

MINUTES  
BOARD OF ZONING APPEALS  
THE CITY OF BELLE MEADE  
NOVEMBER 17, 2015

Call to Order

The meeting was called to order by Pete Zabaski, Vice Chairman, at 7:00pm.

Board members present

Mary Ann Blaufuss                      Carole Nelson                      Pete Zabaski  
Joel Galanter                              Mal Wall

Staff members present

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

Conflicts - None

NEW BUSINESS

- 1. Seamus Ross - 417 West Tyne Drive (15111)  
Conditional use - swimming pool  
Special Exception - wall, grade change  
Building permit denied:
  - A. Swimming pool requires BZA approval.
  - B. Wall is other than in permitted location.
  - C. Grade change more than 21" requires BZA approval.

L. Patterson stated the applicants are requesting a one month deferral.

Motion to **Defer:** Nelson                      Second: Galanter                      Vote: All aye

\*\*\*\*\*

- 2. Steve Cates - 511 Belle Meade Blvd (15112)  
Conditional use - swimming pool  
Special Exception - wall, grade change  
Building permit denied:
  - A. Swimming pool requires BZA approval.
  - B. Wall is other than in permitted location.
  - C. Grade change more than 21" requires BZA approval.

Applicants asked to be moved to the end of the agenda.

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

\*\*\*\*\*

- #3 Michael Buttarazzi - 510 Park Center Drive  
Conditional use - swimming pool, pool cabana  
Special Exception - fence, grade change  
Building permit denied:
  - A. Swimming pool requires BZA approval.
  - B. Pool cabana requires BZA approval.
  - C. Fence is other than in permitted location.
  - D. Grade change more than 21" requires BZA approval.

**Presentation:** Dave White, landscape architect

Owners want to move the fence off the property line due to a row of hedges that they do not wish to remove. The grade change will be where the pool cabana will be located.

**Board Questions/Comments:**

Q: How will you maintain the property between the fences?

A: There will be space to enter to mulch, weed, trim, and do general maintenance.

Q: Who currently maintains that area?

A: The Buttarazzis.

Q: How far will the fence be off the property line?

A: Four feet from the hedges and the hedges are just off the property line.

C: Please show the plans for the pool cabana. (plans were shown)

Q: Is one side of the cabana opened to the pool?

A: Yes

Q: What is the size of the pool?

A: 40' x 16'

**Audience Questions/Comments:** None

**Board Discussion/Findings:**

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

\*\*\*\*\*

2. Steve Cates - 511 Belle Meade Blvd (15112)

Conditional use - swimming pool

Special Exception - wall, grade change

Building permit denied:

A. Swimming pool requires BZA approval.

B. Wall is other than in permitted location.

C. Grade change more than 21" requires BZA approval.

**Presentation:** Mike Kaiser, landscape architect

The request is for the pool to be placed in the side yard to be close to the living space. The wall will come off the back corner of the garage, extend out to the back yard, enclosing the pool equipment area, and continue parallel to the side property line to tie in to where a terrace is located. Kaiser showed plans that illustrate where the grade will be cut or filled in excess of 21".

**Board Questions/Comments:**

Q: So basically, you are filling from the finished floor elevation of the basement to the finished floor elevation of the first floor?

A: There is one step from the finished floor of the house out to the terrace, and the finished floor of the house is set 36" above the grade.

Q: Will the existing house be torn down?

A: Yes

Q: What about the drainage issues on the pool side in relation to the neighbors?

A: The grade will be left undisturbed so existing drainage conditions will remain.

Q: What is the height of the house?

A: 35'

**Audience Questions/Comments:** None

Board Discussion/Findings:

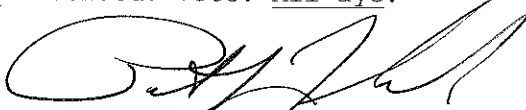
Motion to Approve: Wall                      Second: Blaufuss                      Vote: All aye

\*\*\*\*\*

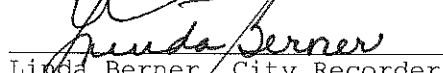
Consideration of the Minutes:

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

Meeting adjourned at 7:41pm.



Pete Zabaski, Vice Chairman

  
Linda Berner, City Recorder