

MINUTES  
BOARD OF ZONING APPEALS  
BELLE MEADE CITY HALL  
JULY 16, 2019

**Call to Order**

The meeting was called to order by Joe Dughman, Chairman, at 5:02pm.

**Board members present**

Joe Dughman                      Pete Zabaski                      Gloria Sternberg  
Mal Wall

**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. Minutes of the regular meeting of the Board of Zoning Appeals held May 19, 2019.

**Motion to Approve:** Zabaski    **Second:** Wall    **Vote:** All Aye

2. Minutes of the regular meeting of the Board of Zoning Appeals held June 16, 2019.

**Motion to Defer:** Sternberg    **Second:** Zabaski    **Vote:** All Aye

**1. OLD BUSINESS: None**

**NEW BUSINESS:**

2. The application of Sean Kaminsky (19071), 609 Belle Meade Blvd., for a conditional use permitting the construction of a swimming pool and a special exception permitting the construction of a low sloped roof that is over allowance. The building permit has been denied for the following reasons.

A. Swimming pool requires BZA approval.

B. The low sloped roof is over allowance due to the mansard roof design

**Presentation:**

**Sharon Piggott- Architect**

We would like to add pool that is within the setback and allowable ratio. The equipment will also be within the setbacks. The fence will go from back corner to property line to completely enclose the pool. A mansard roof is a low slope roof style.

**Board Questions/ Comments:**

Q: Is this a tear down or a new build?

A: It is new build on existing lot.

Q: What is the pitch of the roof?

A: Probably 3- 12. It will have a small pitch not a totally flat roof. It will have enough for drainage.

Q: This style of roof is more modern style. Do changes need to be made for FAR?

A: No, it is up to BZA to approve it.

Q: Can we see a picture of the pool and equipment?

A: No neighbors are close to the pool area. Equipment will be by the Master suite. We will have lots of plantings, too.

Q: How far from neighbors?

A: 85 feet is the closest neighbor. It is a very wooded area.

**Audience Questions/ Comments: None**

**Board Discussions:**

Lyle Patterson said there have been provisions made in the Ordinance and conversation from volume to FAR for contemporary mansard style roof. There is leeway and the board can technically rule on this. This home is not trying to gain additional living space, it is more for the architectural design.

Zabaski: Beautiful home, looks nice on the property.

Sternberg: Agreed.

**Motion to Approve: Wall                      Second: Zabaski                      Vote: All Aye**

**NEW BUSINESS:**

2. The application of David Wedemeyer (19072), 4312 Signal Hill, for a special exception permitting the construction to convert a carport into a garage. The building permit has been denied for the following reason.

A. Convert existing carport into a garage outside the building envelope with doors facing the street.

**Presentation:**

David Wedemeyer

We would like to enclose carport to a garage to hide all of the kids toys and all of our stuff. It will greatly improve the aesthetics and a nice garage door.

Q: What is the structure on the plans to the right of the house?

A: It will be done in the future, a covered porch. But it is not in front of the board today.

Q: What are you adding? Are you changing the footprint?

A: Space off the back, partial 2<sup>nd</sup> floor. Not changing the footprint.

Q: Are you just enclosing the carport?

A: Yes.

**Board Questions/ Comments:**

Q: What is the structure on the plans to the right of the house?

A: It will be a covered porch. But it is not in front of the board today.

Q: What are you adding?

A: Space off the back, partial 2<sup>nd</sup> floor.

Q: Are you just enclosing the carport?

A: Yes.

**Audience Questions/ Comments: None**

**Board Discussions:**

Zabaski: Nice improvement.

**Motion to Approve: Zabaski                      Second: Sternberg                      Vote: All Aye**

**Other Business:**

Invitation to attend the Board of Commissioners Meeting tomorrow at 4pm.

Motion to Adjourn at 5:30pm: Dughman    Second: Zabaski    Vote: All Aye

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Chairman Joe Dughman

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City Recorder Charlotte Hunter