

AGENDA – BOARD OF ZONING APPEALS

TUESDAY, March 24, 2009

Belle Meade City Hall – 4705 Harding Road

Commencing at **7:30 p.m.**

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS AND OTHER INTERESTED PARTIES:

This is to notify you that the regularly scheduled meeting of the Board of Zoning Appeals, with public hearing, will be held **TUESDAY, March 24, 2009** at Belle Meade City Hall, 4705 Harding Road, at 7:30 p.m. for consideration of the following items:

NEW BUSINESS:

1. The application of Steve Roche (09031), 504 Park Center, for a special exception permitting the construction of a gate. The building permit has been denied for the following reason:
 - A. Gate is higher than six feet.

2. The application of Keith Pitts (09032), 625 Westview Avenue, for a special exception permitting the construction of a fence. The building permit has been denied for the following reasons:
 - A. Fence is other than in permitted location.
 - B. Request changes previously approved request.

3. The application of John Ingram (09033), 1214 Chickering Road, for a special exception permitting the construction of an addition and a conditional use permitting the construction of a detached structure. The building permit has been denied for the following reasons:
 - A. Addition is outside of the building envelope but within existing setbacks.
 - B. Detached structure requires Board of Zoning Appeals approval.
 - C. Flat roof area exceeds land to building ratio.

4. The application of Christian Puryear (09034), 4311 Signal Hill, for a special exception permitting the construction of a house, walls, and grade change. The replacement of an existing residential structure with a new residential structure is permitted in the zoning ordinance provided that no pre-existing non-conforming use, structure, and/or variance from the provisions of the zoning ordinance will be extended closer to the property line by reason of the construction of such a new structure. The building permit has been denied for the following reasons:
 - A. House is outside of the building envelope but within existing setbacks.
 - B. Grade change requires Board of Zoning Appeals approval.
 - C. Walls are other than in permitted location.
 - D. House exceeds ratios for footprint and volume.
 - E. Terrace exceeds land to building ratio.
 - F. Property is in a special impact area.

3. Minutes of the regular meeting of the Board of Zoning Appeals held February, 2009.

The next regularly scheduled meeting of the Board of Zoning Appeals will be held Tuesday, April 21, 2009, at 7:30 P.M. at Belle Meade City Hall, 4705 Harding Road, Nashville, Tennessee, 37205.

BY ORDER OF THE CHAIRMAN

Beth Reardon, City Manager

NOTE: The members of the Board of Zoning Appeals will meet on Sunday, March 22, 2009 at approximately 3:00 p.m. at City Hall and will go visit the relative properties at approximately 3:30 p.m.