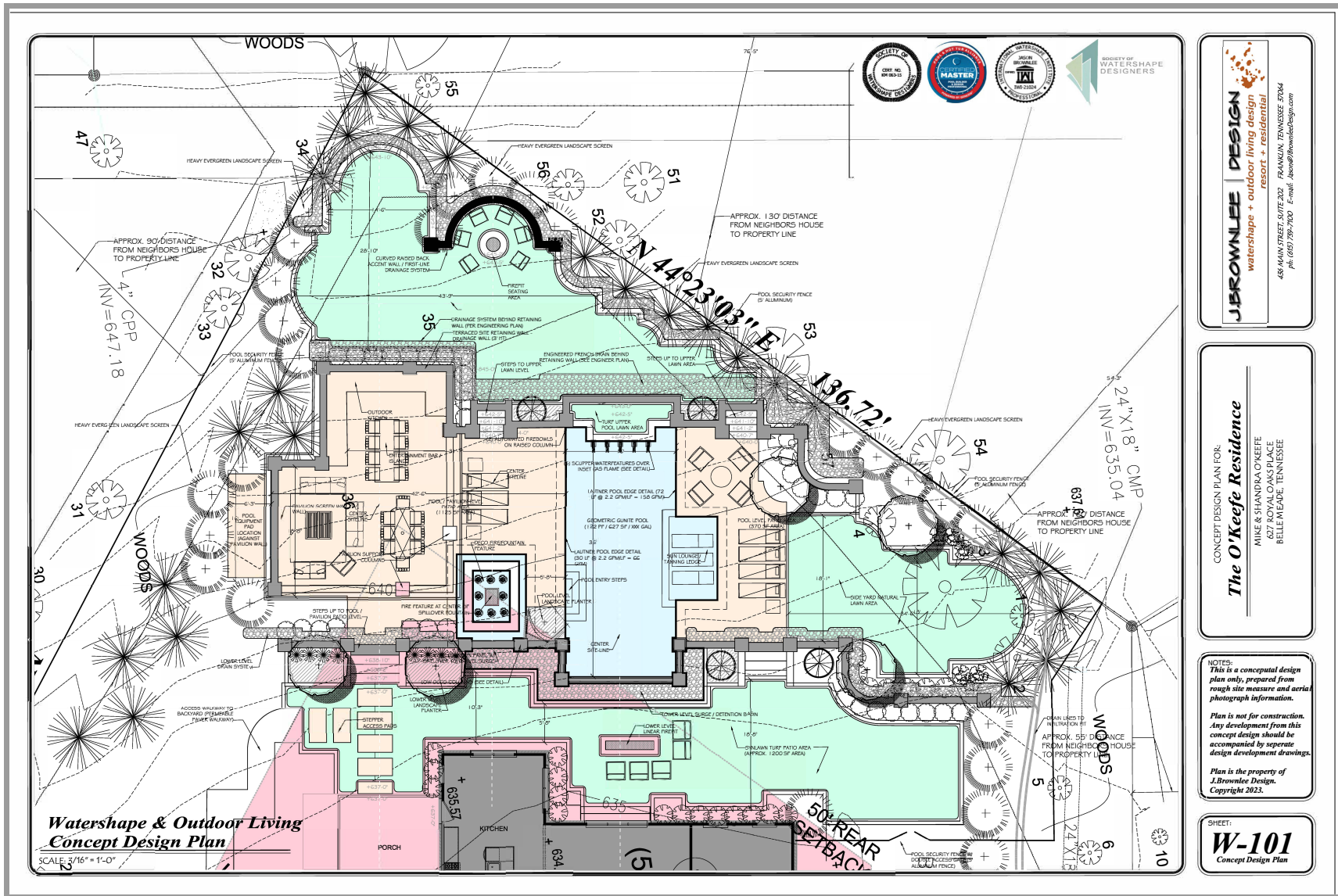
BY USE OF COORDINATED EFFORTS AND A SURVEY OF EXISTING CONDITIONS,
WE WILL BEST PROMOTE HEALTH, SAFETY & GENERAL WELFARE
THROUGH GOOD DESIGN / BUILDING PRACTICE -

SIGNATURE: J. BROWNE DESIGN (Owner/Agent) DATE: JULY 10, 2023

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

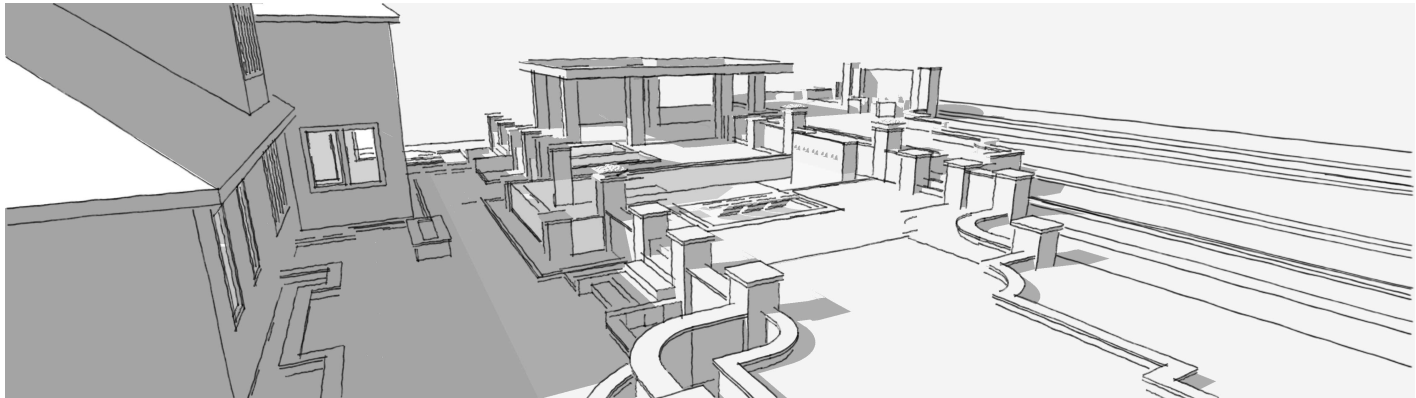
BZA meets the third Tuesday of each month @ 5:00 p.m.
 Cut off for submittal is 15 days prior by 12:00 p.m., no exceptions.



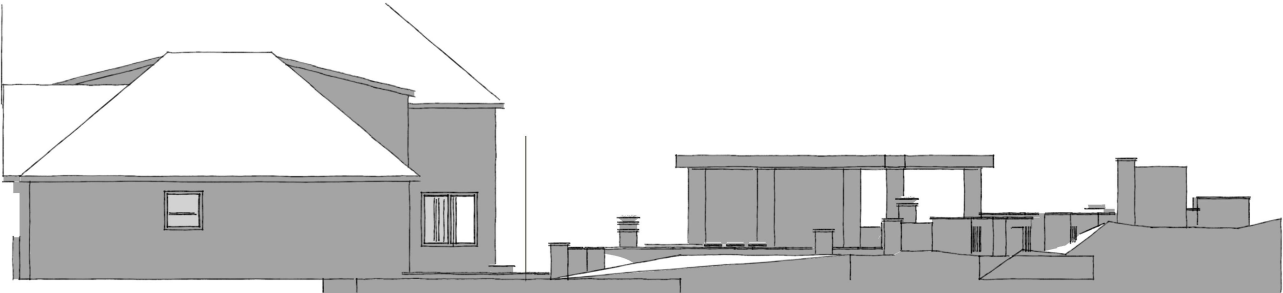




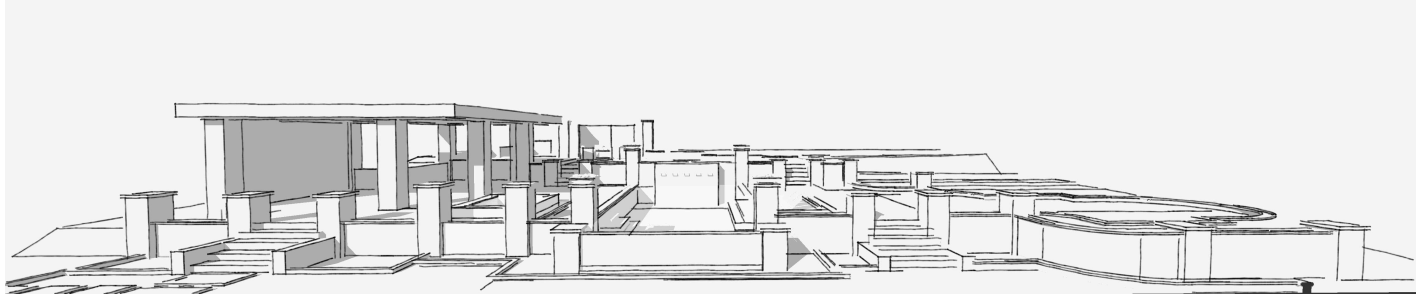
SHEET:
W-102
Concept Design Plan



PERSPECTIVE VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE



RIGHT SIDE VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE



FRONT VIEW OF PROPOSED IMPROVEMENTS
SCALE : NOT TO SCALE

J.BROWNLEE | DESIGN
watershape + outdoor living design
resort + residential
542 MAIN STREET, SUITE 202
FRANKLIN, TENNESSEE 37064
PHONE: 615.261.1000
E-mail: jbrownlee@jbrownleedesign.com

DESIGN DEVELOPMENT DOCUMENTS FOR:
The O'Keefe Residence

MIKE & SHANDRA O'KEEFE
627 ROYAL OAKS PLACE
RELLE MEADE, TENNESSEE

NOTES:

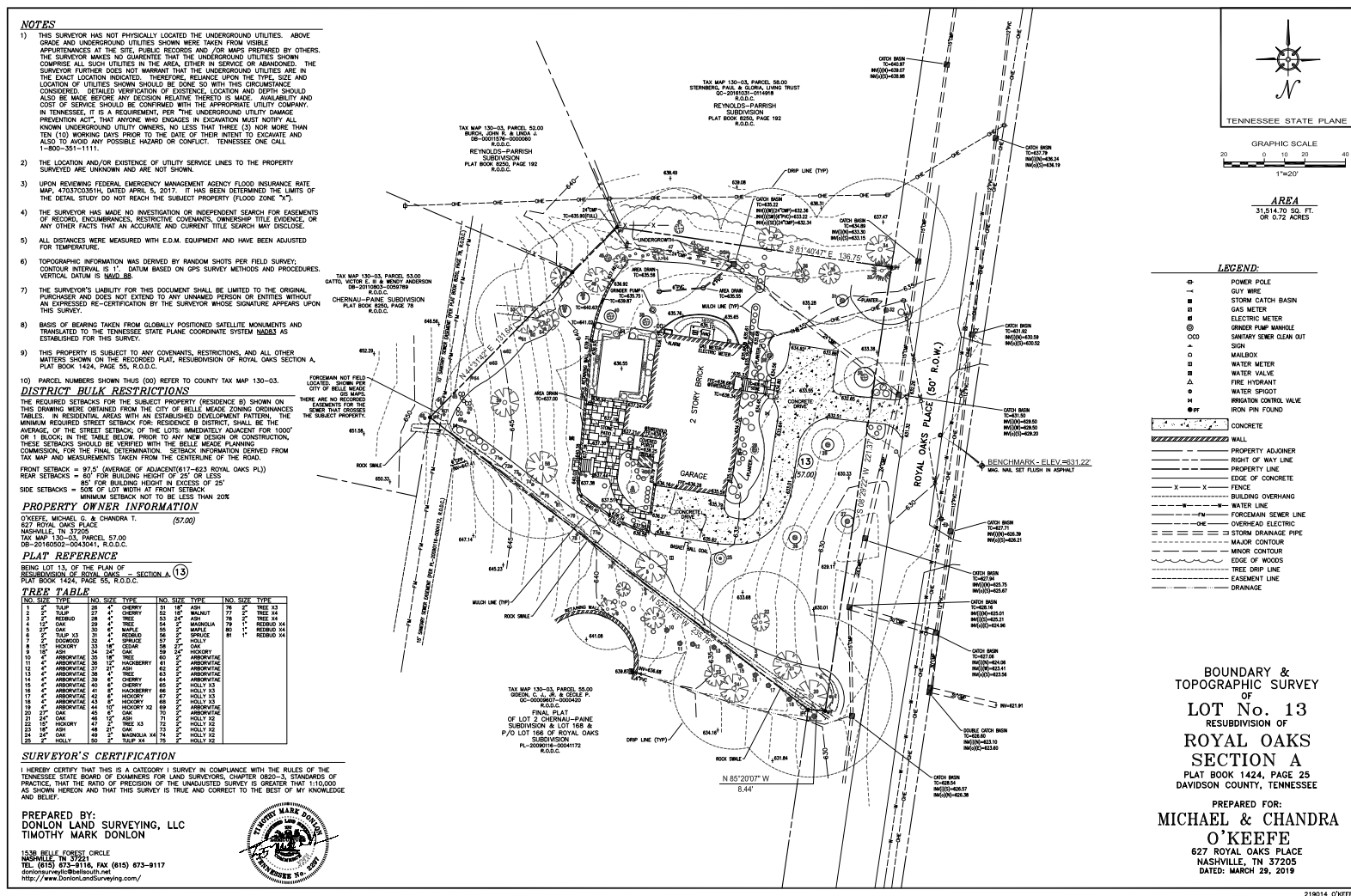
This is a conceptual design plan only, prepared from rough site measure and aerial photograph information.

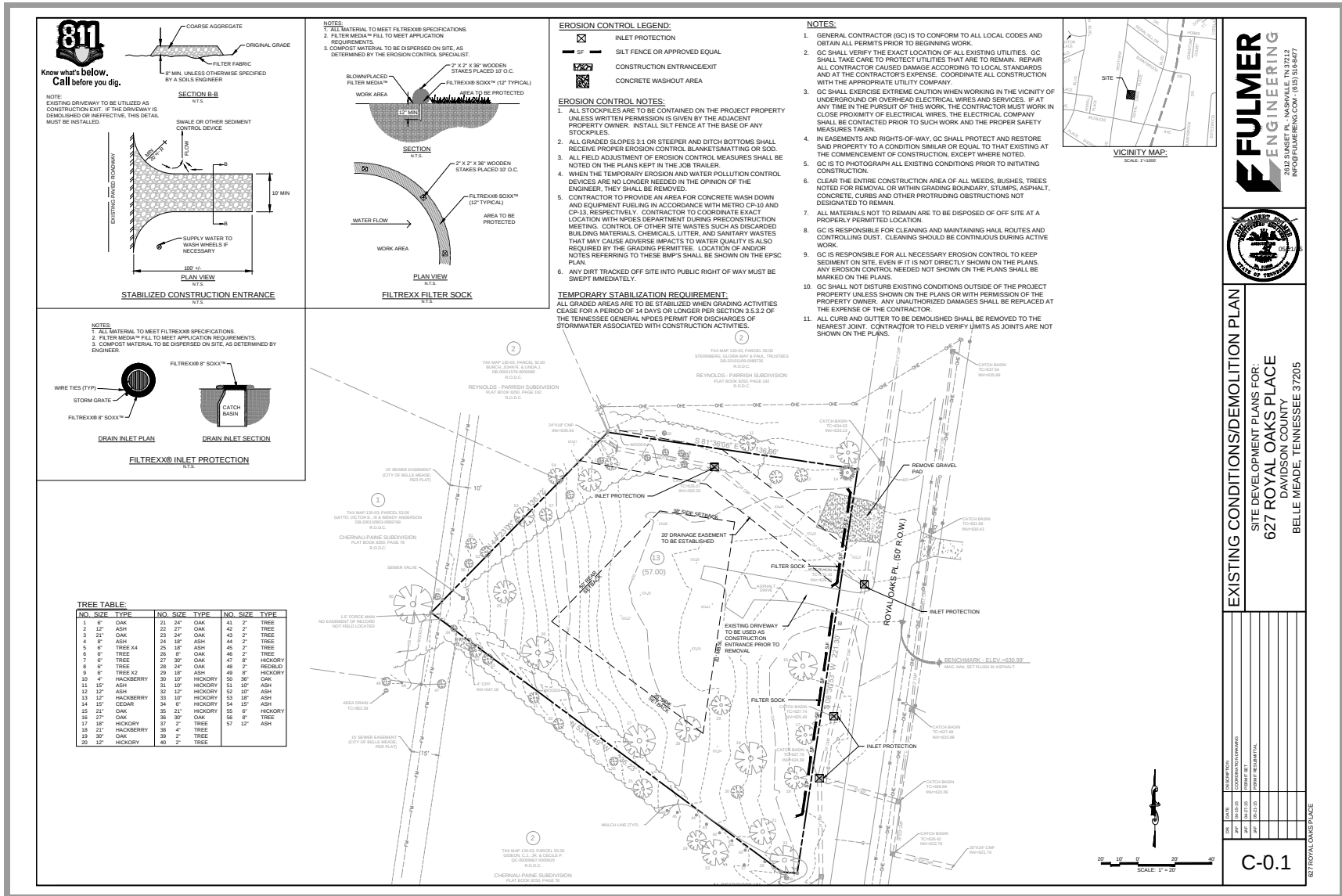
Plan is not for construction. Any development from this concept design should be accompanied by separate design development drawings.

