**MINUTES
Board of Zoning Appeals**

 **city of belle meade**

**DECEMBER 19, 2017**

**Call to Order**

The meeting was called to order by Pete Zabaski, Chairman, at 5:00pm.

**Board members present**

Pete Zabaski Carole Nelson Joe Dughman

Mal Wall James Edwards

**Staff members present**

Beth Reardon, City Manager Doug Berry, City Attorney

Lyle Patterson, Building Official Charlotte Hunter, City Recorder

**CONFLICTS: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

1. The application of Sam Lane (17121) 1222 Canterbury Drive, for a special exception for the construction of a gate and columns. The building permit has been denied for the following reasons.
2. Gate is above allowed height
3. Columns are above allowed height.

**Presentation:**

Isaac Wantland, Landscape Architect

Describes home as manor style from the 1600’s. Asking for the entryway to be the visual point of the property. Compared many piers on Canterbury; the average was 6 feet, 10 inches. This design would be 4 feet 6 inches. The scroll at the top is made of iron and will make the transition to the lower gate softer.

**Board Questions/ Comments:**

Q: Did you measure all the gates on the street?

A: Not all of them, just the taller ones

Q: How important are the scrolls?

A: They blend with the home. There are other iron works on the house. The lights have iron brackets. The scroll is a work of art and for beauty. The scroll is transition and the announcement of visitors to the home. The scrolls are used to taper down to the gate. They will not be seen when the gates are open and flush against the wall.

Q: How tall are the columns?

A: 4 feet 6 inches, shorter than most men.

**Audience Questions/ Comments:** None

**Board Discussion/ Questions:**

* Nelson doesn’t like the curly Q at the top of the gate.
* Edwards & Dughman like the look of the gate.

**Motion to approve:** Dughman Second: Edwards

Vote: Aye: Zabaski, Nelson, Dughman, Edwards Oppose: Wall

2. The application of Walker Mathews (17122) 930 Belle Meade Blvd., for a variance for the construction of a screened porch. The building permit has been denied for the following reason.

1. Screen porch is outside the building envelope.

**Presentation**:

Walker Mathews described his lot as triangular. The “new” screened in porch is in line with the wing of the courtyard. The present porch is cracking and needs to be replaced. He needs the variance because of the lot shape.

Q: What room does it attach to?

A: Master bedroom

**Audience Questions/ Comments**: An email from neighbors Gary and Wendy Enzor approving the porch.

**Board Discussion/ Questions**:

 Mr. Dughman says he understands encroachment and understands it’s minimal.

**Motion to approve:** Dughman Second: Nelson Vote: All Aye

3. The application of David Ingram (17123) 4417 Tyne Blvd., for a conditional use for the construction of a swimming pool and a special exception for the construction of a fence. The building permit has been denied for the following reasons.

1. Swimming pool requires BZA approval.
2. Fence is in other than permitted location.

**Presentation**:

Van Pond, Architect

Mr. Pond stated the property is large at 2.6 acres. The fence will be from the back corner to the rear to enclose the pool. The fence is 9 and 1/2 feet off property line and runs along Richland Creek. There is an old stone wall that will not be touched. It is not in good shape.

Q: Will there be an access gate?

A: Yes with an 8 and 1/2 foot gate.

**Audience Questions/Comments**: None

**Board Discussion/Questions**:

Q. Why isn’t the fence going straight on the right side?

A. There is a gracious side yard that isn’t enclosed with a fence but a nice stone wall.

**Motion to approve:** Wall Second: Nelson Vote: All Aye

4. The application of Gaylon Lawrence (17124) 307 Jackson Blvd. for a special exception for the construction of an addition and driveway. The building permit has been denied for the following reasons.

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

 B. Driveway is over the footprint.

**Presentation**:

Alan Harris, McAlpine Architect and Ben Barry, Landscape Architect presented. The home was built in 1995. They plan to enlarge the master bedroom 31 feet for a toilet and shower. It will fit to an existing wall. Barry will plant heavy vegetation for screening and addition will not be visible to any neighbor. They plan to move the garage and driveway. The way it is now, it is very small and hard to back out of area.

Q. Will the very large pine tree be saved?

A. No, it is nuisance with the needles, but they will plant landscaping and will screen the area with greenery.

Q. You have to pave an area for 5 cars across and 2 deep in the front of the house?

A. Yes, They plan to entertain very often and the way the space is now, it is not an easy layout to turn around. The driveway will be gravel with tar.

Q. There are too many cars spaces and it is in the area closest to the neighbors, why?

A. We don’t want the parking to crowd the entrance to the house.

Q. Why there? Couldn’t you move it and make a sidewalk? 50 feet from the house?

A. Consistency and it frames the house. We feel it makes it a better feel to the home.

Q. What kind of planting in this area?

A. Boxwood hedges.

**Audience Discussions/Comments**: None

**Board Discussions/Questions:**

The Board is concerned about the front driveway. It is already over the 12% allowance by an additional 4%. This is a want vs. a need. Parking is over and asking for 636 sq. feet. What compromise? A minimum of 300 sq. feet must be removed from driveway and remove one car width along front of driveway. Lyle will “red line” and initial the changes on the plans.

**Motion to approve subject to stipulation to decrease 300 sq. ft. from driveway:** Nelson Second: Wall Vote: All Aye

**Consideration of the Minutes**

Minutes from regular meeting held November 21, 2017.

**Motion to approve:** Wall Second: Edwards Vote: All aye

Meeting adjourned at 5:45pm.

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