

MINUTES
BOARD OF ZONING APPEALS
THE CITY OF BELLE MEADE
October 20, 2015

Call to Order

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

Board members present

Charlie Atwood (alternate)
Carole Nelson

Brian Smallwood
Mal Wall

Staff members present

Lyle Patterson, Building Official Linda Berner, City Recorder
Bob Patterson, City Attorney

Conflicts - None

OLD BUSINESS

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

Presentation: No one was present at the start of the meeting so Nelson made the motion to move the appeal to the end of the agenda and Wall seconded. All voted aye. Upon revisiting the appeal, still no one had arrived. L Patterson explained that the appellants originally were 18% over in volume but reduced it to 7%, which still cannot be heard by the Board. L. Patterson has not heard from them since the first part of September.

Board Questions/Comments:

Q: Do they own the property?

A: Yes.

Audience question/comments:

Dru Anderson, 4309 Sunnybrook Dr., stated her main concern is that the house will be 5600 square feet. Sunnybrook Drive consists of small lots with smaller homes. The proposed house will be out of character with the neighborhood.

Patricia King, 601 Lynwood Boulevard, stated she is concerned that she will see a three story house from their property, worried about the standard of building materials that will be used, and landscaping between their properties.

Board Discussion/Findings:

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

NEW BUSINESS

1. David Baker - 209 Belle Meade Blvd (15101)
Special Exception - addition
Building permit denied:
 - A. Addition is outside the building envelope but within existing setbacks.
 - B. Addition exceeds allowable footprint.

Presentation: David Baker & wife Melanie, owners

Applicants want to build a master bedroom addition. They request: 1) shift the allowable building footprint to the south side of the house, and 2) allow 2.97% over in the allowable footprint.

Board Questions/Comments:

Q: Is the addition any closer to the side property line than existing?

A: No.

Q: Can any square footage be reduced so there is no overage in footprint?

A: The size could be reduced if requested. There is an arbor with a roof but no sides that is contributing to the footprint; this could be reduced.

Audience Questions/Comments: None

Board Discussion/Findings:

- Reasonably convenient to reduce the footprint overage, and it probably should be reduced.
- Easiest way to reduce the footprint is to make the roof on the arbor a trellis, and you could do part roof and part trellis.

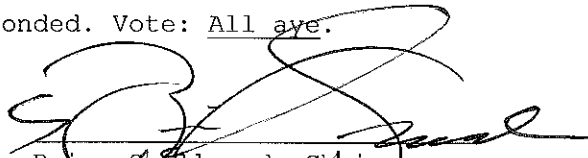
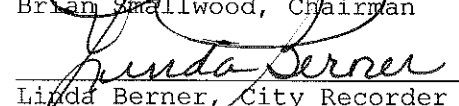
Stipulation: Reduce square foot overage to 0%.

Motion to **Approve:** Nelson Second: Wall Vote: All aye

Consideration of the Minutes:

Nelson motioned approval, Wall seconded. Vote: All aye.

Meeting adjourned at 7:29pm.


 Brian Smallwood, Chairman

 Linda Berner, City Recorder