

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

Call to Order

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

Board members present

Carole Nelson Mal Wall  
Brian Smallwood Pete Zabaski

Staff members present

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

Conflicts - None

OLD 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 appellants are asking for a deferral.

Motion to **Defer for 60 days:** Zabaski Second: Wall Vote: All aye

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NEW BUSINESS

- 2. Cole Barfield - 4414 Tyne Blvd (15121)  
Conditional use - swimming pool  
Special Exception - fence, grade change, and footprint outside building envelope  
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.
  - D. Footprint outside the building envelope but within existing setbacks.

**Presentation:** Gavin Duke, landscape architect; Kathryn Sloan, architect  
Owners want to take out the existing pool and replace with a new one. They are also requesting that the service side of the wall be moved to the Westview Avenue side of the property and moved forward from the back corner to give a safe playing area for the children and to accommodate the first floor master bedroom. Duke showed and explained the grade change request. Sloan explained the footprint overage request.

Board Questions/Comments:

Q: Explain the grade change.  
A: Duke explained the topography and the requested change.

Q: How much lower is the proposed finished floor elevation from the existing house's floor elevation?

A: Duke explained the differences in the elevations.

Q: Will you remove the wooden part of the wall?

A: Yes, at a later date.

Audience Questions/Comments: None

Board Discussion/Findings:

- Fence on the west side makes sense
- Grade manipulation drawings are confusing
- Bad return percentage on the neighbor notices
- Large lot so the pool located on the side does not concern the Board

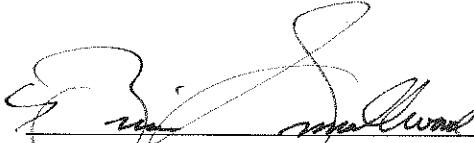
Motion to Approve: Nelson Second: Wall Vote: All aye

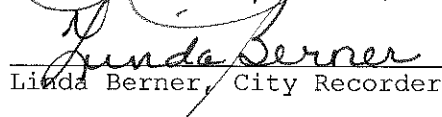
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Consideration of the Minutes:

Zabaski motioned approval, Nelson seconded. Vote: All Aye.

Meeting adjourned at 7:30pm.

  
 Brian Smallwood, Chairman

  
 Linda Berner, City Recorder