

MINUTES
BOARD OF ZONING APPEALS
THE CITY OF BELLE MEADE
September 15, 2015

Call to Order

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

Board members present

Mary Ann Blaufuss Carole Nelson Pete Zabaski
Craig Huseby (alternate) Brian Smallwood

Staff members present

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

Conflicts - None

Old Business

1. Kris Blalock - 4307 Sunnybrook Dr. (15081)
Special Exception - construction of walls and grade change
Building permit denied:
 - A. Wall is other than in permitted location.
 - B. Grade change more than 21" requires BZA approval.

Patterson stated that this item is deferred until the October 2015 meeting.

NEW BUSINESS

1. Thomas King - 601 Lynwood Blvd (15091)
Special Exception - addition and fence
Conditional Use - swimming pool
Building permit denied:
 - A. Addition is outside the building envelope but within existing setbacks.
 - B. Swimming pool requires BZA approval.

Presentation: Mitchell Barnett, architect, and Mark Thomas, landscape architect
Barnett stated the owners are requesting a two level screen porch addition which will necessitate changing the roof lines. They also want to modify the unfinished attic space on an existing detached garage to make it an office space, and adding dormers for light to that upper level. Thomas indicated the location for the pool, noting everything was within the allowed setbacks, including the pool equipment.

Board Questions/Comments:

- Q: Will there be a full bath?
A: No, just a half bath. No tub/shower, no kitchenette.
Q: Will there be an exterior staircase?
A: The opportunity exists because that is the current access from the back side of the building.
Q: What is there now?
A: If standing at grade, one could open the hatch door and be able to look right into that attic space.
Q: What would you see if looking out of the left dormer?
A: The neighbor's front yard.
Q: What is the existing vegetation?
A: A lot of overgrown privet hedge, trees, etc.

Audience question/comments: NONE

Board Discussion/Findings

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

2. Paul Gravette - 615 Westview Ave. (15092)
Special Exception - addition and grade change
Conditional use - swimming pool

Building permit denied:

- A. Addition is outside the building envelope but within existing setbacks.
- B. Grade change more than 21" requires BZA approval.
- C. Swimming pool requires BZA approval.

Presentation: Isaac ?, landscape architect, and Steve Darden, architect
The existing house currently sits outside the building envelope. The proposed addition will be an extra garage bay with an open terrace above. The pool is currently irregularly shaped now, and the plan is to make it rectangular shaped for their children's safety. The grade change is in an area that will be changed from a window to a door to give access from the lower level of the house to the pool.

Board Questions/Comments:

- Q: Will there still be a six foot fence, even though the pool will have a cover?
- A: Yes
- Q: What is the extent of the grade change?
- A: Less than 24 inches.

Audience question/comments: NONE

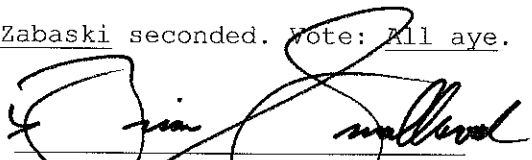
Board Discussion/Findings

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

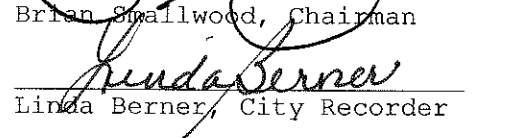
Consideration of the Minutes

Blaufuss motioned approval as corrected, Zabaski seconded. Vote: All aye.

Meeting adjourned at 7:37pm.



 Brian Smallwood, Chairman



 Linda Berner, City Recorder