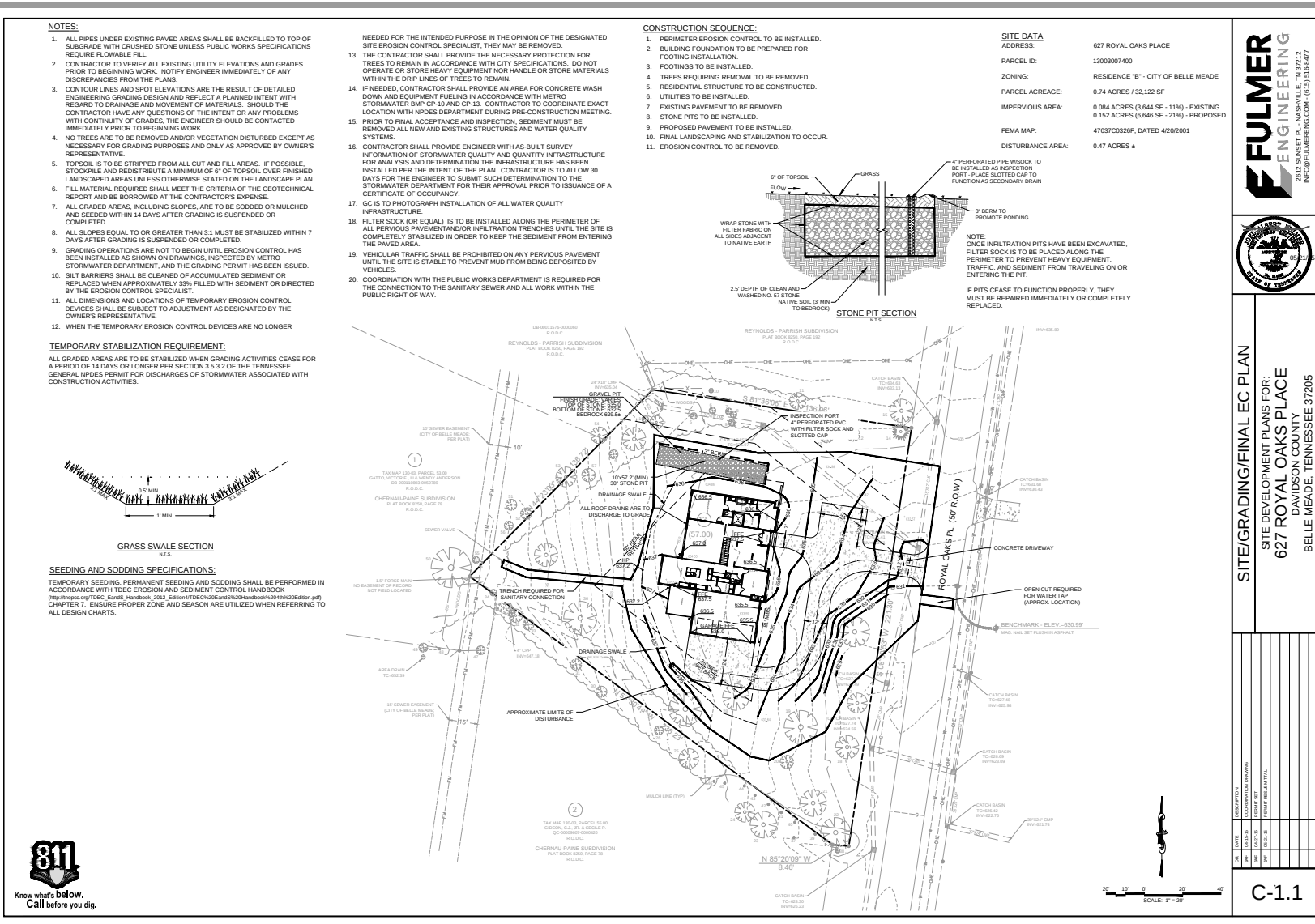
Plan is the property of J.Brownlee Design. Copyright 2023.

SHEET:

W-103
Pool, Spa & Outdoor Living
Design Perspectives







Houston and Hays Estes
630 Royal Oaks Place
615.351.7951
Houston.estes@me.com

August 15, 2023

City of Belle Meade
Board of Zoning Appeals

Re: 627 Royal Oaks Place Variance Request

Dear Board Members:

We are neighbors to the O'Keefes (627 Royal Oaks Place) and are aware of the variance request before the Board tonight. Sadly, we are unable to attend the meeting. That said, we find the O'Keefes to be lovely people, responsible homeowners, and great Americans. We fully support their variance request and appreciate their willingness to address certain drainage issues that affect their home and our street. Additionally, we look forward to using their swimming pool at odd hours of the day and night.

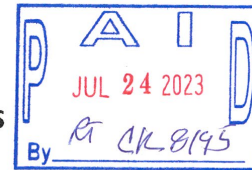
All The Best

A handwritten signature in black ink, appearing to read "M. Houston Estes". The signature is fluid and cursive, with the first name "M." and last name "Estes" being clearly legible.

M. Houston Estes



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 # 0815-3 APPEAL FEE: _____

APPLICANT (Owner's Name) 105 Bellevue Partners PHONE # 615 804 8787

APPLICANT EMAIL ADDRESS jlyons@chandelerdevelopment.com

PROPERTY ADDRESS: 105 Bellevue Drive South

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific See page #3

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: { <u>22,008</u> }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	<u>2,641</u>	<u>-</u>	<u>2,641</u>		<u>-</u>
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	<u>4,951</u>	<u>-</u>	<u>4,719</u>		<u>-</u>
LOTS > 40,000 sq. ft. x .196 =					

TOTAL ROOF AREA					
% of Low Slope Roof					
AREAS <6/12 Pitch 30%	<u>30%</u>	<u>-</u>	<u>100%</u>		<u>OVER 70%</u>

DRIVEWAY 12%	<u>2,641</u>	<u>-</u>	<u>2,641</u>		<u>-</u>
DRIVEWAY IN FRONT YARD 22%	<u>916</u>	<u>-</u>			
FRONT YARD SQ. FT.	<u>605</u>	<u>-</u>	<u>605</u>		<u>-</u>

HARDSCAPE 8% OF LOT					
HARDSCAPE + POOL 8%					
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
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Page Two

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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
 - ☒ 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** Fre

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?)

See Page #3

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

During the historical committee review + approval, it was discussed by our Architect + board members that this lower pitched roof was appropriate for the style of home.

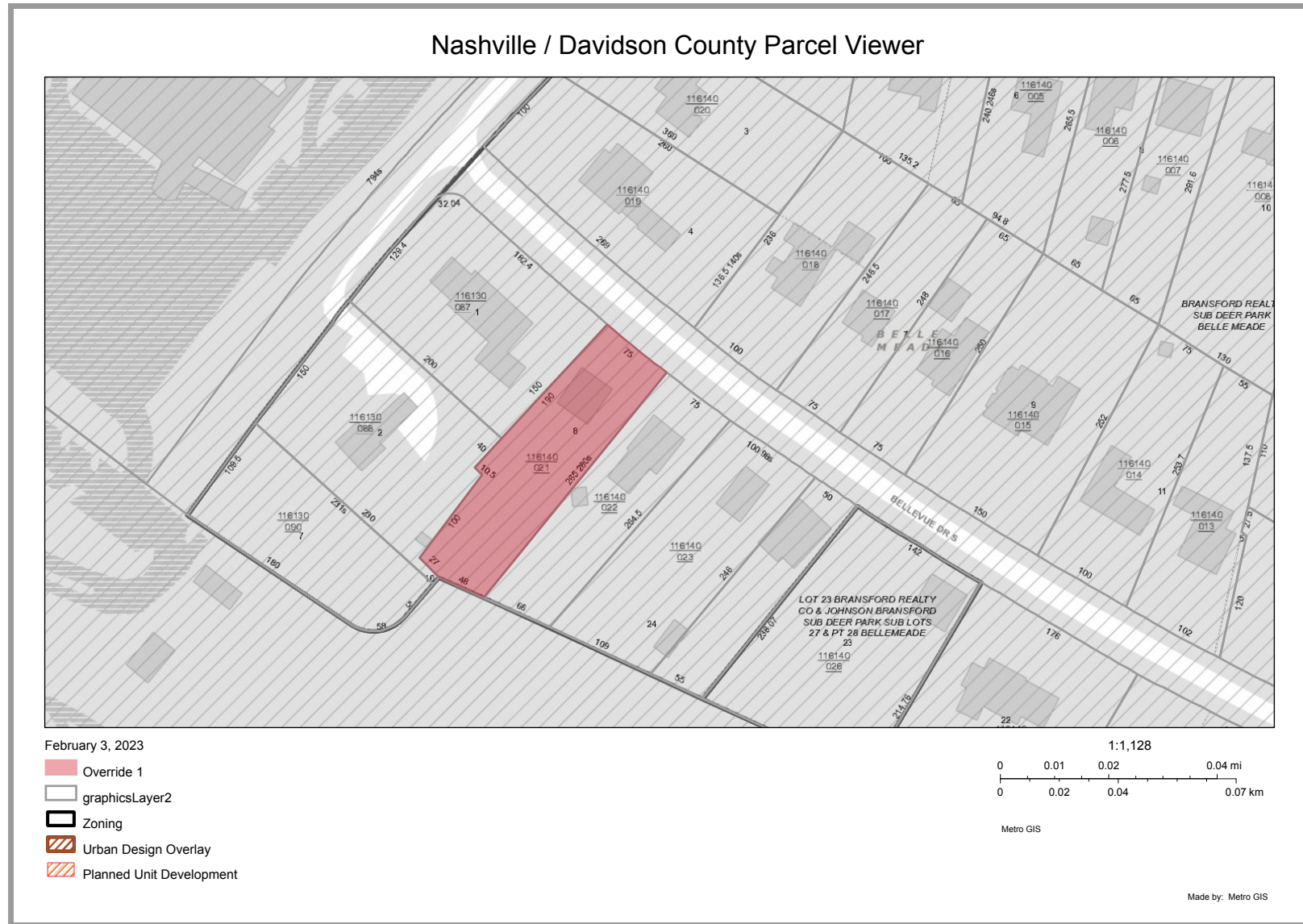
How would the granting of this variance be consistent with the purpose and intent of the Zoning Regulations?

This would meet the style + design intent and was also the HZC's preference and was approved.

SIGNATURE: J. Hyman (Owner/Agent) **DATE:** 7/17/23

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.





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 # _____

APPEAL FEE: _____

APPLICANT (Owner's Name) 105 Bellevue Partners

PHONE # 615 804 8789

APPLICANT EMAIL ADDRESS jlyons@chandelerdevelopment.com

PROPERTY ADDRESS: 105 Bellevue Drive South

REQUEST: SPECIAL EXCEPTION ☐ VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific See page #3

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. { <u>22,008</u> }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	<u>2,641</u>	<u>-</u>	<u>2,641</u>		<u>-</u>
ESTATE A 8%					

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	<u>4,951</u>	<u>-</u>	<u>4,719</u>		<u>-</u>
LOTS > 40,000 sq. ft. x .196 =					

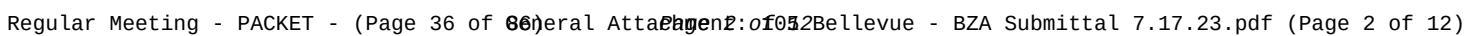
TOTAL ROOF AREA					
% of Low Slope Roof AREAS <6/12 Pitch 30%	<u>30%</u>	<u>-</u>	<u>100%</u>		<u>OVER 70%</u>

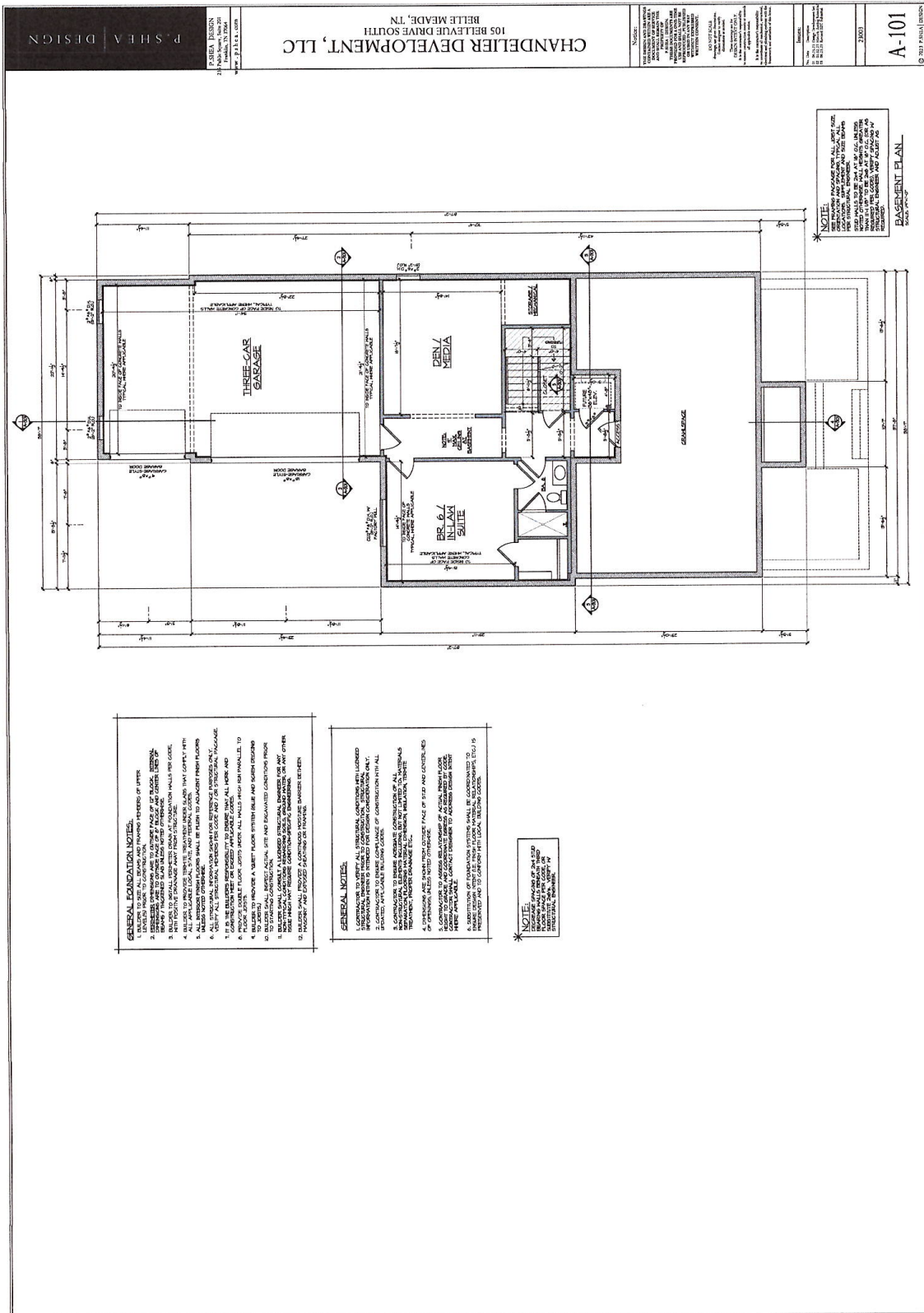
DRIVEWAY 12%	<u>2,641</u>	<u>-</u>	<u>2,641</u>		<u>-</u>
DRIVEWAY IN FRONT YARD 22%	<u>916</u>	<u>-</u>			
FRONT YARD SQ. FT.	<u>605</u>	<u>-</u>	<u>605</u>		<u>-</u>

