

CITY OF

Belle Meade

TENNESSEE



AGENDA - BOARD OF ZONING APPEALS

TUESDAY, NOVEMBER 17, 2020

Belle Meade City Hall, 4705 Harding Road

Commencing at 5:00 p.m.

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS AND OTHER INTERESTED PARTIES:

This is to notify you that the regularly scheduled meeting of the Board of Zoning Appeals (BZA), with public hearing, will be held **TUESDAY, NOVEMBER 17, 2020**. The meeting will be held using a teleconferencing platform "Zoom" that you may access by computer or cell phone. The meeting ID, phone number and plans are available on the home page of the City website, citybellemeade.org. The meeting will commence at 5:00 p.m. for consideration of the following items:

Approval of Minutes:

The Minutes of the regular meeting of the Board of Zoning Appeals held October 20, 2020.

Old Business:

1. The application of Jerry Hancock (20101) 213 Paddock Lane, for a variance permitting the construction of a new single-family home. The replacement of a residential structure with a new residential structure is permitted in the zoning ordinance provided that no pre-existing non-conforming use, structure, and/or variance from the provisions of the zoning ordinance will be extended closer to the property line by reason of construction of such anew structure. The building permit has been denied for the following reasons.
 - A. House is over allowed footprint.
 - B. House is over allowed F.A.R.
 - C. House is outside building setbacks in rear.

New Business:

1. The application of Truit Ellis (20111) 4421 Shepard Place, for a conditional use permitting the construction of a pool & spa. The building permit has been denied for the following reason.
 - A. Swimming pools and spas require BZA approval.
2. The application of Jack Wallace (20112) 110 Westhampton Place, for a conditional use permitting the construction of an accessory structure. The permit has been denied for the following reason.
 - A. Accessory structures require BZA approval.

3. The application of Everett Kelley Jr. (20113) 210 Paddock Lane, for a conditional use permitting the construction of a pergola. The building permit has been denied for the following reasons.
 - A. Pergolas require BZA approval.
 - B. Pergola is over allowed square feet.
4. The application of Seth Yazdian (20114) 4406 Honeywood Drive, for a variance for house over allowed height and conditional use permitting the construction of a swimming pool. The building permit has been denied for the following reasons.
 - A. Home is over allowed height in rear.
 - B. Swimming pools require BZA approval.
5. The application of Marvin Morris (20115) 717 Westview Ave., for a conditional use permitting the construction of a swimming pool, a special exception for a fence and a variance/conditional use for a spa. The building permit has been denied for the following reasons.
 - A. Swimming pools require BZA approval.
 - B. Fence is in other than permitted location.
 - C. Spa requires BZA approval and is outside the building envelope.
6. The application of Tom Chapman (20116) 300 Jackson Blvd., for a variance permitting the construction of an addition outside the building envelope that is over the height allowance. The building permit has been denied for the following reasons.
 - A. Addition is outside the building rear setback due to topography.
 - B. House addition is over the allowed height in rear.
7. The application of Damon Drake (20117) 212 Lynwood Terrace, for a conditional use permitting the construction of a swimming pool. The building permit has been denied for the following reason.
 - A. Swimming pools require BZA approval.
8. The application of Bear Branch Revocable Trust (20118) 4524 Millrace Lane, for a conditional use permitting the construction of a pool, a variance for overage in allowed grade change and a variance for partial pool/fountain outside setback. The building permit has been denied for the following reasons.
 - A. Swimming pools require BZA approval.
 - B. Grade is over allowance.
 - C. Pool/Fountain is over rear building setback.

Other Business: None Scheduled

The next regularly scheduled meeting of the Board of Zoning Appeals will be held December 15, 2020
at 5:00 P.M.

BY ORDER OF THE CHAIRMAN


Beth Reardon, City Manager