

AGENDA – BOARD OF ZONING APPEALS

TUESDAY, May 20, 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, May 20, 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 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 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.
3. 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.
 - D. Walls are other than in permitted location.

NEW BUSINESS:

1. The application of Steve Blackmon (08051), 618 Enquirer, for a special exception permitting the construction of walls and driveway columns. The building permit has been denied for the following reasons:
 - A. Wall is other than in permitted location.
 - B. Columns are higher than three inches.
2. The application of Thomas Byrd (08052), 310 Clarendon Avenue, for a conditional use permitting the construction of a spa and a special exception permitting the construction of a terrace. The building permit has been denied for the following reasons:
 - A. Spa is outside of the building envelope.
 - B. Terrace exceeds land to building ratio.
3. The application of Alex Buchanan (08053), 1115 Belle Meade Boulevard, for a special exception permitting the construction of an addition, grade change, and multi retaining walls. The building permit has been denied for the following reasons:
 - A. Addition is outside of the building envelope but within the existing setbacks.
 - B. Grade change of more than 21 inches requires Board of Zoning Appeals approval.
 - C. Multi retaining walls require Board of Zoning Appeals approval.

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4. The application of Brent Ray (08054), 1212 Nichol Lane, for a special exception permitting the construction of a new house and grade change. 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 reasons:
 - A. House is outside of the building envelope but with existing setbacks.
 - B. Grade change more than 21 inches requires Board of Zoning Appeals approval.
 - C. Exceeds rear setback height.

5. The application of DeWitt Thompson (08055), 4410 Warner Place, for a special exception permitting the construction of a new house, grade change, walls/fence, and a conditional use permitting the construction of a pool. 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 reasons:
 - A. Grade change of more than 21 inches requires Board of Zoning Appeals approval.
 - B. Wall/Fence is other than in permitted location.
 - C. Pool requires Board of Zoning Appeals approval.
 - D. Flat roof exceeds land to building ratio

6. The application of David Wilds (08056), 824 Belle Meade Boulevard, for a special exception permitting the construction of a new 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. The building permit has been denied for the following reason:
 - A. House is outside of the building envelope but within existing setback.

7. The application of James Hunt (08057), 418 Sunnyside Drive, for a special exception permitting the construction of a grade change. The building permit has been denied for the following reason:
 - A. Grade change more than 21 inches required Board of Zoning Appeals approval.

8. The application of Tommy Frist (08058), 810 Jackson Boulevard, for a special exception permitting the construction of walls and entry gates, and a conditional use permitting the construction of a pool pergola. The building permit has been denied for the following reasons:
 - A. Request changes a previously approved request.
 - B. Walls and gates are other than in permitted location.
 - C. Pergola is in improper location.
 - D. Pergola is larger than 250 sq feet.

9. The application of Kent Kirby (08059), 1106 Belle Meade Boulevard, for a special exception permitting the construction of walls, and a conditional use permitting the construction for a pergola. The building permit has been denied for the following reasons;
 - A. Walls are other than in permitted location.
 - B. Pergola is larger than 250 sq feet.

10. Minutes of the regular meetings of the Board of Zoning Appeals held March 18, 2008 and April 15, 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, May 17, 2008 at approximately 3:00 p.m.** at City Hall and will go visit the relative properties at approximately **4:00 p.m.**