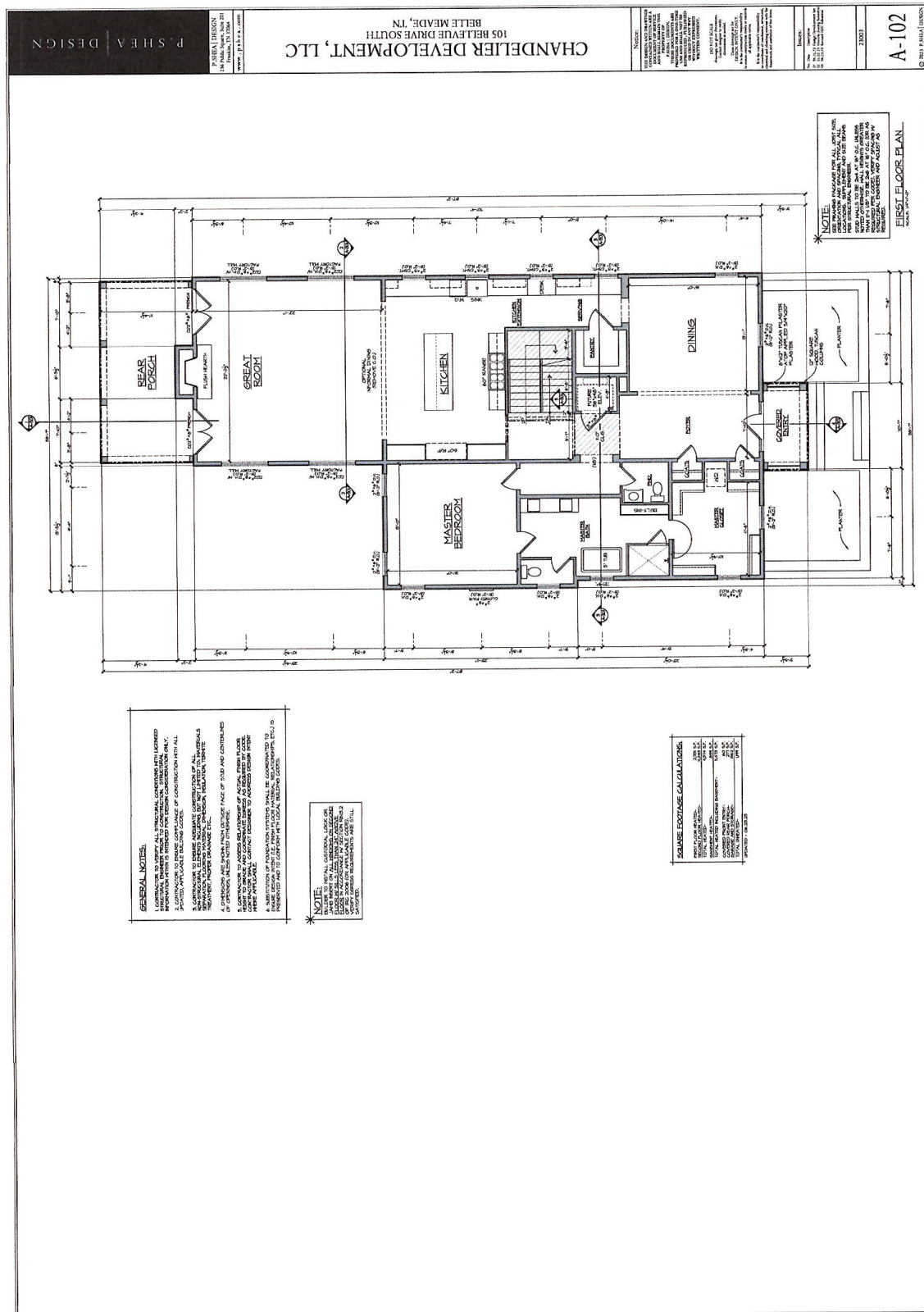
HARDSCAPE 8% OF LOT					
HARDSCAPE + POOL 8%					
POOL 2% OF LOT TOTAL					
***ACCESSORY AREA					

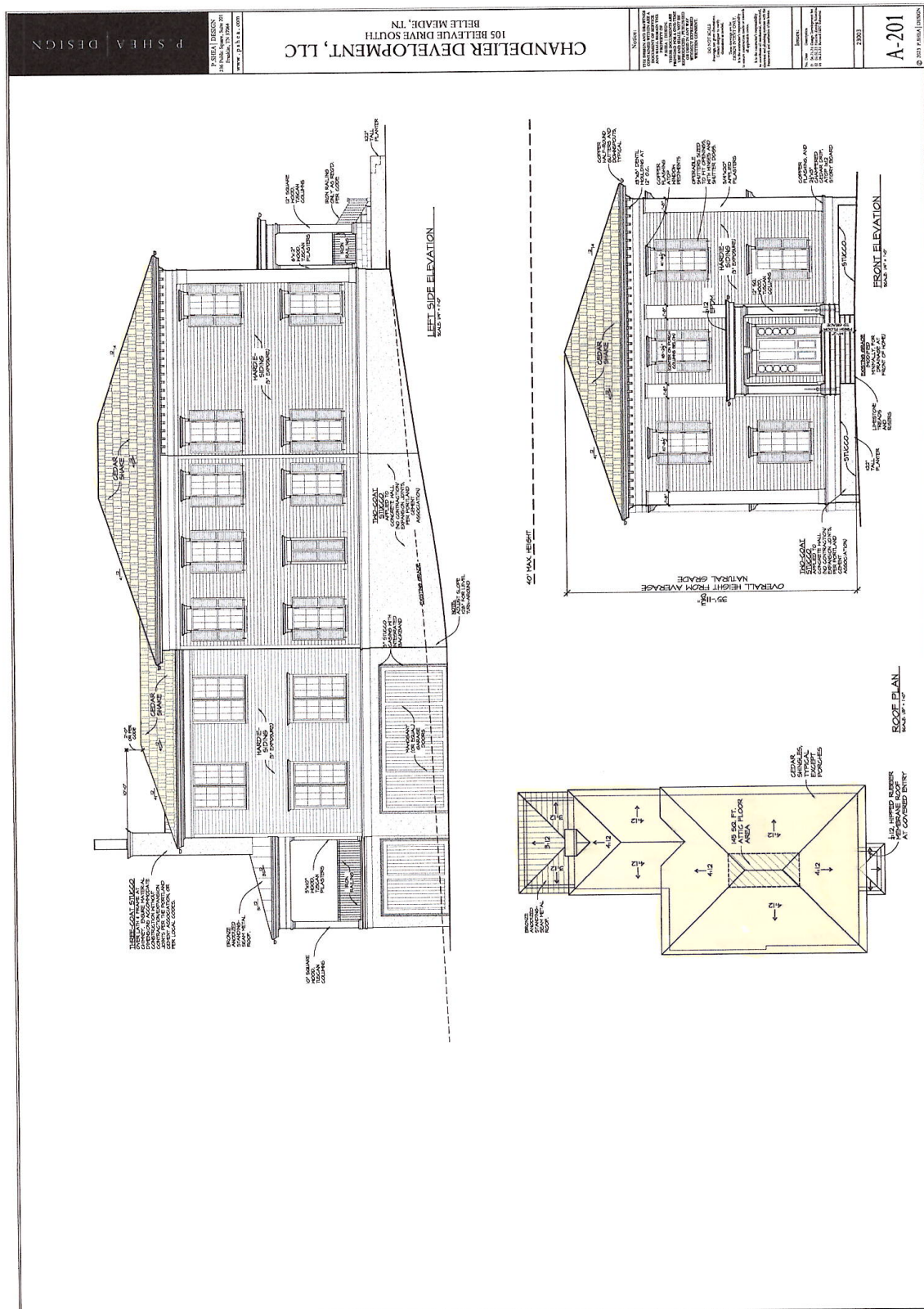
***** COMBINATION OF POOL/TERRACE, DECK, TENNIS COURT, OTHER ACCESSORY STRUCTURES OR USES SHALL NOT EXCEED 15%**

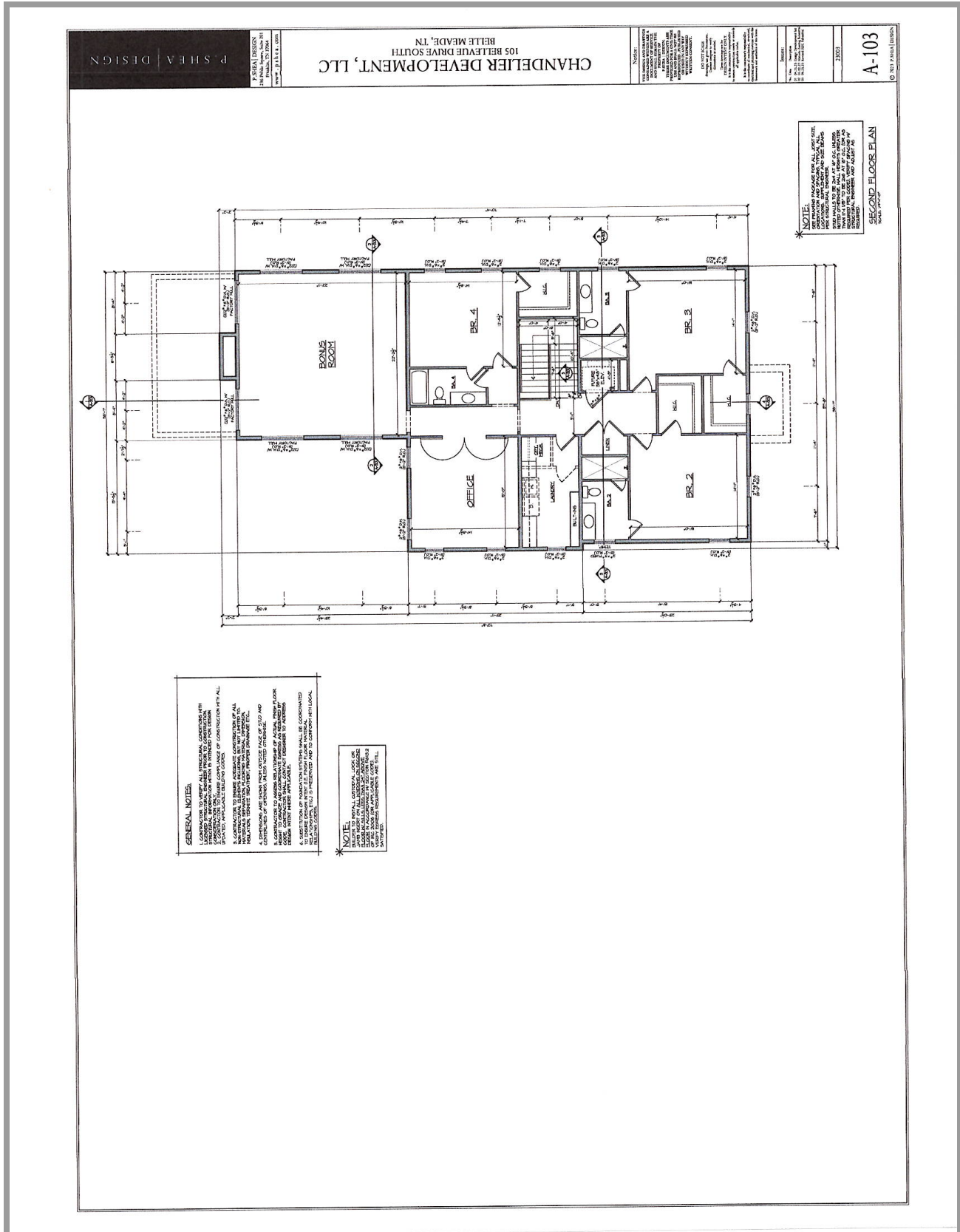
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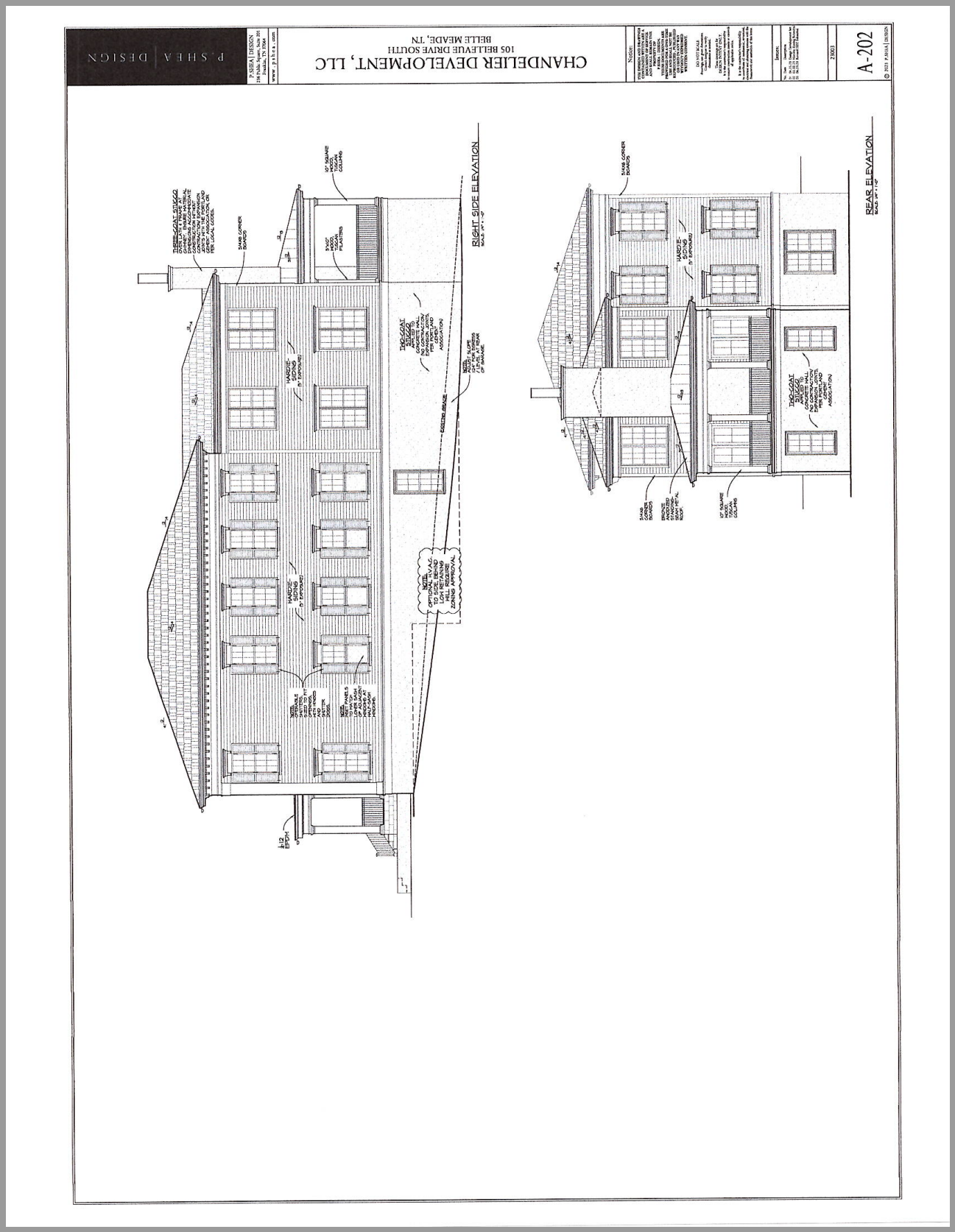


