

MINUTES
 BOARD OF ZONING APPEALS
 THE CITY OF BELLE MEADE
 May 19, 2015

Call to Order

The meeting was called to order by Brian Smallwood, Chairman, at 7:00pm.

Board members present

Mary Ann Blaufuss	Brian Smallwood	Pete Zabaski
Carole Nelson	Mal Wall	

Staff members present

Lyle Patterson, Building Official	Beth Reardon, City Manager/Treasurer
Bob Patterson, City Attorney	Linda Berner, City Recorder

Conflicts - Smallwood with item #3

OLD BUSINESS

1. Jordan-Bingham - 412 Lynwood Boulevard (15041)
 Special Exception - wall, grade change
Building permit denied:
 - A. Wall is other than in permitted location.
 - B. Grade change more than 21" requires BZA approval.

Presentation: Ron Farris, architect

Lot slopes down from front to rear. Requesting wall and grade change for driveway sloping down into the side entry garage.

Board Questions/Comments:

- Q: Max grade change?
 A: 5ft in the area around the driveway.
 Q: Max height of wall?
 A: 5'8"
 Q: How wide between the two retaining walls?
 A: Back out space is 29' to the wall, minimum is 14 to 15 feet.

Audience question/comments: NONE

Board Discussion/Findings

- Already a steep drive
- Concerned with having a channel that accumulates the water and accelerates it as it runs downhill.

Motion to **APPROVE** with stipulation that a stormwater review is required: Zabaski
 Second: Nelson Vote: All aye

NEW BUSINESS

1. Steve Taylor - 1022 Chancery Ln (15051)
 Special Exception - wall
 Conditional use - swimming pool
Building permit denied:
 - A. Wall is other than in permitted location.
 - B. Swimming pool requires BZA approval.

Presentation: Ron Farris, architect

Owners want to add pool, two retaining walls, and alter the grade to level the area. The south retaining wall will contain the water and direct it to the rear of the property. The north retaining wall, 3.6' in height, will tie into an existing neighbor's fence.

Board Questions/Comments:

Q: Existing wall 6'?

A: Yes, brick tying in with iron but off the property line in the back corner.

Audience question/comments: NONE

Board Discussion/Findings

- Reasonable way to deal with the topography issue

Motion to **APPROVE:** Wall Second: Blaufuss Vote: All aye

2. Immanuel Baptist Church - 222 Belle Meade Boulevard (15052)

Conditional Use - communication facility inside steeple

Special Exception - walls

Building permit denied:

A. The erection or alteration of any accessory buildings or structures for churches requires BZA approval pursuant to Appendix A of the code.

B. Communication Facility requires BZA approval as a conditional use.

C. Walls are other than in permitted location.

Presentation: Joel Hargis, Attorney

The antennae will be mounted inside the steeple on the church and will not be visible. The required (diesel) generators will be in compliance with the zoning code, and landscape will be added to screen the generator enclosure.

Board Questions/Comments:

Q: Completion time?

A: 2 to 4 weeks

Q: Do generators run continuously?

A: Only during a power outage

Audience question/comments: NONE

Board Discussion/Findings

Motion to APPROVE with the stipulation that the generator must be in compliance with code and adequate landscaping must be added for screening: Nelson Second: Blaufuss Vote: All aye

3. Dwaine Anderson - 4441 E. Brookfield Ave (15053)

Special Exception - addition

Building permit denied:

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

Presentation: Jim Nickel, architect

The owners wish to add a 236 square foot porch addition outside of the building envelope but within setbacks established by the existing building.

Board Questions/Comments: NONE

Audience question/comments: NONE

Board Discussion/Findings:

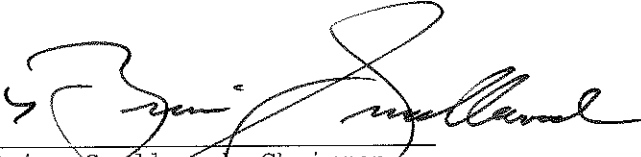
Motion to **APPROVE**: Wall Second: Zabaski Vote: All aye except Smallwood who recused himself from voting

Consideration of the Minutes

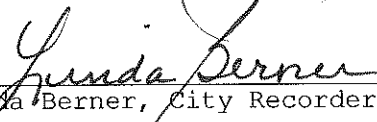
Minutes 4/21/2015 Blaufuss motioned approval as amended, Wall seconded. All aye.

Meeting adjourned at 7:44pm.

Approved at the
June 16, 2015 meeting



 Brian Smallwood, Chairman



 Linda Berner, City Recorder