

AGENDA – BOARD OF ZONING APPEALS  
TUESDAY – JUNE 19, 2007  
at BELLE MEADE CITY HALL  
commencing at 7:30 P.M.

TO ALL MEMBERS OF THE BOARD OF ZONING APPEALS OF THE CITY OF BELLE MEADE 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, June 19, 2007** at Belle Meade City Hall, 4705 Harding Road, commencing at 7:30 p.m. The Board of Zoning Appeals will consider the following:

**OLD BUSINESS:**

1. The application of Ridley Wills, III, (07032), 1222 Canterbury Drive, for a special exception permitting the construction of a ~~house~~, driveway, fence and walls; and a conditional use permitting the construction of a pool and terrace. The building permit has been denied for the following reasons:
  - A. ~~House exceeds land to building ratio for volume.~~
  - B. Driveway exceeds land to building ratio.
  - C. ~~Fence and~~ Walls are other than in permitted location.
  - D. Pool and terrace exceed land to building ratio.
  - E. ~~House exceeds height.~~
  
2. The application of Hardy Burch, (07043), 807 Westview Avenue, for a variance permitting the construction of a house. The replacement of an existing residential structure with a new residential structure, 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 reasons of the construction of such a new structure. The building permit has been denied for the following reasons:
  - A. The replacement of an existing residential structure with a new residential structure, under the forgoing condition, requires approval of the Board of Zoning Appeals.
  - B. House is outside of the building envelope.
  - C. House exceeds allowable height for rear yard.
  - D. House exceeds land to building ratio for volume.
  - E. Drive is within the 5' setback.
  
3. The application of Benjamin Joffe, (07055), 630 Royal Oaks Place, for a special exception permitting the construction of a house and detached garage. The replacement of an existing residential structure with a new residential structure, 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 reasons of the construction of such a new structure. The building permit has been denied for the following reasons:
  - A. The replacement of an existing residential structure with a new residential structure, under the forgoing condition, requires approval of the Board of Zoning Appeals.
  - B. House exceeds land to building ratio for footprint and volume.
  - C. Driveway is within the 5' setback.
  - D. Relocating an existing shed that is outside the building envelope to a new location outside the building envelope.

**NEW BUSINESS:**

1. The application of David Emery, (07061), 415 West Tyne Drive, for a conditional use permitting the construction of a garden structure. The building permit has been denied for the following reason:
  - A. Requires Board of Zoning Appeals approval.
  
2. The application of Randall Henderson, (07062), 422 Ellendale Avenue, for a special exception permitting the construction of an addition. The building permit has been denied for the following reason:
  - A. Addition exceeds land to building ratio for footprint and volume.

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3. The application of William Cooper, (07063), 210 Paddock Lane, for a special exception permitting the construction of a house. The replacement of an existing residential structure with a new residential structure, 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 reasons of the construction of such a new structure. The building permit has been denied for the following reasons:
  - A. The replacement of an existing residential structure with a new residential structure, under the forgoing condition, requires approval of the Board of Zoning Appeals.
  - B. House is in a special impact area.
  - C. House exceeds land to building ratio for footprint and volume.
  - D. House is outside the building envelope.
  - E. Garage doors fact to front of lot.
  - F. HVAC is outside of the building envelope.
4. The application of Tom Cox, (07064), 617 Westview Avenue, for a conditional use permitting replacement of a pool. The building permit has been denied for the following reason:
  - A. Replacing existing pool with a larger pool requires Board of Zoning Appeals approval.
5. 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.
6. The application of Al Gore, (07066), 312 Lynwood Boulevard, for a special exception permitting the construction of a geo-thermal system. The building permit has been denied for the following reason:
  - A. Geo-thermal system is outside of the building envelope.
7. Minutes of the regular meeting of the Board of Zoning Appeals held April 17, 2007 and May 15, 2007.

The next regularly scheduled meeting of the Board of Zoning Appeals will be held on Tuesday, July 17, 2007, commencing at 7:30 P.M.

BY ORDER OF THE CHAIRMAN

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Beth Reardon, City Manager

**NOTE:** The members of the Board of Zoning Appeals will meet on Sunday, June 17, 2007 at 3:00 p.m. at City Hall and will go visit the relative properties at approximately 4:00 p.m.