

**MINUTES
BOARD OF ZONING APPEALS
BELLE MEADE CITY HALL
DECEMBER 18, 2018**

Call to Order

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

Board members present

Pete Zabaski	Joe Dughman	James Edwards
Gloria Sternberg	Haley Dale	

Staff members present

Beth Reardon, City Manager	Doug Berry, City Attorney
Lyle Patterson, Building Official	Charlotte Hunter, City Recorder

CONFLICTS: None

CONSIDERATION OF THE MINUTES:

1. The minutes of the regular meeting of the Board of Zoning Appeals held November 20, 2018.

Motion to Defer 30 days: Zabaski **Second:** Dughman **Vote:** All Aye

OLD BUSINESS:

1. The application of St. George's Episcopal Church (18113) 4715 Harding Road, for a variance for the construction of the "Parrish Life Center"/Gym. St. George's is governed under the zoning ordinance Appendix A, churches and schools. The building permit has been denied for the following reason.

The BZA shall have the jurisdiction and authority to grant a permit for the erection of churches and school buildings, including all accessory buildings and structures, parking areas, walkways, entrances, exits and driveways constructed in conjunction therewith.

Motion to Defer 60 days: Zabaski **Second:** Dughman **Vote:** All Aye

NEW BUSINESS

1. The application of Delphine Damon (18121) 1019 Chancery Lane, for a special exception for the construction of a gate. The building permit has been denied for the following reason.
 - A. Gate is in other than permitted location.
 - B. Gate is over allowed height

Presentation:

Tara Armistead, Landscape Architect, explained her clients would like to add a gate to their driveway that is over the required height. The gate will be a stand-alone gate flanked by the creek so you won't be able to drive around the gate. It is about 145 feet from the road. The front door is not visible from the road so this is a big security issue. We will add lots of flowering trees, like holly and Magnolias.

Board Questions/ Comments:

Q: Will the plantings be near the street or is it to hide the gate?

A: The plantings will be for screening and privacy.

Q: Why should we allow a gate that is higher than allowed?

A: You won't be able to see it from the street, it is for sense of security and it fits the architecture of the home.

Q: Is it just a gate, no fence?

A: Correct, the creek acts for the fence since it is not passable with a car.

Q: How high is the solid part of the gate?

A: 2 and a half feet up to 4 feet, it is open above the base.

Q: What about the post on each side?

A: Inner is 4 feet, swings to 38 to 60 inches

Audience Questions/ Comments: None

Board Discussions:

Dughman: We just approved a similar one like this because it is also open on the top.

Zabaski: This is unusual in Belle Meade to have a stand-alone gate and it seems 3 feet isn't as appealing as the taller one. It has a better design.

Dughman: 145 is far off the road and not noticeable.

Stenberg: The solid portion is only 2 and half feet tall with the open top so it doesn't hide the green spaces around it.

Dale: What does the ordinance prevent?

It gives the board control of placement of gates because we don't want this to be a wall city. The board doesn't want to obstruct views of a yard. Belle Meade means beautiful meadows with open grounds.

Edwards: It is very rare to have a stand-alone gate with no fence.

Motion to Approve: Dughman **Second:** Edwards **Vote:** All Aye

Meeting adjourned at 5:27pm.



Chairman Pete Zabaski



City Recorder Charlotte Hunter