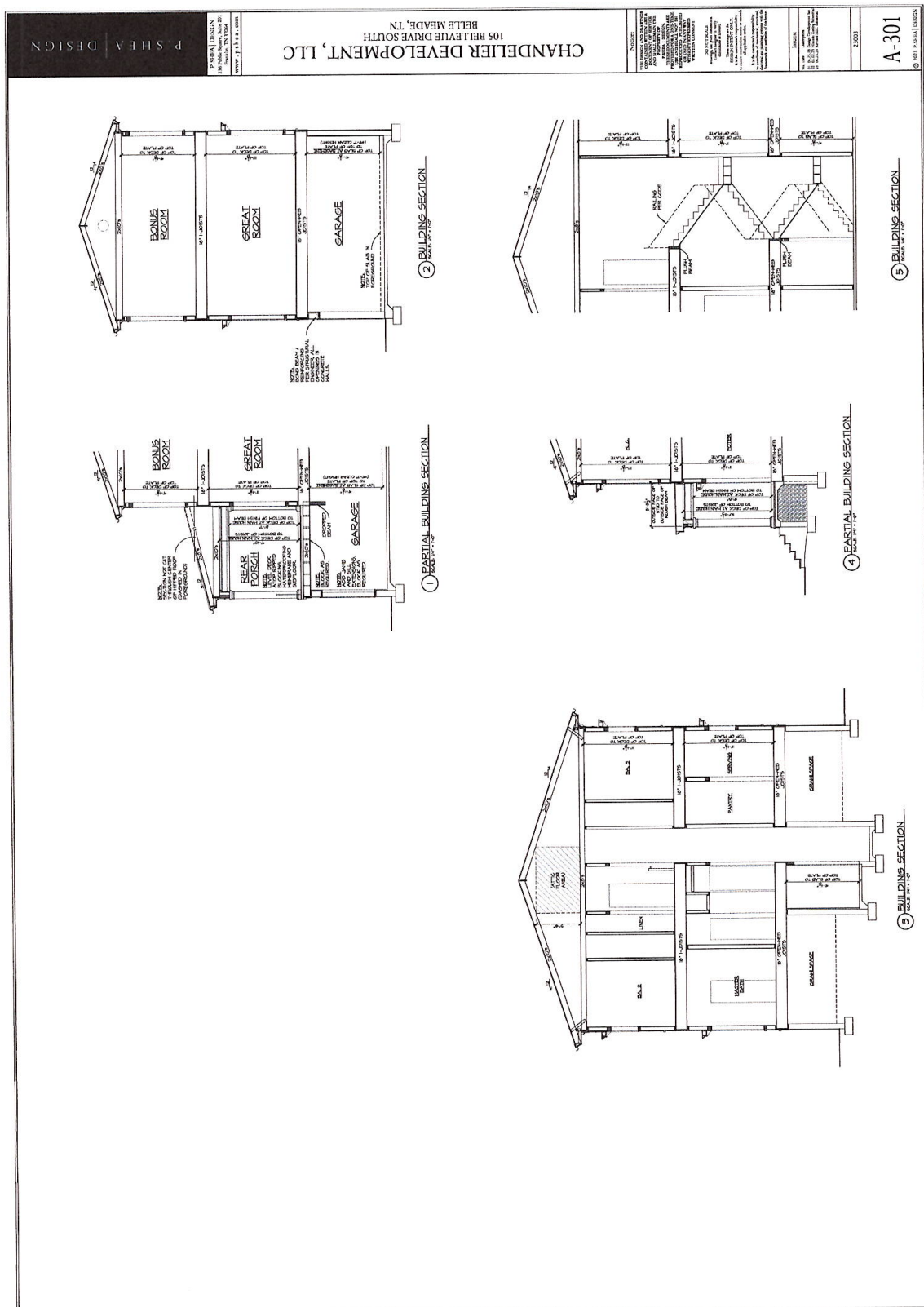


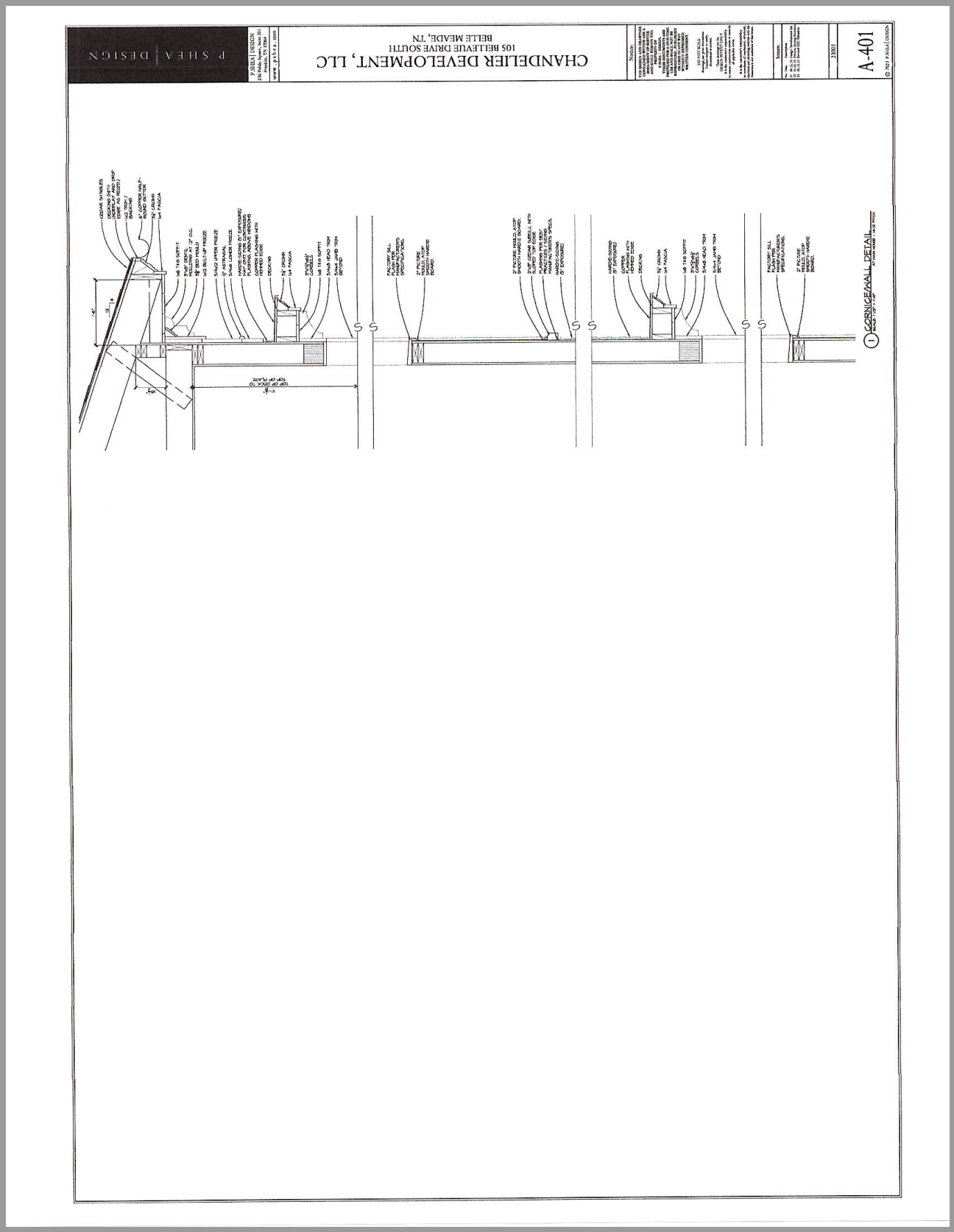




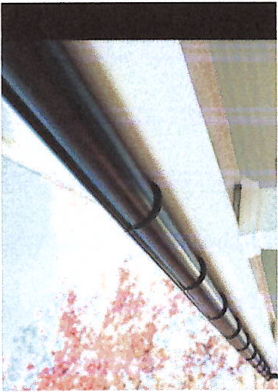




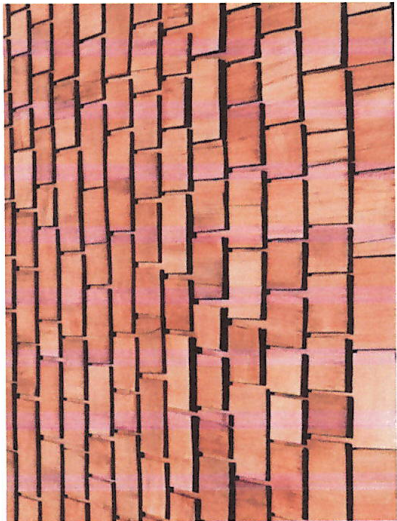




105 Bellevue
Exterior House

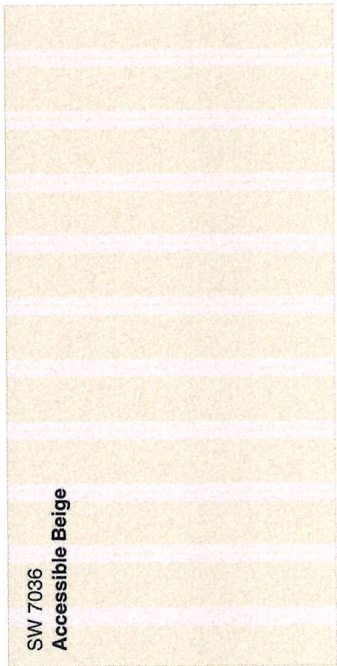
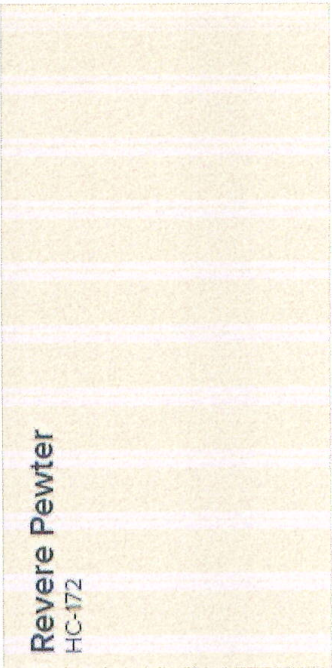


dark bronze windows and gutters



cedar shake roof

Paint Color:



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

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?)

See Page #3

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

During the historical committee review + approval, it was discussed by our Architect + board members that this lower pitched roof was appropriate for the style of home.

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

This would meet the style + design intent and was also the HZC's preference and was approved.

SIGNATURE: *J. Hyman* (Owner/Agent) **DATE:** *7/17/23*

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.

Variance Requested:

We're asking for a variance of the maximum allowable roof area with less than 6:12 roof pitch. The Zoning Ordinance, written in a time when "volume" was a consideration, only allows a maximum of 30% of the roof to be below 6:12 and does not take into consideration Historically appropriate roof forms, which often call for *all* roof pitches to be less than 6:12, as with our submittal. As such, we're asking for 100% of the roof to be so. We have the Historic Zoning Commission's approval, and recognition of the conflict between the older architectural components of the Zoning Ordinance and newly adopted Historic Preservation Guidelines.

To: Board of Zoning Appeals
City of Belle Meade

From: Al and Laura Rhodes
101 Bellevue Drive South

Date: August 14, 2023

Re: Variance Request
105 Bellevue Drive South

Good morning,

We, Al and Laura Rhodes, reviewed the plans submitted by Joel Lyons of Chandelier Development regarding the variance request at 105 Bellevue Drive South. Our house, 101 Bellevue Drive South, sits next to this property.

We submitted a letter of concerns on February 20th and April 11th to the Historic Zoning Commission for the demolition and new build. Both letters are included below. We still believe the issues in our prior letters are relevant and need to be considered regarding the variance request. We are adding the following comments:

We oppose any variance that will cause additional water to accumulate on our property. A change in the pitch of the roof will change how water flows off during a rainstorm. As the letters below indicate, we are concerned about the detrimental effects of additional water flowing onto our property. The eco-system of plants, bushes and very tall and robust trees and the structural integrity of our home will be corrupted by excess and unnecessary water.

We appreciate your reviewing these concerns in the Board of Zoning Appeals meeting on April 15th. It is our hope that all properties in Belle Meade do their utmost to preserve the integrity of the land, water table, water drainage, tree canopies and foundational root systems.

Copy of April 11 Letter

1. The possible underground water disturbances and water run-off from the proposed new build are of significant concern to us.

- Disturbing the underground water table needs to be avoided when excavating and creating the foundation of the home.
- It is unclear to us what the elevation of the proposed new build will be. Any increase in elevation should not be allowed.
- Plans to avoid sending any water from their yard into ours or other neighbors' yards need to be designed by a structural engineer who understands the underground water channels in our neighborhood.

2. There is little reference to landscaping in the new build.

- We had our property surveyed recently and know that almost every tree near the property line separating our two parcels belong to our side. Only one small pine tree and a dead/decaying tree are on their side of the property line.

- We want the integrity of the trees to be considered when they do any excavating or digging. Trees in Belle Meade are to be protected, and many of these trees have the potential to lose valuable root systems in their build. All necessary efforts need to be taken to preserve their integrity.

Copy of February 20 Letter (updated):

We oppose the demolition. We think there should be more time to determine if the house should be fixed up rather than torn down. The Certificate of Appropriateness application listed problems, but nothing structural was listed. Water damage, mold and leaks can be fixed. In addition, has there ever been a survey done on the historical significance of the location of the house? It backs up to Belle Meade Mansion which has much historical significance. There are only four plots with houses that back up to the Mansion.

The following concerns apply to both a demolition and a new build.

We are concerned about a demolition and a potential new build at 105 Bellevue Drive South. Our house at 101 Bellevue Drive South sits directly next to it, on the downhill side. As the plans are not available yet, we do not know what is coming. However, we have concerns regarding a build next door that could impact our house by adding water runoff issues, having a house built too close to ours, a house that is too tall, and the mess and car/truck traffic similar to what happened a few doors up.

1. Water Issues

- This street has underground streams and water leading to Harding Creek. A new build will disrupt these.
- We do not want a demolition or new build on the lot next to ours to divert water into our yard.
- We are opposed to a new build that raises the elevation of the yard to add water runoff into our yard.
- We are opposed to a new build that uses pipes or above/under ground water diversion methods that diverts water runoff into our yard.
- We do not want the same water issues that plagued the house built at 100 Bellevue Drive South such as the yard looking like a swamp for many months.
- We have had no water issues in our yard since the build at 100 Bellevue Dr S was completed.

2. Lot Lines/Height

- The lot at 105 is narrow from the street.
- We want to ensure that the lot lines and restrictions of where the house can "sit" are followed without exemptions from the Belle Meade codes.
- We expect the trees and shrubs on our side of the lot line to be undisturbed.

3. Debris/Construction Mess

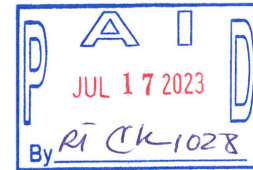
- We expect the developer to install barriers on all sides of the lot at 105 to lessen the debris that could get into neighboring yards. Plastic sheeting or something similar.
- The last crew that worked on our street did not do a stellar job at maintaining the job site.
- We do not want to have debris in the street, such as rocks, concrete, and the like.

4. Trucks/Cars for the Construction

- We expect all of the trucks and cars used by the workers at 105 to be parked off of the street.
- No cars or trucks should park in the street or in our grass, or other neighbors' grass/yards.



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 # 0815-4

APPEAL FEE: \$ 1000

APPLICANT (Owner's Name) Richard Wilson / Agent: Marcus DiPietro PHONE # 561-951-8703

APPLICANT EMAIL ADDRESS marcus@marcusarchitect.com, Rwilson@patriciancapital.com

PROPERTY ADDRESS: 4406 Chickering Ln. , 37215

REQUEST: SPECIAL EXCEPTION ☒ VARIANCE ☒ CONDITIONAL USE ☐

REASON FOR APPEAL – Be Specific Requesting a Variance:

- 1) For grade change within building envelope of up to 9' (+5' over allowable).
- 2) For grade change outside of building envelope (non-buffer zone) of up to 6' (+3' over allowable).
- 3) For retaining wall height up to 12' within building envelope. (9' retaining plus 3 feet).
- 4) For exceeding the allowable low slope roof area. (4%).
- 5) **Requesting a Special Exception:** for 8 garage parking spaces (4 new spaces, 3 over allowable).

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: { 202,118 }	ALLOWABLE	EXISTING	TOTAL CHANGE	NET CHANGE +/-	% OVER
FOOTPRINT 12%	24,254	6,870	10,500	+ 3,630	0%
ESTATE A 8%	-----	-----	-----	-----	-----

F.A.R. X LOT SQ. FT.					
LOTS <40,000 sq. ft. x .225 =	-----	-----	-----	-----	-----
LOTS > 40,000 sq. ft. x .196 =	39,615	13,789	24,364	+ 10,575	0%

TOTAL ROOF AREA	11,959				
% of Low Slope Roof AREAS <6/12 Pitch 30%	3,588	2,250	4,109	1,859	4%

DRIVEWAY 12%	24,198	19,012	18,990	-22	0%
DRIVEWAY IN FRONT YARD 22%	18,638	12,833	12,712	-121	0%
FRONT YARD SQ. FT.	84,720				

HARDSCAPE 8% OF LOT	16,132	6,120	9,866	+3,746	0%
HARDSCAPE + POOL 8%	16,132	7,066	11,011	+3,945	0%
POOL 2% OF LOT TOTAL	4,033	947	1,146	+199	0%
***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

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☐ 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?)

STEEP SLOPES: AVERAGE SLOPES OF 25%-33% IN AREAS REQUESTING VARIANCE

THE EXISTING RESIDENCE HAS ESTABLISHED FLOOR LEVELS THAT THE ADDITIONS

MUST TIE INTO, FORCING GRADING CHANGES IN EXCESS OF ALLOWABLE.

