

MINUTES
BOARD OF ZONING APPEALS
THE CITY OF BELLE MEADE
MAY 17, 2016

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Call to Order

The meeting was called to order by Brian Smallwood, Chairman, at 5:00pm.

Board members present

Mary Ann Blaufuss	Brian Smallwood	Pete Zabaski
Carole Nelson	Mal Wall	

Staff members present

Lyle Patterson, Building Official	Linda Berner, City Recorder
Beth Reardon, City Manager	Jim Murphy, City Attorney
Kemishia Sadler, City Recorder	

Conflicts - None

OLD BUSINESS

1. James Hundley - 4407 Howell Pl (16032)

Special Exception - addition

Building permit denied:

A. Addition is outside the building envelope but within existing setbacks.

(Approved 3-15-2016)

B. House exceeds maximum height.

Appellants are asking for a 30 day deferral.

Motion to defer: Nelson Second: Wall Vote: All aye

2. Lawson Allen - 326 Lynwood Blvd (16041)

Conditional Use - Tennis cabana, pool, tennis court/ lighting

Special Exception - fence/wall

Variance - grade change, drive way

Building permit denied:

A. Accessory structure requires BZA approval.

B. Swimming pool requires BZA approval.

C. Tennis court requires BZA approval.

D. Tennis court lighting requires BZA approval.

E. Wall other than permitted location.

F. Wall exceeds allowed height.

G. Grade change more than 21 inches requires BZA approval.

H. Driveway exceeds ratio allowed in front yard.

Presentation:

Ed Tessier- Landscape Architect

Kevin Coffey- Architect

This appeal was brought before the board in February of 2015 and items B, C, D, E, and F were approved. These items remain as is. The garage is attached to the main structure. The driveway is 23.5% over the allowed square footage for the front yard area. There is a retaining wall on the left side of the house that is just under 8' scaling down gradually to 2.5'. There will also be a 7' wall in the back of the property. The cut/fill analysis detailed 21" of cut plus 12" on left side of the property and 21" of fill plus 12" on the right for each color variation shown on the site plan. Dense evergreen to be planted on the perimeter of the property.

Board Questions/Comments:

Q: Does the structure currently extend as far as the previous submission to the right side of the property?
A: Probably about 8'-10' back from where they were.
Q: Cut and fill grade plans start at 21" or do they start at 0"?
A: At 21".
Q: Does the green (on the diagram) represent 21"-31" or does it represent 0"-12"?
A: It represents 21"-33".
Q: The green band (on the diagram) on the right side shows how much fill?
A: Almost 9'. Based on the footprint of the house that is inside the basement and a part of the footprint of the house.
C: Looks like a lot of filling but it is inside the house.
Q: Does that count as volume from the floor up from the basement?
A: It is counted in the volume calculation.
Q: The additional parking by garage- will there also be a 3' guard on top of it?
A: Yes.
Q: As you look at the walls that are in excess of what the ordinance allows, which walls in question have a 3' rail on top of them?
A: The rail will run up to the highest point of the wall since it slopes down.
Q: As you look at the left side of the tennis courts, is that a straight wall?
A: No it is a tapered wall. It's shown at elevation 561.75 to one point, then it steps down to 558, then to 556.
Q: The grade on the back side, is about what in relationship to the wall?
A: The wall extends on the back side; it's about 1'9".
Q: On the Rankins side of the tennis court, will the light poles be above the landscaping buffer on the property line?
A: No.
Q: Are you planting next to your guard rails?
A: No. There will space between the guard rail and the planting.
Q: After the house is built, how will you get to the back in a big truck?
A: From the right side of the house.
Q: Are there any flat roof portions on this house?
A: There are some flat roof portions in the roof mainly over the back covered porch. We are under the ratio.
Q: Is the pool equipment inside the building envelope?
A: Yes.

Audience question/comments: None

Board Discussion/Findings:

- The grade change is being noticed as a variance?
- Yes.

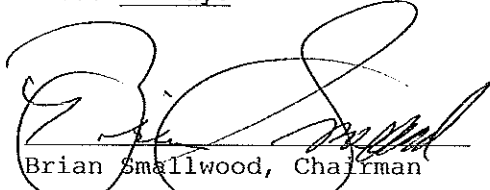
Motion to approve: Blaufuss Second: Wall Vote: All aye

Consideration of the Minutes:

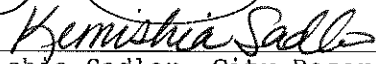
Motion to defer the reading of the minutes for the June meeting:

Smallwood Wall second Vote: All aye

Meeting adjourned at 5:35pm.



Brian Smallwood, Chairman



Kemishia Sadler, City Recorder