

**Minutes
Board of Zoning Appeals
Belle Meade City Hall
January 21, 2020**

Call to order

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

Board Members present

Pete Zabaski, Vice Chairman Gloria Sternberg Haley Dale
Charlie Atwood, alternate

Staff Members present

Beth Reardon, City Manager Doug Berry, City Attorney
Lyle Patterson, Assistant City Manager/Building Official
Edie Glaser, City Recorder

Conflicts: None

Consideration of the minutes - November 19, 2019

Motion to Approve: Dale Second: Zabaski Vote: All aye

Consideration of the minutes - December 17, 2019 Deferred

Old Business:

1. The application of St. George's Episcopal Church (19126), 4715 Harding Pike for a special exception governed under the zoning ordinance Appendix A, Churches and Schools, permitting the construction of the Boy Scouts Storage Shed. The building permit has been denied for the following reasons.

- A. Accessory buildings and detached structures require ZA approval.
- B. Accessory structure is outside building envelope.

Presentation: Lyle Patterson announced St. George's Episcopal Church elected to return in February.

New Business:

2. The application of John and Amy Riddick (20011), 4412 Shepard Place, for a special exception for the construction of an addition and a conditional use for the construction of a swimming pool. The building permit has been denied for the following reasons:

- A. Addition to existing structure is outside the building setback but within the existing footprint.
- B. Swimming pool require BZA approval

Presentation: Gavin Duke with Page/Duke Landscape Architects described the plan shown. There is a pool with an enclosure fence. There are elevations in the landscaping.

Board Questions/ Comments:

- Dale - Why is the rear set back labeled new?

- Duke - We just went to the MPC. We re-acquired the property that allowed us to have that set back. It has just been filed with the City.
- Zabaski - Is the fence around the pool a 6-foot wood fence?
- Duke - Yes
- Zabaski - Patterson should that 6-foot fence around the pool equipment have come before the Board?
- Duke - We are trying to disguise that area. The planting is going to be very tight.
- Patterson - Is it the same material as the fence going around the property line?
- Duke - No, it is a 5x5 post with solid planting. We could drop it down to 5 foot, but 3 foot is low and would not hide the equipment well.
- Patterson - I did not think this needed to be looked at. It's more for sound. It is a little close to the pool.
- Duke - there is a six-foot brick wall on the property line from the neighbors. They will not have a visual view of this.
- Zabaski - Will there be some sound absorption there?
- Duke - We will do some type of foam backing to help muffle that sound.
- Zabaski - Is the wall that goes around the pool existing?
- Duke - It is to a certain point.

Charlie Rankin architect for the project addressed the Board. He discussed the home addition portion. Currently there is a detached structure on the property that is outside the building envelope. We are requesting a special exception to increase the height of that structure. To add a second floor over that. We will not be introducing any more encroachment towards the neighbors in any direction. The addition is limited to the footprint of the existing structure. Part of this addition includes a new family room that is added to the back of the existing house. That addition happens within the building envelope, the footprint allowances, and the FAR allowances. This structure would no longer be attached so the zoning of the classification of that structure changes. It will no longer be detached and will become part of the body of the house. The reason for the request is to add a playroom to the back of the house and to allow us to raise the roof 11 feet.

- Zabaski - Does the addition meet FAR?
- Patterson - yes
- What is the height of the new detached structure?
- Rankin - the new would be 25 feet
- Zabaski - is this house going to have a garage?
- Rankin - no
- Dale - does the height requirement matter once it is not detached if approved?
- Patterson - No, it has to be 60 feet off of the rear property line. Height of twenty-five feet. Once you come 85 feet off you can go up 40 feet.

Audience Questions/Comments: None

Board Questions/ Comments: None

Motion to approve plans as submitted: Atwood Second: Dale
Vote: All aye

Motion to adjourn at 5:25pm: Sternberg Second: Dale Vote: All aye

Vice Chairman Pete Zabaski

City Recorder Edie Glaser