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

THE SLOPE OF THE SITE AND THE EXISTING ROOF CONFIGURATIONS AND SLOPES

WHERE NOT CAUSED BY THE APPLICANT. WE ARE TRYING TO WORK WITH THE

EXISTING PROPERTY CONDITIONS.

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

THE PROPOSED ADDITIONS WILL NOT BE OUT OF HARMONY WITH THE EXISTING

DEVELOPMENT IN THE NEIGHBORHOOD. MUCH OF THE ALTERATIONS ARE NOT VISIBLE

AND HAVE NO IMPACT ON IMMEDIATE NEIGHBORS. THE PROJECT AS PROPOSED DOES NO

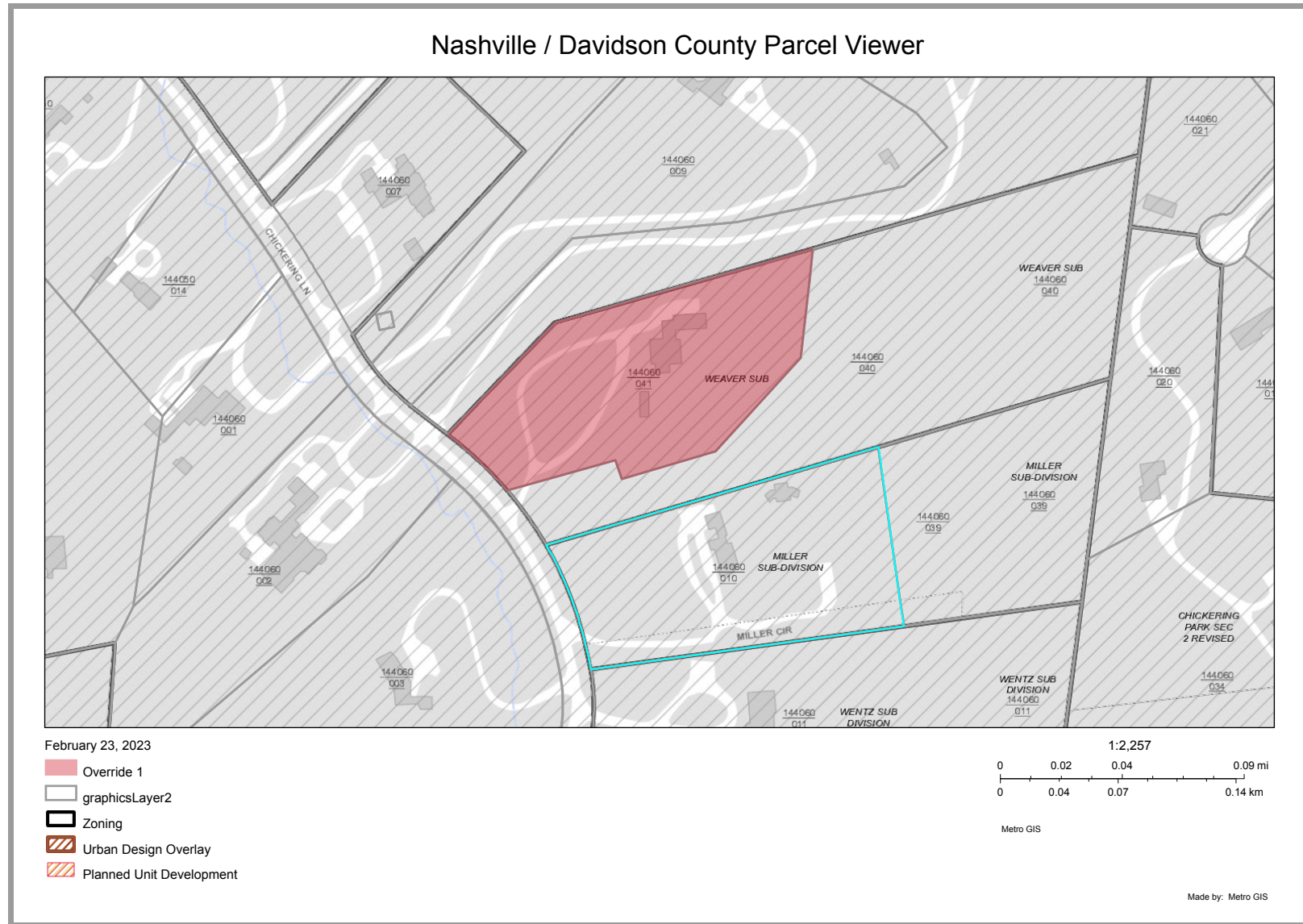
HARM TO THE PUBLIC HEALTH, SAFETY AND WELFARE OF THE CITY.

SIGNATURE: Marcus D. Rich (Owner/Agent) **DATE:** 7/5/2023

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

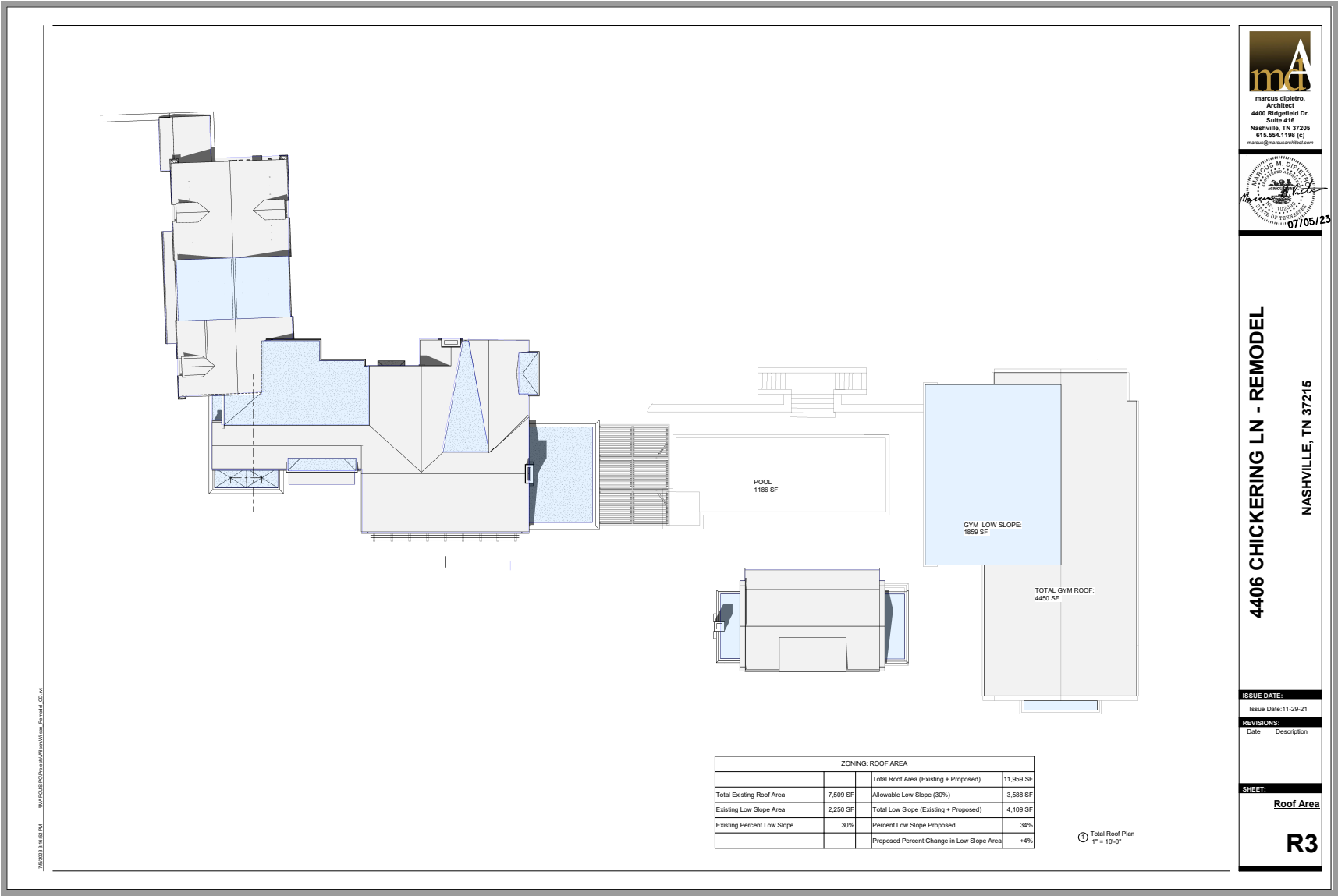
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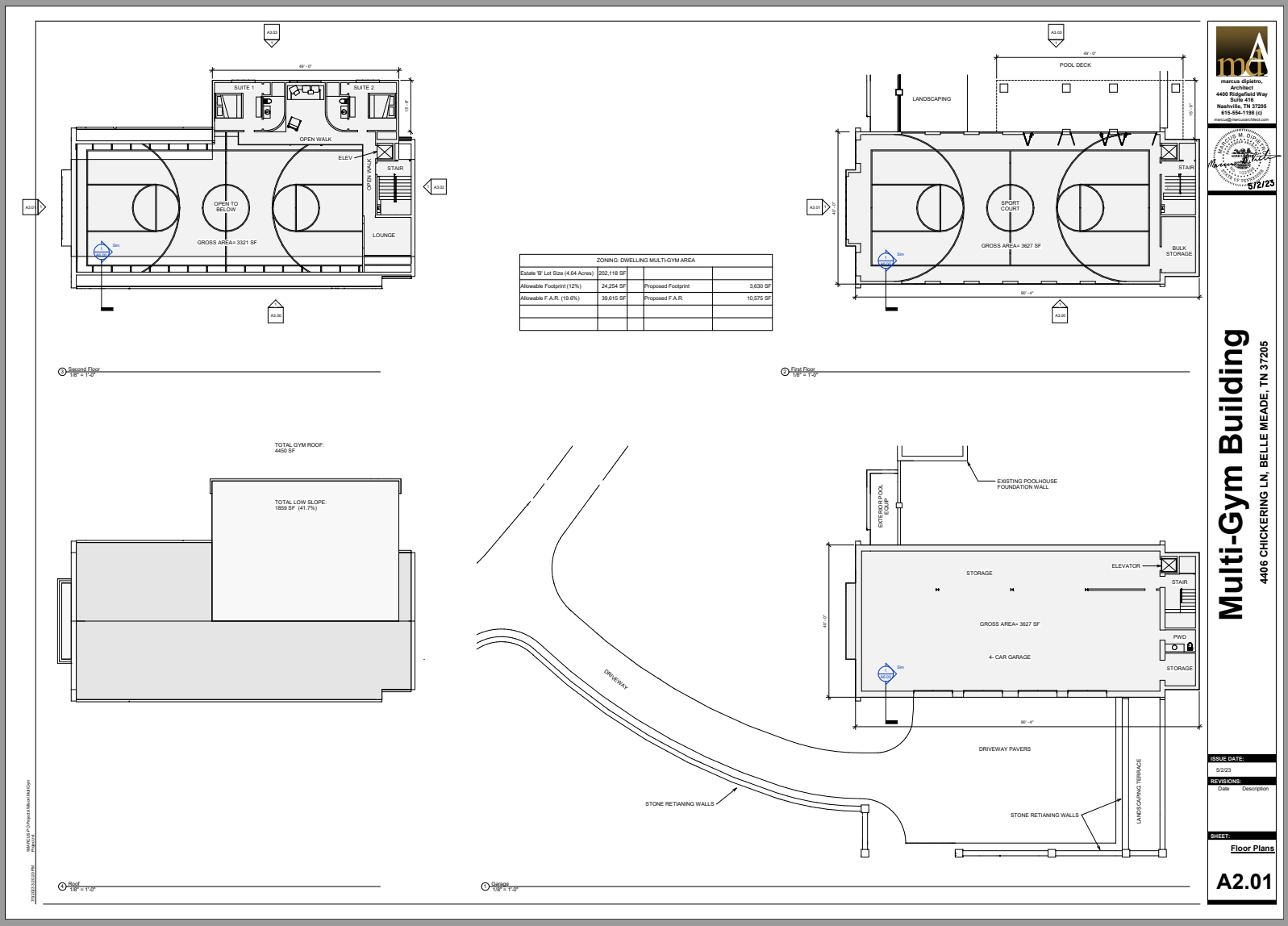
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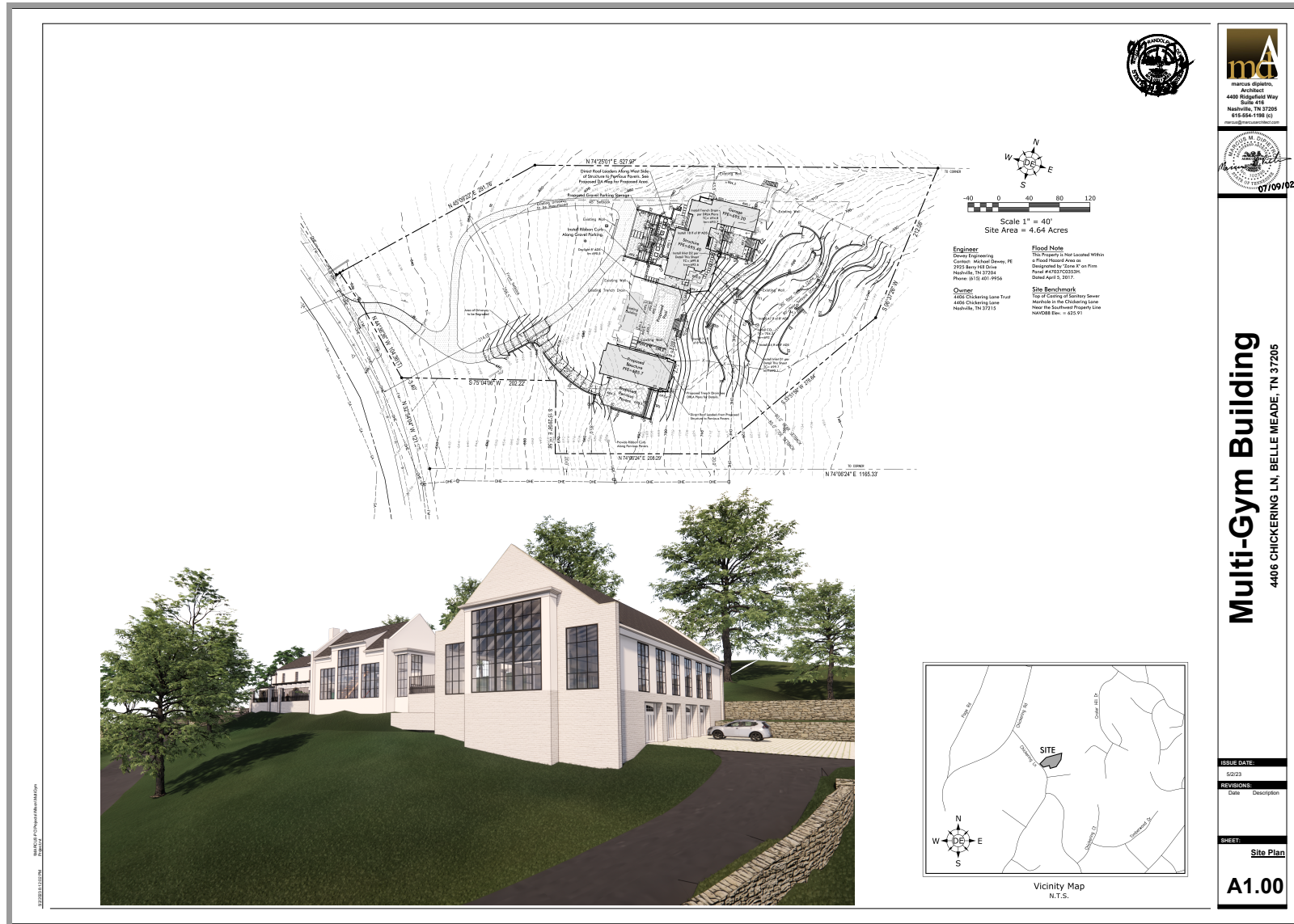


