



AGENDA – BOARD OF ZONING APPEALS

TUESDAY, December 15, 2009
 Belle Meade City Hall – 4705 Harding Road
 Commencing at 7:30 p.m.

COMMISSIONERS:

Gray O. Thornburg, *Mayor*
 James V. Hunt, Sr., *Vice Mayor*
 Cathy Altenbern
 Thomas F. Corcoran
 George W. Crook

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, December 15, 2009** 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 Michael Spalding (09095), 700 Belle Meade Boulevard, for a special exception permitting the construction of columns and gates. The building permit has been denied for the following reason:
 - A. Columns and gates are other than in permitted location.
2. The ratification of the approval given at the November 2009 meeting to Brad Blevins (09092), 1205 Canterbury, for a conditional use permitting the construction of a spa and a special exception permitting the construction of a wall and fence.
3. The ratification of the approval given at the November 2009 meeting to Douglas Henry (09101), 311 Lynwood Boulevard, for a variance permitting the construction of a fence and columns.
4. The ratification of the disapproval given at the November 2009 meeting to Zenker/Debona (09107), 915 Westview Avenue, for a special exception permitting the construction of a fence.
5. The ratification of the approval given at the November 2009 meeting to James Mulloy (091101), 4429 E. Brookfield, for a special exception permitting the construction of a fence.
6. The ratification of the approval given at the November 2009 meeting to Jim Phillips (091102), 200 Leake Avenue, for a conditional use permitting the construction of a shed.

NEW BUSINESS:

1. The application of Mark Goldfarb (09121), 201 Lynwood Boulevard, for a variance permitting the construction of a house and HVAC units; a conditional use permitting the construction of a pool; and a special exception permitting the construction of a fence and driveway. 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.
 - B. House exceeds volume.

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- C. Pool requires Board of Zoning Appeals approval.
 - D. HVAC units are outside of the building envelope.
 - E. Fence is other than in permitted location.
 - F. Driveway exceeds land to building ratio.
2. The application of Debra Powell (09122), 403 West Tyne, for a special exception permitting the construction of an addition. The building permit has been denied for the following reasons:
- A. Addition is outside of the building envelope but within existing setbacks.
 - B. Terrace exceeds land to building ratio.
3. Minutes of the regular meeting of the Board of Zoning Appeals held November, 2009.

The next regularly scheduled meeting of the Board of Zoning Appeals will be held Tuesday, January 19, 2009, 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, December 13, 2009 at approximately 3:00 p.m. at City Hall and will go visit the relative properties at approximately 3:30 p.m.