

**Minutes
City of Belle Meade
Board of Zoning Appeals
April 20, 2021**

The meeting was called to order by Chairman Joe Dughman at 5:00pm via "Zoom".

Board Members present

Joe Dughman, Chairman Pete Zabaski, Vice Chairman Erick Clifford
Chris Tardio Doug Hale

Staff Members Present

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

Consideration of the Minutes March 16, 2021

Old Business: None

New Business:

1. The application of Mr. Jeff Orr (21041), 311 Jackson Boulevard, for a variance permitting the construction of an addition. The building permit has been denied for the following reasons.

A. The addition is outside the building envelope but inside existing footprint.

Motion to defer until May at the applicant's request: Zabaski
Second: Tardio Vote: All aye

2. The application of Dr. Andrew Morse (21042), 4408 Shepard Place, for a variance permitting the construction of an addition. The building permit has been denied for the following reasons.

A. The addition is outside the building envelope but inside existing footprint.

Presentation: Dr. Michael Morse, owner, we have lived at 4408 Shepard Place for six years. Our home is a 1936 French provincial home with yellow stucco. We want to stick with the historical integrity of the home and have done subtle exterior and interior renovations to it to get it back to its original glory. Our proposal today is that we are requesting to do a ten foot extension off the house. This will allow us a first floor master to be constructed within the existing footprint and an addition of a master bathroom. This is just under ten feet of extension off the home which will keep the curb appeal intact. In addition, it is approximately 70 square feet of additional space that falls outside the allotted setbacks. Due to the abnormal geometry of our lot, this has put us at slight disadvantage from an addition standpoint. Our hope is to add to the current structure of the home in such a way that is consistent with the original home, and what it was meant to be in the symmetry of the home in the back courtyard. Wade Rick with Wade Rick Landscaping has been working on the extra component of this. We sit on 1.95 acres. The original home was constructed on the front portion of the property. Our house is currently around the 5,000 square foot limits. So, within the volumes, and constraints of that we are asking for a pretty modest addition to the home. We are located on the dead end and our neighbors sight

line would not be affected. There is also a plantation wall that separates the two properties so their sight line would not be affected during construction.

Wade Rick, Wade Rick Landscaping, we are considering some heavy screening to help block and keep the privacy intact of the neighbors surrounding (landscaping design shown on the screen).

Board Discussions:

Zabaski, I noticed this is a low sloped roof we are adding to. Is there a reason that is not on the agenda?

Patterson, it was not added to the agenda because it is in keeping with the house.

Motion to approve as submitted due to the abnormal shape of the lot: Zabaski

Second: Clifford Vote: All aye

Meeting adjourned 5:19pm

Chairman Joe Dughman

City Recorder Edie Glaser