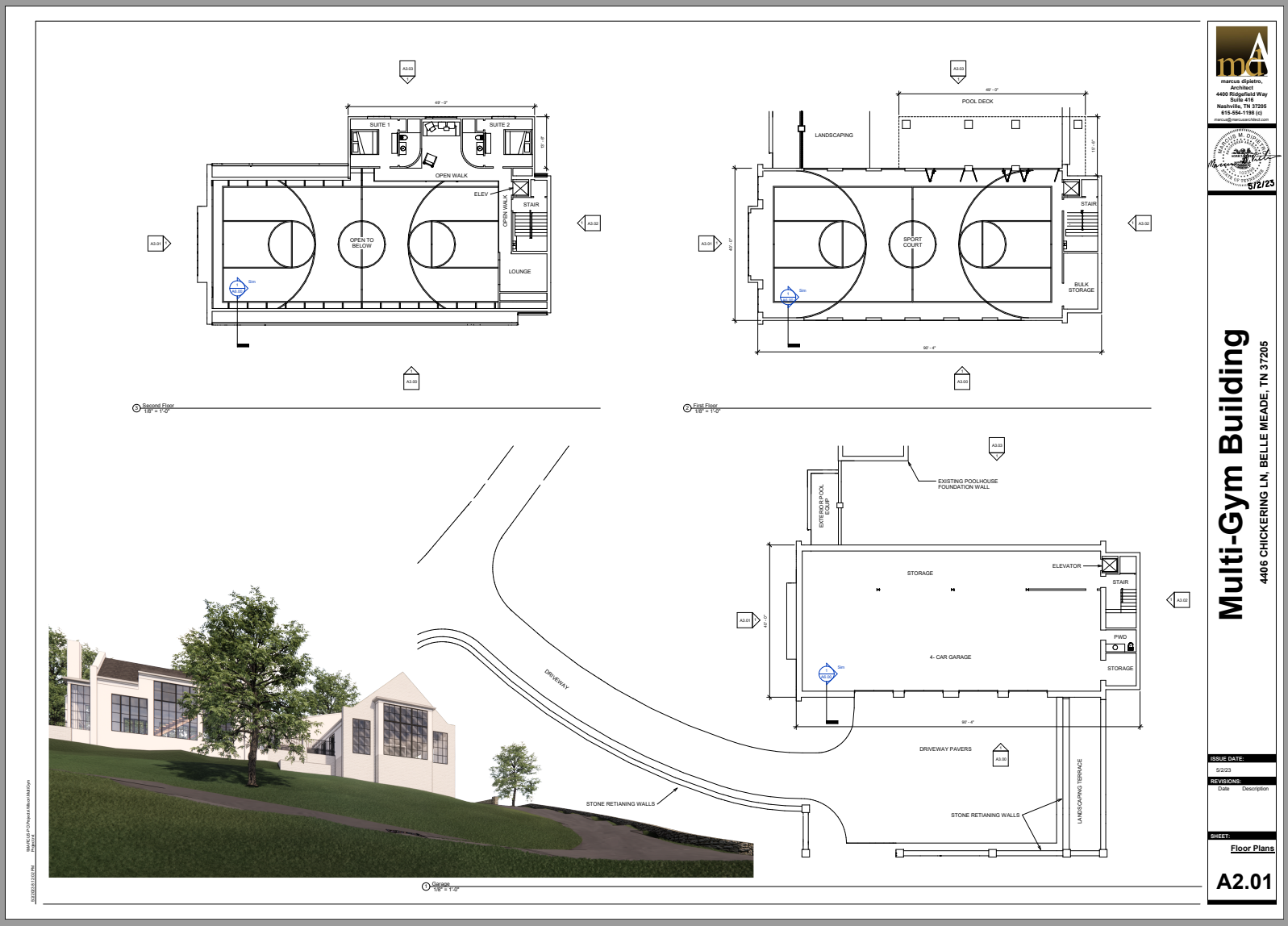


R2





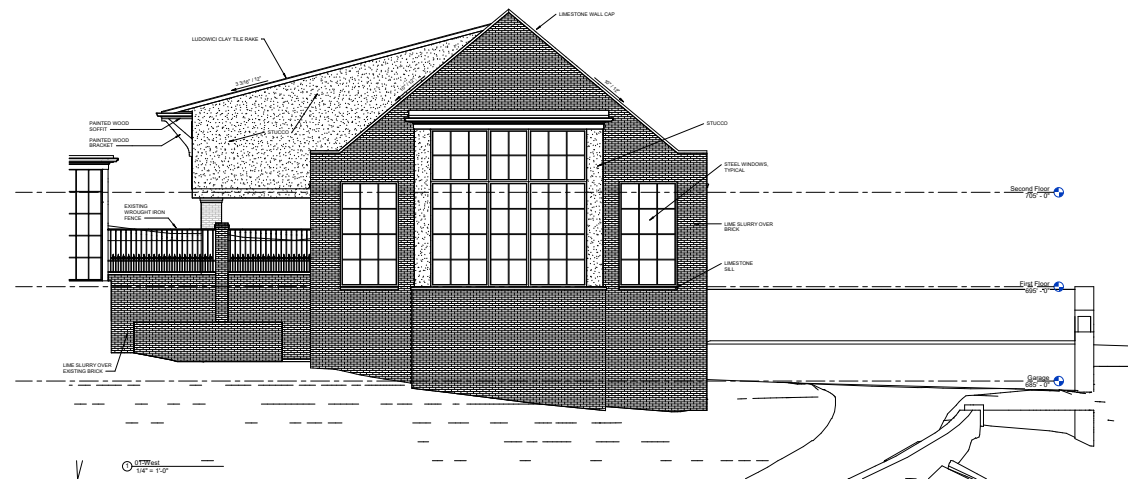


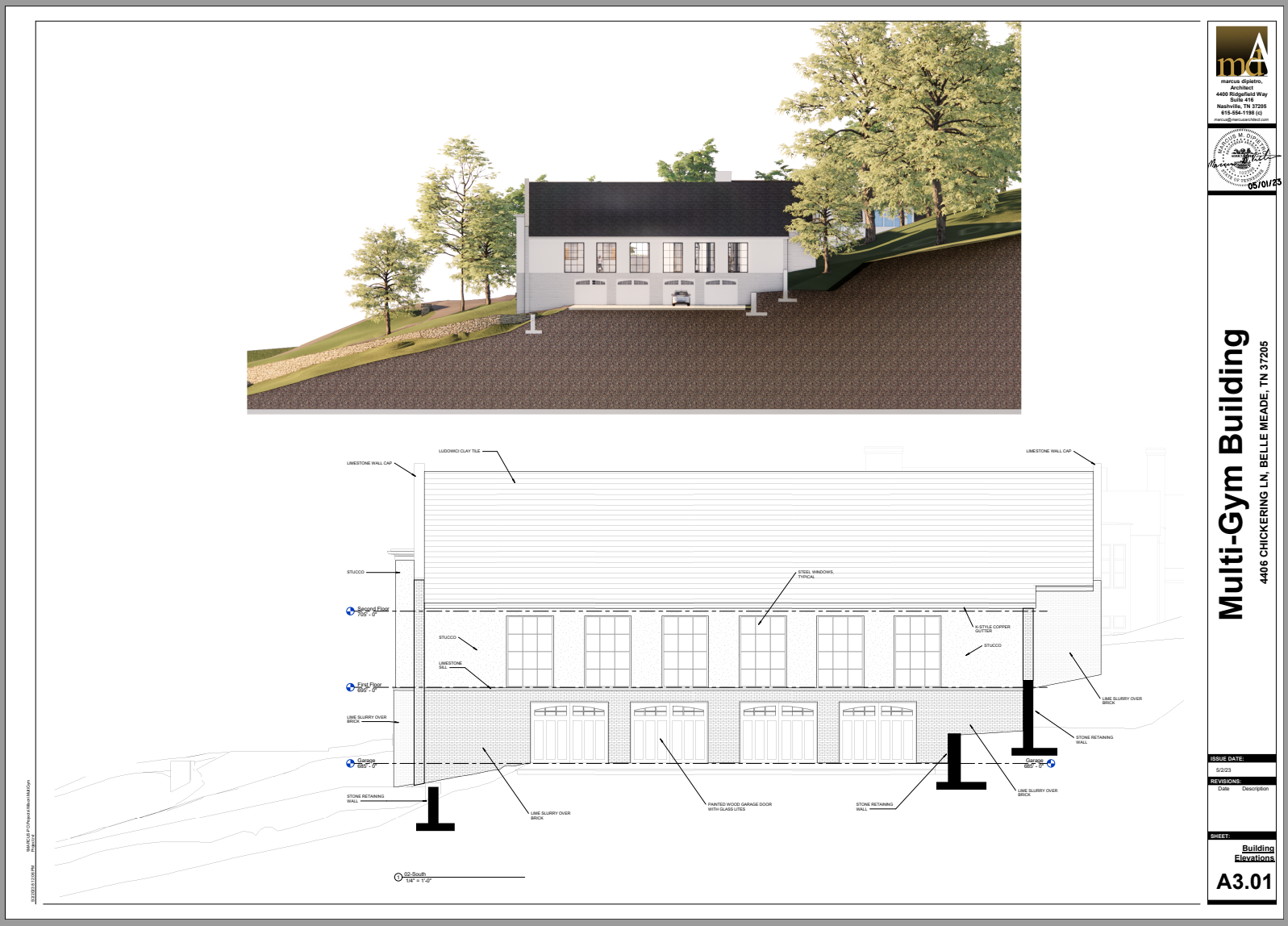




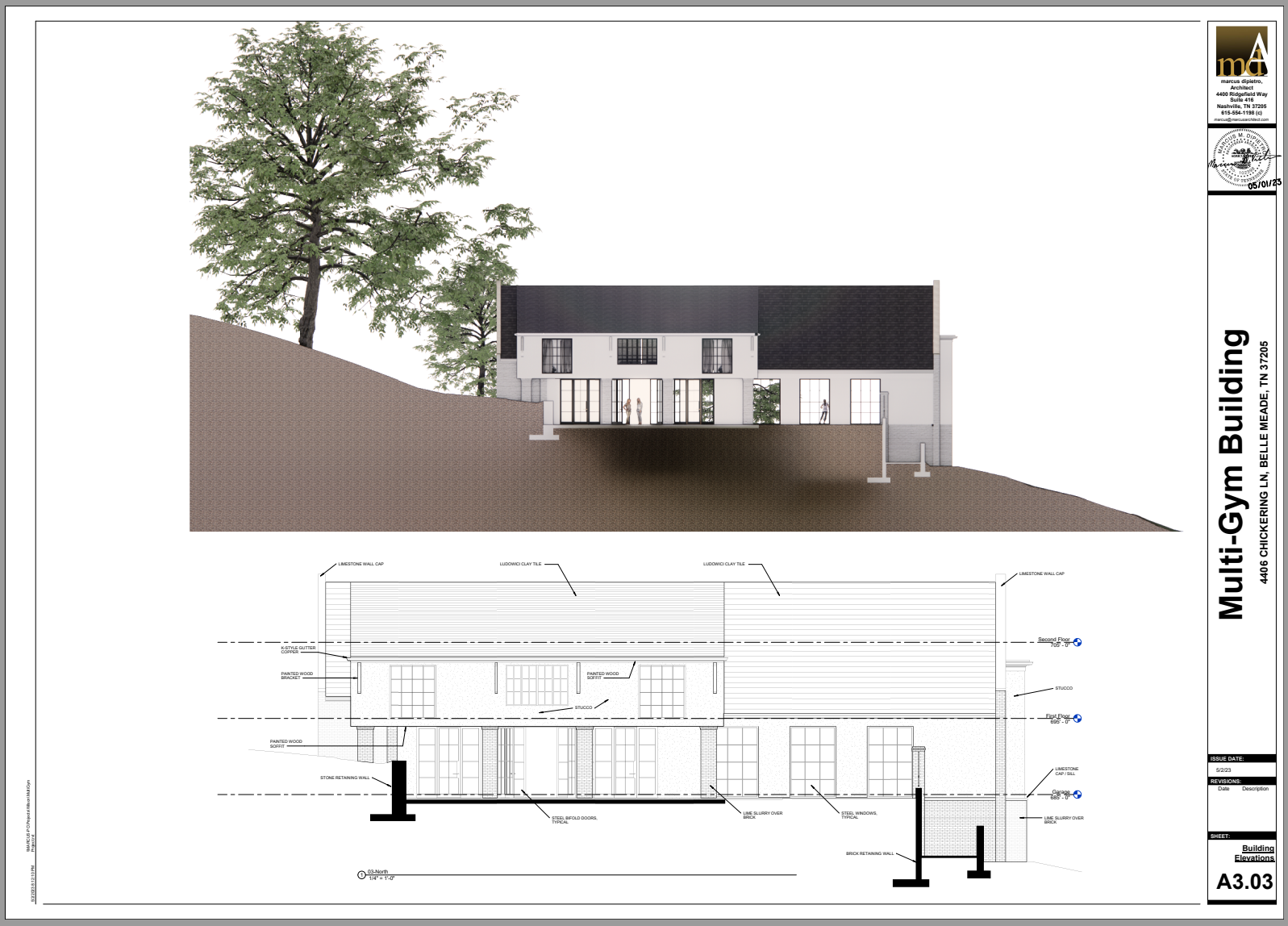
4406 CHICKERING LN, BELLE MEADE, TN 37205

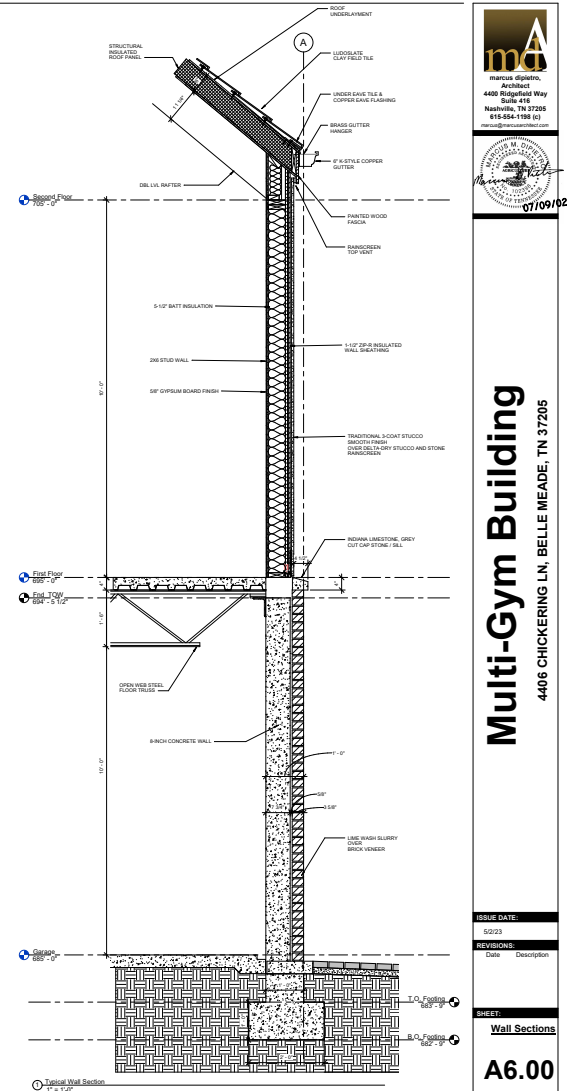
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5/2/23	
REVISIONS:	
Date	Description
SHEET:	
<u>Building</u> <u>Elevations</u>	
A3.00	









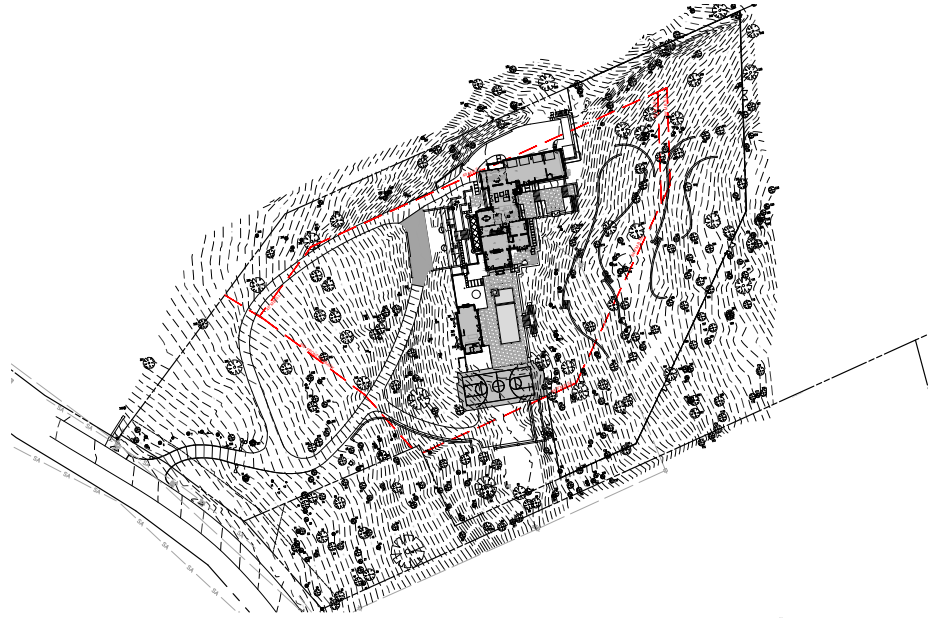




a zoning appeals package for the:
WILSON RESIDENCE
4406 CHICKERING LANE
BELLE MEADE, TN

