

AGENDA – BOARD OF ZONING APPEALS

TUESDAY, April 15, 2008

Belle Meade City Hall – 4705 Harding Road

Commencing at **7:30 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, with public hearing, will be held **TUESDAY, April 15, 2008** at Belle Meade City Hall, 4705 Harding Road, at 7:30 p.m. for consideration of the following items:

OLD BUSINESS:

1. The application of Brad Bolton, (07065), 4520 Millrace Lane, for a variance permitting the construction of a house, walls, and grade change. The building permit has been denied for the following reasons:
 - A. House exceeds land to building ratio for volume.
 - B. Multiple retaining walls require Board of Zoning Appeals approval.
 - C. Grade change of more than 21” requires Board of Zoning Appeals approval.
 - D. Review by Board of Zoning Appeals of subdivision plat setbacks.
 - E. ~~House exceeds height from average natural grade.~~

2. The application of Ravi Chandra (07076), 1209 Canterbury Drive, for a variance permitting the construction of an addition. The building permit has been denied for the following reasons:
 - A. Addition is outside of the building envelope.
 - B. Request exceeds land to building ration for footprint and volume.

NEW BUSINESS:

1. The application of Jerrall Crook (08041), 704 Lynwood Boulevard, for a special exception permitting the construction of a fence. The building permit has been denied for the following reason:
 - A. Fence is other than in permitted location.

2. The application of Ryan Estopinal (08042), 720 Westview Avenue, for a special exception permitting the construction of an addition, and a variance permitting the HVAC outside of the building envelope. The building permit has been denied for the following reasons:
 - A. Request changes a previously approved request.
 - B. HVAC is outside of the building envelope

3. The application of Belle Meade Plantation (08043), 5025 Harding Road, for the construction of a turn out shed and a fenced paddock area. The building permit has been denied for the following reasons:
 - A. The request changes a previously approved request.
 - B. Detach structures on the historic site requires Board of Zoning Appeals approval.
 - C. Fence is other than in permitted location.

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4. The application of Joe Russell (08044), 1205 Chickering Road, for a special exception permitting the construction of a fence. The building permit has been denied for the following reason:
 - A. Fence is other than in permitted location.

5. The application of Charles Cline (08045), 100 Westhampton Place, for a special exception permitting the construction of an addition. The building permit has been denied for the following reason:
 - A. Addition is outside of the building envelope but within existing setback.

6. The application of Wesley Coker (08046), 215 Scotland Place, for a special exception permitting the construction of a house. The replacement of an existing 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 the construction of such a new structure. The building permit has been denied for the following reason:
 - A. Request changes a previously approved request by moving the house four feet from Park Hill.

7. The application of Sterling Ambrose (08047), 601 Lynwood Boulevard, for a special exception permitting the construction of an addition and grade change. The building permit has been denied for the following reasons:
 - A. Addition is outside of the building envelope but within the existing setback.
 - B. Grade change more than 21 inches required Board of Zoning Appeals approval.

8. The application of Burton Tally (08048), 627 Royal Oaks Place, for a variance permitting the construction of a new house. The building permit has been denied for the following reasons:
 - A. House is outside of the building envelope.
 - B. House exceeds footprint and volume.
 - C. Grade change more than 21 inches requires Board of Zoning Appeals approval.

9. The application of Keith Pitts (08049), 625 Westview Avenue, for a conditional use permitting the construction of an arbor. The building permit has been denied for the following reason:
 - A. Arbor is larger than 250 square feet.

10. The application of Jill Debona (080410), 915 Westview Avenue, for a conditional use permitting the construction of a pool and spa, and a special exception permitting the construction of a terrace, and gazebo. The building permit has been denied for the following reasons:
 - A. Pool requires Board of Zoning Appeals approval.
 - B. Pool and terrace exceeds land to building ratio.
 - C. Request exceeds volume ratio.

11. The application of Brad Worthington (080411), 202 Deer Park Drive, for a special exception permitting the construction of a new house, grade, and walls. The building permit has been denied for the following reasons:
 - A. House is outside of the building envelope.
 - B. Grade change more than 21 inches requires Board of Zoning Appeals approval.
 - C. House exceeds rear yard height.
 - D. Walls are other than in permitted location.
 - E. Property is in a special exception area.

12. The application of Charles Rush (080412), 4401 Tyne Boulevard, for a conditional use permitting the construction of an addition to the pool house. The building permit has been denied for the following reason:
 - A. Changes to detach structure require Board of Zoning Appeals approval.

13. Other Matters – Changes in submittals & procedures.

14. Minutes of the regular meeting of the Board of Zoning Appeals held March 18, 2008.

The next regularly scheduled meeting of the Board of Zoning Appeals will be held Tuesday, May 20, 2008, at 7:30 P.M. at Belle Meade City Hall, 4705 Harding Road, Nashville, Tennessee, 37205.

BY ORDER OF THE CHAIRMAN

Beth Reardon, City Manager

NOTE: The members of the Board of Zoning Appeals will meet on Sunday, April 13, 2008 at approximately 3:00 p.m. at City Hall and will go visit the relative properties at approximately 4:00 p.m.