**MINUTES
Board of Zoning Appeals**

 **city of belle meade**

**FEBRUARY 20, 2018**

**Call to Order**

The meeting was called to order by Pete Zabaski, Chairman, at 5:15pm.

**Board members present**

Pete Zabaski Craig Andreen

Gloria Sternberg 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 the Belle Meade Country Club (18021) 815 Belle Meade Blvd. for a special exception for the construction of an addition (expansion) of the club for a fitness center building and golf cart storage. The building permit has been denied for the following reason.
2. Under the zoning ordinance appendix D, country clubs, construction or improvements upon a country club site require BZA approval.

**Presentation:**

Steve Blackmon, President of Belle Meade Country Club

Michael Seabrook, Manager of the Belle Meade Country Club

Tom Little & Mike Kaiser Landscape Architects

Membership at the club would like to improve its fitness center and golf cart storage. The roof will store most of the equipment. The cooling tower will be much smaller than existing one and hidden using plantings for screens.

**Board Questions/ Comments:**

Q: Is there a fence around the coolant tower?

A: Yes, 10 feet same as the tennis courts. It will improve the look from the parking lot and street.

Q: What equipment on the roof?

A: Energy Recovery Unit and air conditioners.

Q: Is there anywhere else you could put this tower?

A: No, not really. It would take up too many parking spots. It is the furthest from the neighbors.

Q: Do you have a plan B? 15 feet from the road is close.

A: Possibly move it 5 feet, but in order to use existing parking, fairways and pathways, this is the best location. The height is 5 feet lower that it was previously. Currently it is an eyesore, but this will be better.

**Audience Questions/ Comments:** None

**Board Discussion/ Questions:**

* Andreen has faith in Belle Meade Country Club to make it look great.
* Zabaski says moving the tower a few feet won’t make a big difference.
* Edwards says it is hard to see the tower now driving down Harding so with it being smaller, it should be good.

**Motion to approve:** Andreen Second: Edwards Vote: All Aye.

2. The application of Nelson Crowe (18022) 426 Page Road for a conditional use for the construction of a swimming pool. The building permit has been denied for the following reason.

1. Swimming pool requires BZA approval. ***REQUESTING TO BE DEFERRED 60 DAYS***

**Motion to approve:** Sternberg Second: Edwards Vote: All Aye

3. The application of Tony Oglesby (18023) 1308 Page Road for a conditional use for the construction of a swimming pool and spa. The building permit has been denied for the following reasons.

1. Swimming pool requires BZA approval.
2. Spa requires BZA approval.

**Presentation**:

Wade Rick Landscape Architect

Wade stated the property is large at 1.7 acres. There will be lots of plantings for screening.

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 wall around it?

A. It is screening from the terrace, back corner of the house to off-set.

**Motion to approve:** Edwards Second: Sternberg Vote: All Aye

4. The application of Dyer Rodes (18024) 404 Ellendale Ave. for a special exception permitting the construction of a gazebo. The building permit has been denied for the following reason.

1. Gazebo is located in other than permitted location.

**Presentation**:

Eric Stengel, Architect

The home was built in early 1920’s by Mr. Woolwine for himself. The gazebo is beside the pool and you won’t be able to see it from garage.

Q. What is the height of the gazebo?

A. The gazebo height is lower than the roof line at 9.6 vs. 15 feet.

Q. Why is the gazebo by the property line and not near the house?

A. It has the same set back as the patio, 10 feet.

**Audience Discussions/Comments**: None

**Board Discussions/Questions:**

Andreen states that any neighbors affected have been contacted and taken care of.

**Motion to approve:** Andreen Second: Edwards Vote: All Aye

5. The application of David Baker (18025) 209 Belle Meade Blvd. for a special exception permitting the construction of driveway and walls. The building permit has been denied for the following reason.

1. Driveway footprint is to be reconfigured but over allowed footprint.
2. Wall is over allowed height.

**Presentation:**

Mike Kaiser, Landscape Architect

Mike says this is a very tight lot. The appeal is asking for a driveway for 2 cars and to keep green space. The elevation is cut into the driveway.

**Audience Discussions/Comments**: None

**Board Discussions/Questions:**

Sternberg asked why a gazebo for the parking structure?

Mike says for shade.

Edwards says a compelling reason to vote in favor is that the site is small and no garage.

Zabaski asked what is behind the fountain.

Boxwood hedges will shape the fountain and the yard. The wall is 5 feet tall and will be surrounded with landscaping. Unless invited, nobody will see the back yard.

**Motion to approve:** Andreen Second: Sternberg Vote: All Aye

6. The application of Vivian Brown (18026) 515 Jackson Blvd. for a conditional use permitting the construction of a swimming pool and a special exception for piers and fence. The building permit has been denied for the following reasons.

1. Swimming pool requires BZA approval.
2. Piers are over allowed height.
3. Fence is in other than permitted location.

**Presentation**:

Clay Trabue, Landscape Architect

Clay explained the pool will be moderate in size (30 x 17) and within setbacks. Piers will be 30 inches high and will fit in with the neighborhood design. He gave examples of houses with a wall or fence with this same idea in this neighborhood.

Q:

A:

**Audience Questions/Comments**:

Mr. and Mrs. Gary Parkes, 4411 Truxton, right behind the Brown’s.

Gary says he is worried about coming out of his drive and not being able to see because of the plantings.

Clay says the plantings are 30 feet from the driveway so this will not be an issue. Also, the iron fence on Truxton across the street is not screened, but the Brown’s fence will be screened with plantings.

**Board Discussion/Questions**:

This house is unique that it borders 3 streets Jackson, Gerald & Truxton.

Why Masonry vs. iron fence? Clay says for security and privacy. The wall will not been seen from the outside due to planting screens.

Edwards says the masonry wall. It closes off the short street and blocks visibility.

Clay says the wall won’t be seen from the outside, it is on the inside of the meadow of the back yard. It is 16 feet off the street.

Zabaski says that with the plantings closer to the wall, it won’t look like a wall since it will be 15 feet from the house.

Mrs. Brown asked Mrs. Parkes if she would prefer landscape or a wall.

Mrs. Parkes stated proper landscaping is preferred by their drive on Truxton.

**Motion to approve with conditions for planting plan approved prior with Mr. and Mrs. Gary Parkes:** Andreen Second: Zabaski

Vote: All Aye

**Consideration of the Minutes**

Minutes from regular meeting held February 20, 2018.

**Motion to defer:** Andreen Second: Zabaski Vote: All Aye

Meeting adjourned at 7:05pm.

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