INDEX OF DRAWINGS

L0.0	PROPOSED SITE PLAN
L1.0	EXISTING CONDITIONS PLAN
L1.1	EXISTING GRADE PLAN
L2.0	GRADING PLAN
L2.1	WALL HEIGHT GRADING PLAN
L3.0	ISR PLAN
L4.0	SCHEMATIC LANDSCAPE PLAN
L5.0	ELEVATIONS
L6.0	SITE PHOTOS



1 proposed plan
T.O.D.
scale: 1" = 40'-0"



PROJECT TEAM

LANDSCAPE ARCHITECT

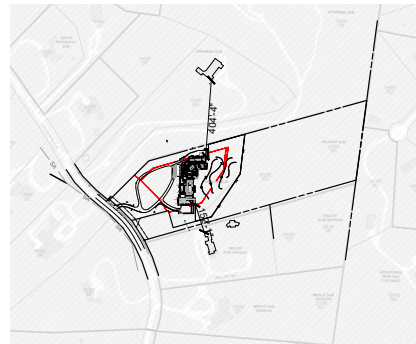
Anne Daigh
Daigh Rick Landscape Architects, LLC
900 South Street, Suite 104
Nashville, TN 37203
(615) 454-4100
anne@daighrick.com

ARCHITECT

Marcus DiPietro
4400 Ridgefield Way, Ste 416
Nashville, TN 37205
(615) 554-1198
marcus@marcusarchitect.com

CONTRACTOR

Shawn Keen
Hudson Builders, LLC
(615) 598-0571
shawn.hb@comcast.net



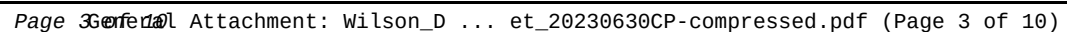
2 neighborhood site plan
T.O.D.
scale: 1" = 200'-0"

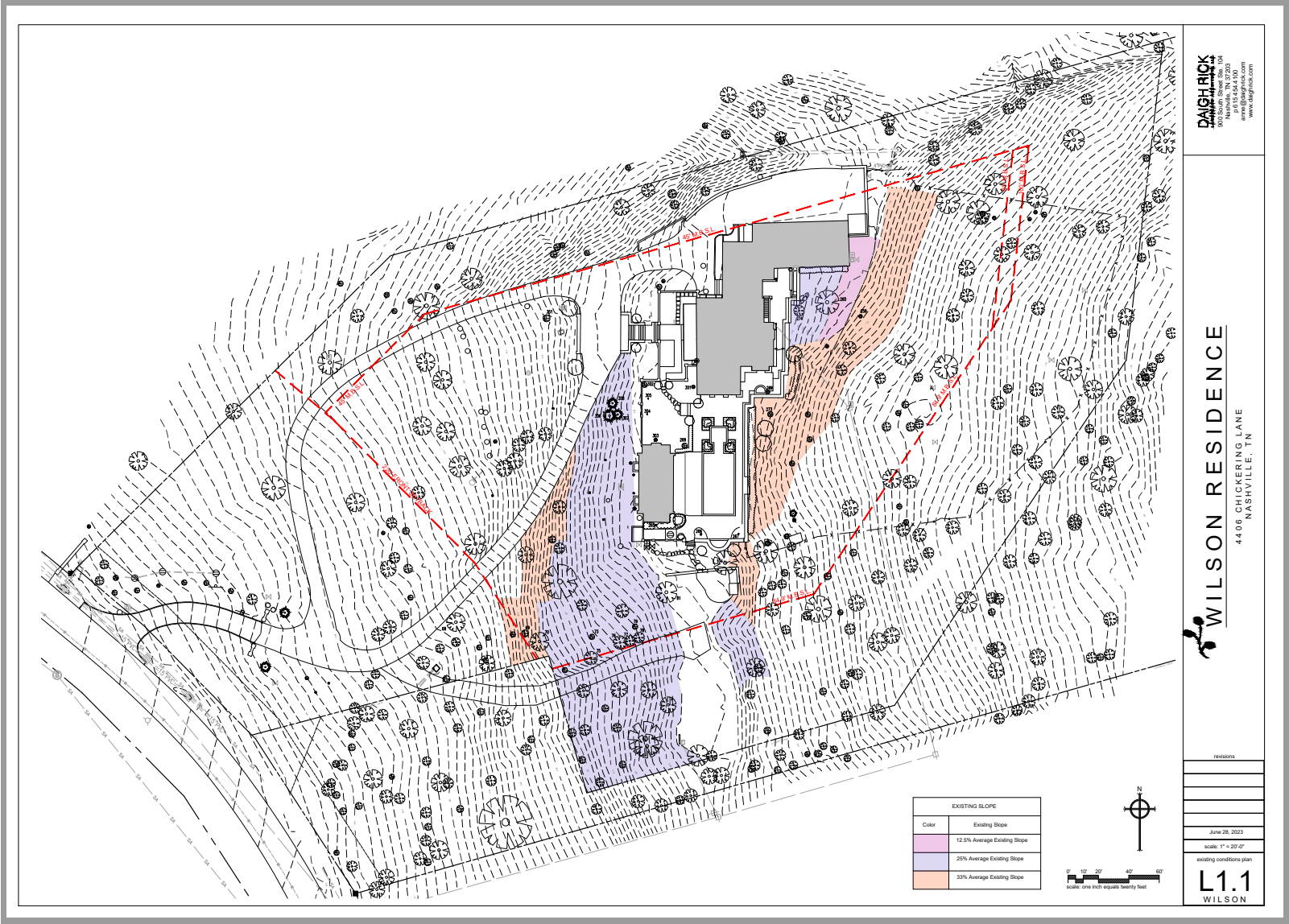


3 vicinity map
T.O.D.
scale: not to scale

WILSON
June 28th, 2023



















1 pool terrace
L6.0
scale: not to scale



2 existing slope to garage
L6.0
scale: not to scale



3 existing rear yard
L6.0
scale: not to scale



4 existing rear yard terrace
L6.0
scale: not to scale

DAIGH RICK
Nashville, TN 37203
1000 South Street, Suite 100
Nashville, TN 37203
anna@daighrick.com
www.daighrick.com

WILSON RESIDENCE
4406 CHICKERING LANE
NASHVILLE, TN

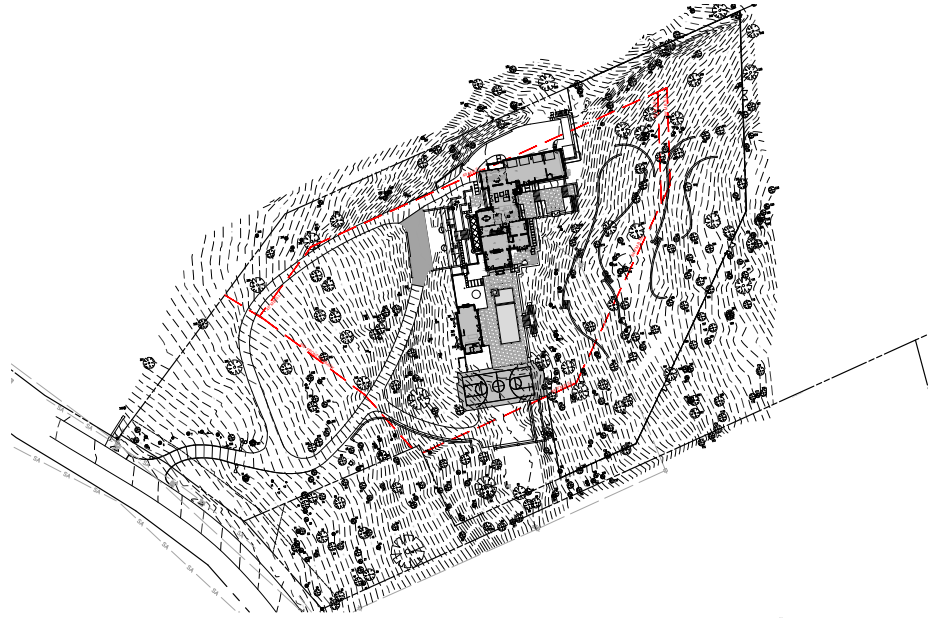
revisions
June 28, 2023
existing site photos
L6.0
WILSON



a zoning appeals package for the:
WILSON RESIDENCE
4406 CHICKERING LANE
BELLE MEADE, TN

INDEX OF DRAWINGS

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L4.0	SCHEMATIC LANDSCAPE PLAN
L5.0	ELEVATIONS
L6.0	SITE PHOTOS



1 proposed plan
T.O.D.
scale: 1" = 40'-0"



PROJECT TEAM

LANDSCAPE ARCHITECT

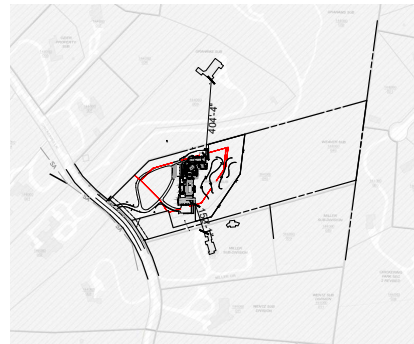
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shawn.hb@comcast.net

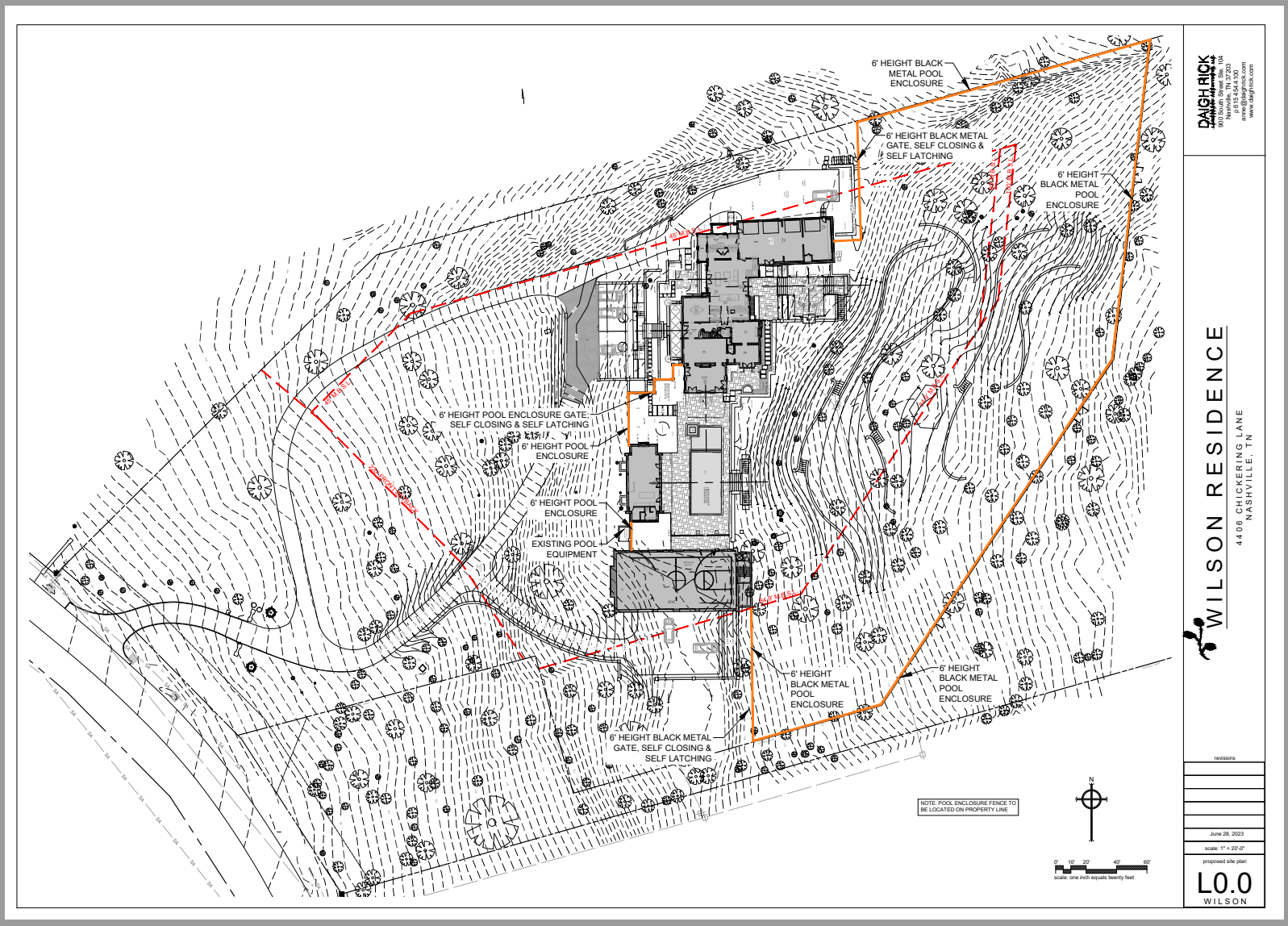


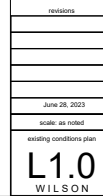
2 neighborhood site plan
T.O.D.
scale: 1" = 200'-0"

