**MINUTES  
Board of Zoning Appeals**

**city of belle meade**

**NOVEMBER 21, 2017**

**Call to Order**

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

**Board members present**

Pete Zabaski Carole Nelson Gloria Sternberg

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:** The application of Ann Heise 325 Lynwood Blvd. (17101) for a special exception for the construction of a fence. The building permit has been denied for the following reason.

a. Fence is other than permitted location.

**THIS APPLICATION HAS BEEN WITHDRAWN PRIOR TO THE MEETING.**

**NEW BUSINESS:**

1. The application of Doug and Brenda Hale – 916 Drew Pl. (17111) for a

special exception for the construction of an addition. The

building permit has been denied for the following reason.

a. Addition is outside the building envelope but within existing setbacks.

**Presentation:**

L. Patterson presented the home built in 1952 by the original owners of the one bed, 1.5 bath house. It sits at an angle on the lot and has an irregular shape. The fireplace was build prior to all restrictions.

Betsy Pogue– Architect

Betsy explained the house has lots of charm that they want to keep it and not tear it down. They plan to add a bed and bath on the main level.

**Board Questions/ Comments:**

Board discussions if this is a variance or special exception.

Q: House Wall is 16 inches beyond right side, chimney is 24 into setback space. Chimney is the exception.

A: The real building will be the wall of the house, not the chimney.

Q: Why is this to the property line?

A: It needs the space for the addition to work. We are at the minimum now. There is no compromise, 24 inches is too small, doors are close together and they can’t avoid making this request.

Q: Where is the Notice of Meeting sign that we put in the yard?

A: Nobody knows why it was taken down but since all adjoining neighbors were sent letters, the sign is not an issue.

**Audience Questions/ Comments:** Steve Horrell, lives at 4444 Manor Drive

Expressed his excitement for the Cape Cod House character to be intact with the new owners. As the house stands now, it is not livable. Everything original including the curtains. He has talked to many neighbors and they all are aware of additions and are fine with it.

**Board Discussion/ Questions:**

* Nelson concerned that this will be closer to the neighbors and they are using the fireplace as existing setback.
* Edwards says he will approve since alternate would be a tear down.
* City Attorney stated Board can vote with the intention that the extension is not past the fireplace.

Motion to approve: Wall Second: Edwards Vote: Zabaski, Edwards, Wall No: Nelson

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**Consideration of the Minutes**

2. Minutes from regular meeting held October 17, 2017.

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

Meeting adjourned at 5:53pm.

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