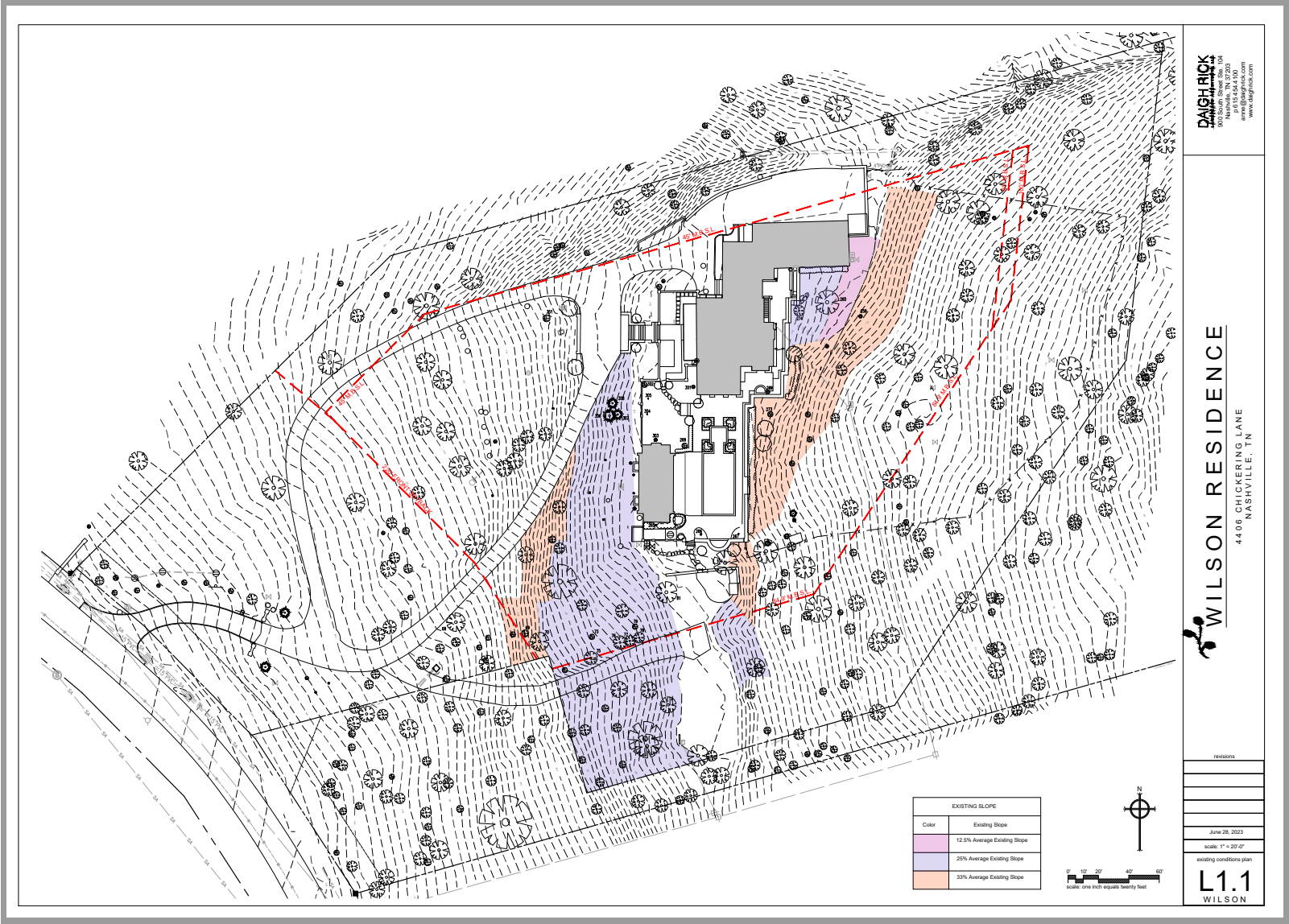


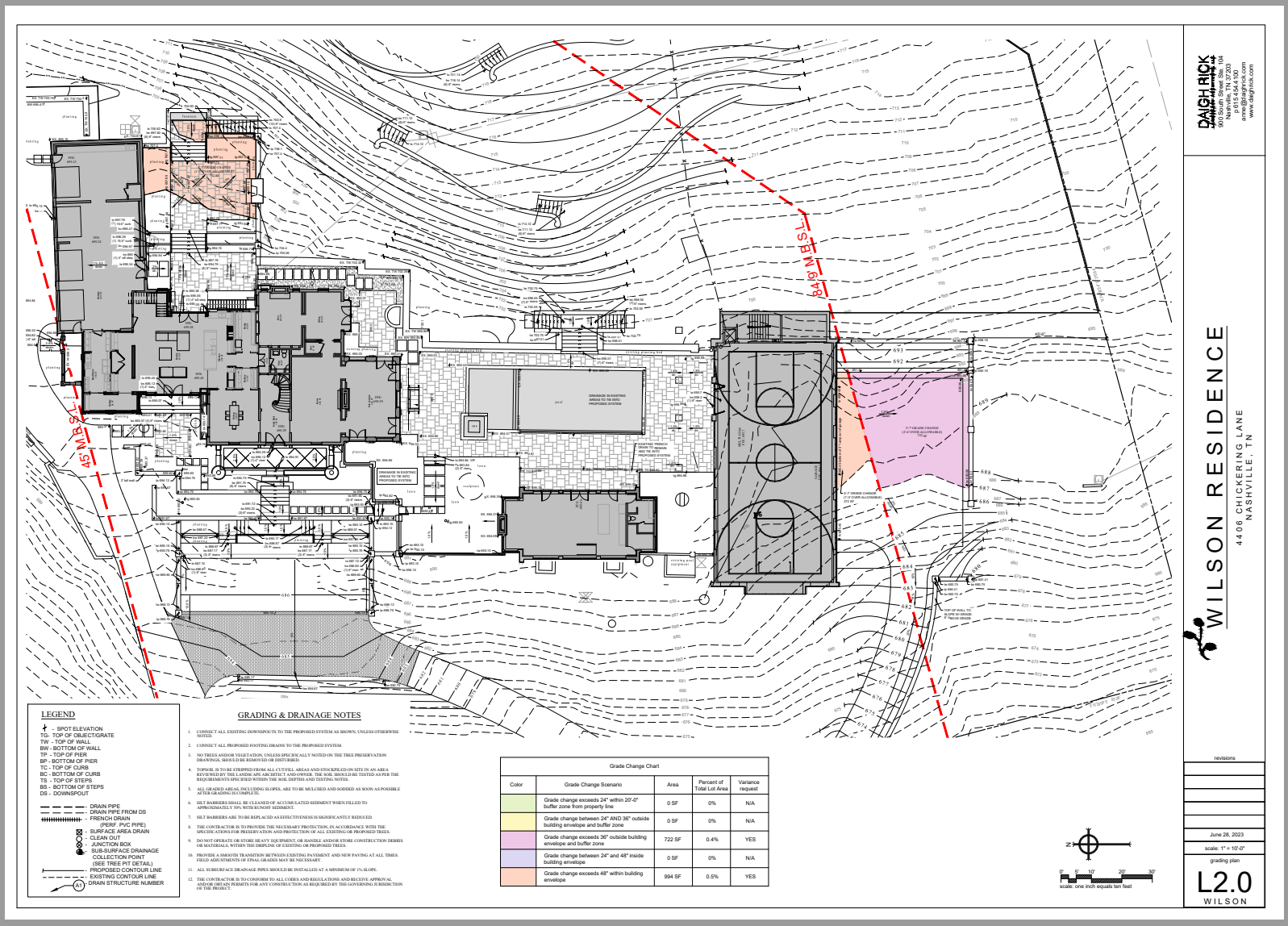
3 vicinity map
T.O.D.
scale: not to scale

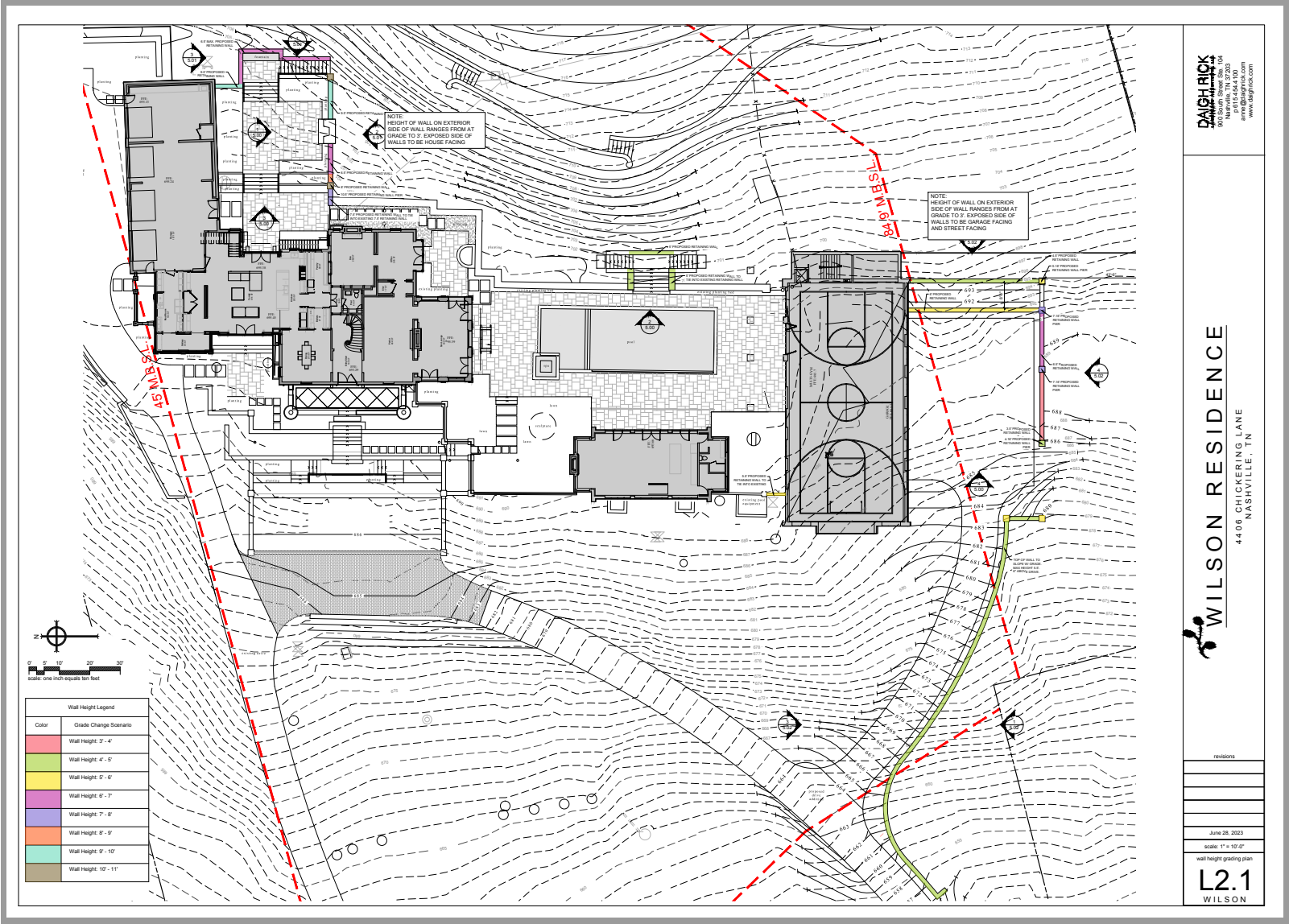
WILSON
June 28th, 2023

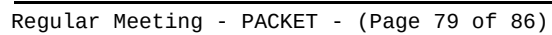














1 Rear terrace stone elevation
Scale: 1/4" = 1'-0"

2 Rear terrace stone elevation
Scale: 1/2" = 1'-0"

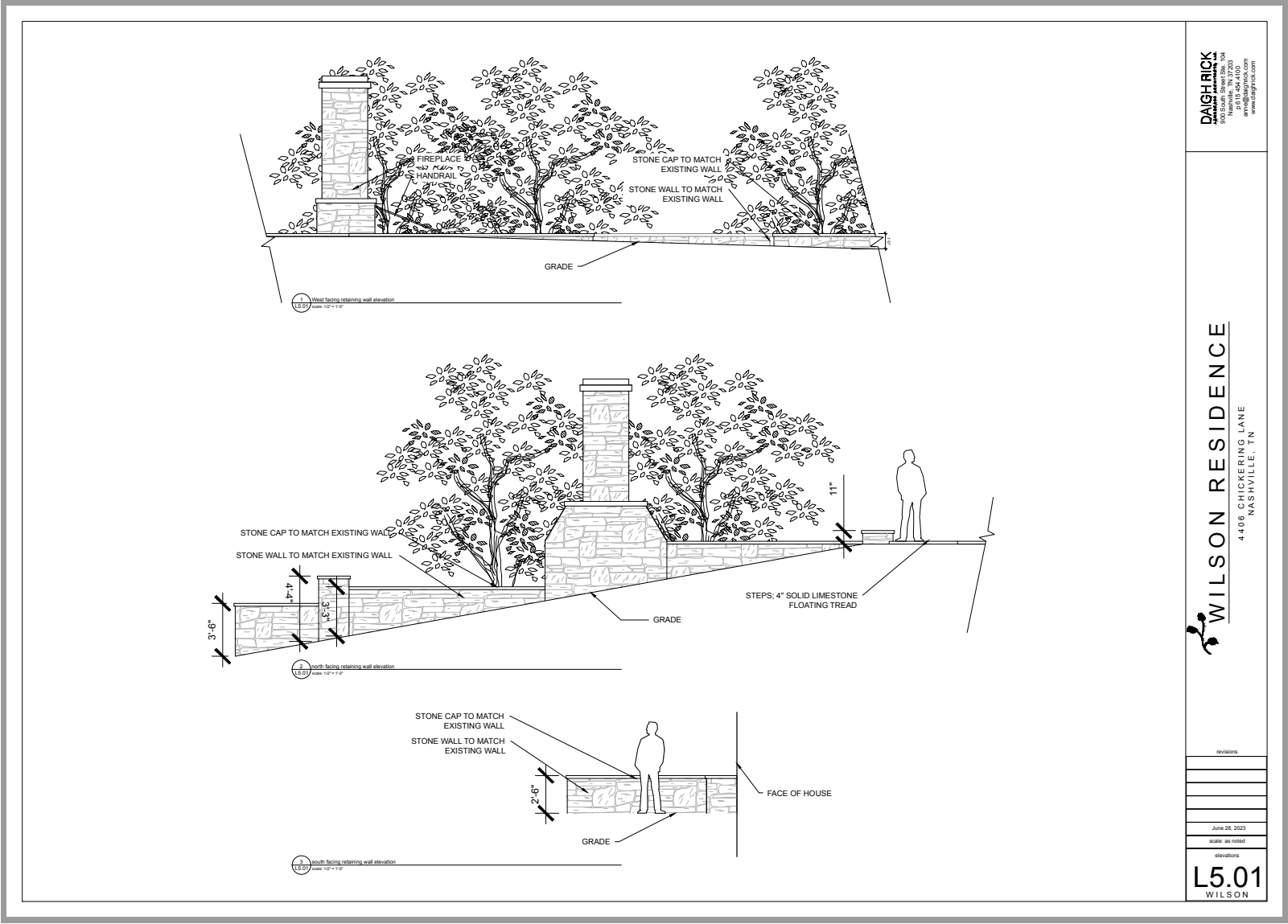
3 Rear terrace stone elevation
Scale: 1/4" = 1'-0"

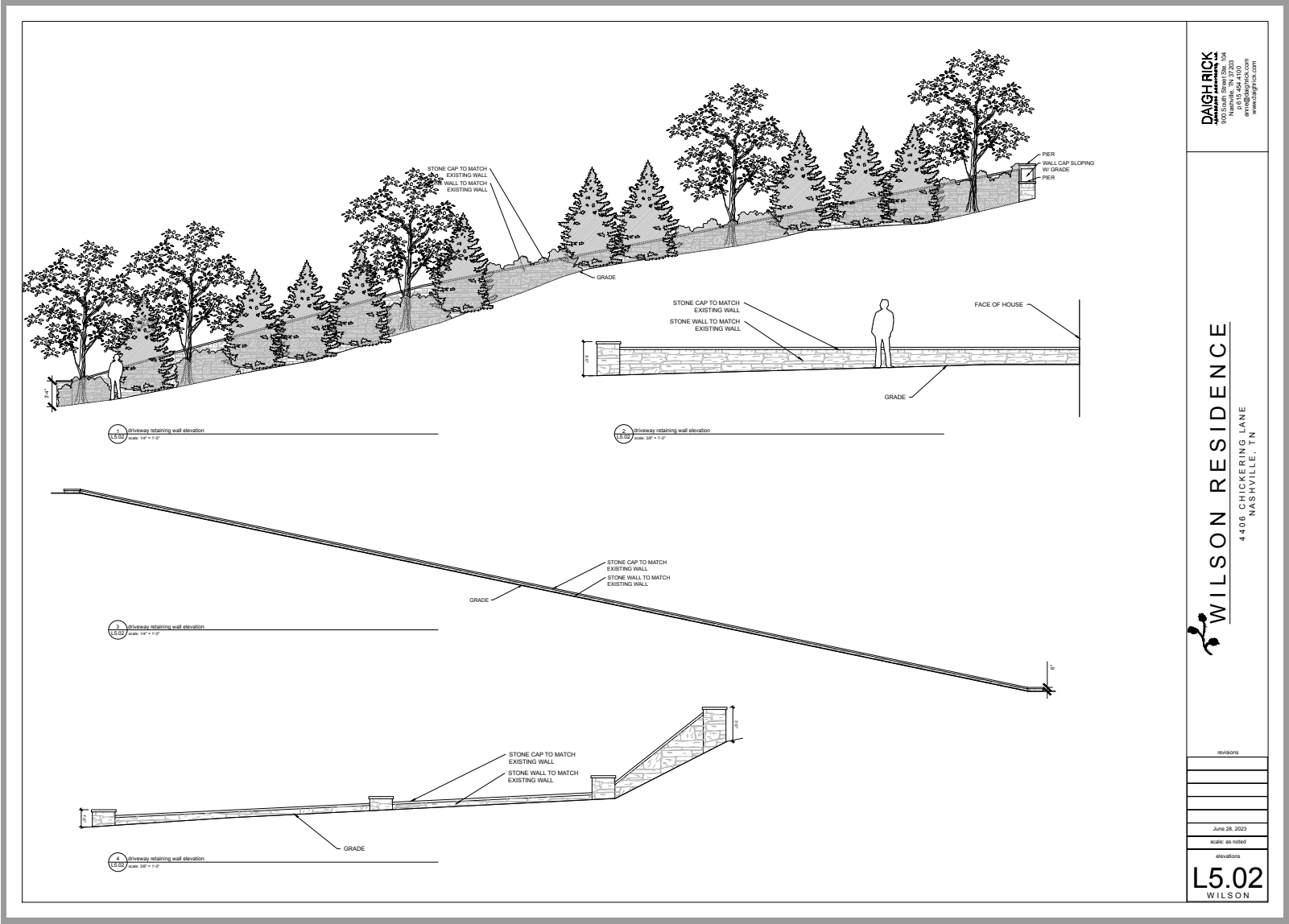
4 Sloped terrace stone elevation
Scale: 1/2" = 1'-0"

WILSON RESIDENCE
4406 CHICKERING LANE
NASHVILLE, TN

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www.daightrick.com

Revisions:
June 28, 2023
Scale: as noted
Elevations
L5.00
WILSON







existing site photos

L6.0

WILSON



**28% Low
Slope Roof**

