

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ZONING APPEALS BRENTWOOD, TENNESSEE

The Brentwood Board of Zoning Appeals (BZA) met in a regularly scheduled session on March 21, 2022 at 5:30 p.m. in the Brentwood Municipal Center.

Present were Todd Lockhart, Clellon Loveall, and Eric Hauch. The staff members present were Todd Petrowski and Allison Roberts.

Mr. Loveall made a motion to approve the February 21, 2022 minutes. Mr. Hauch seconded the motion; approval was 3-0.

ITEM 1:

**BZA2202-001 Accessory Structure Request – Parkside at Brenthaven Subdivision,
Lot 117, 8254 Rexford Court – Zoned OSRD**

Representative: Jason Bennett

PROJECT SUMMARY:

Jason Bennett requests approval of a 711 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be painted brick with wood accents and will be approximately 20' tall. The structure will also have a shingle roof to match the house.

The lot includes an area of 1.01 acres.

CONDITIONS OF APPROVAL

The department recommends that the following 5 requirements be attached to the approval of the request:

1. The detached structure shall NOT be used for living or sleeping quarters.
2. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.
3. Complete plans shall be submitted for review, approval, and issuance of a building permit.
4. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living quarters or sleeping quarters. If proposed, this would require a separate BZA review and approval.
5. Accessory structures cannot be used for home occupation/commercial purposes.

Recommendation:

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

A motion to approve was made by Mr. Hauch. Mr. Loveall seconded the motion; approval was 3-0.

ITEM 2:

**BZA2202-002 Accessory Structure Request – Meadow Lake Subdivision, Lot 42,
5316 Meadow Lake Road – Zoned R-2**

Representative: First Construction Corporation

PROJECT SUMMARY:

First Construction Corporation requests approval of a 400 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of wood and hardi siding and will be approximately 15' tall. The structure will also have a shingle roof to match the house.

The lot includes an area of 1.05 acres.

CONDITIONS OF APPROVAL

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.
2. Complete plans shall be submitted for review, approval, and issuance of a building permit.
3. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living quarters or sleeping quarters. If proposed, this would require a separate BZA review and approval.
4. Accessory structures cannot be used for home occupation/commercial purposes.

Recommendation:

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

A motion to approve was made by Mr. Loveall. Mr. Hauch seconded the motion; approval was 3-0.

ITEM 3:

**BZA2202-003 Accessory Structure Request – Magnolia Vale Subdivision, Lot 48,
9619 Mitchell Place – Zoned R-2**

Representative: Omni Remodeling Company LLC

PROJECT SUMMARY:

Jason Bennett requests approval of a 750 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of brick and wood and will be approximately 18' tall. The structure will also have a shingle roof to match the house.

The lot includes an area of 1.10 acres.

CONDITIONS OF APPROVAL

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.
2. Complete plans shall be submitted for review, approval, and issuance of a building permit.
3. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living quarters or sleeping quarters. If proposed, this would require a separate BZA review and approval.
4. Accessory structures cannot be used for home occupation/commercial purposes.

Recommendation:

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

No applicant in attendance. This item was deferred from the agenda.

ITEM 4:

BZA2202-004 Accessory Structure Request – Brentmeade Estates, Lot 180, 1015 Jones Parkway – Zoned R-2

Representative: Erin Cabell

PROJECT SUMMARY:

Jason Bennett requests approval of a 360 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of hardi siding and will be approximately 12' tall. The structure will also have a shingle roof to match the house.

The lot includes an area of 1.00 acres.

CONDITIONS OF APPROVAL

The department recommends that the following 4 requirements be attached to the approval of the request:

1. Any changes to the building or site plans will require staff review and re-approval from the Board of Zoning Appeals prior to issuance of a building permit.
2. Complete plans shall be submitted for review, approval, and issuance of a building permit.
3. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living quarters or sleeping quarters. If proposed, this would require a separate BZA review and approval.
4. Accessory structures cannot be used for home occupation/commercial purposes.

Recommendation:

Staff recommends approval of the detached accessory structure, subject to all building codes and staff notes.

There was no motion or second made on this item.

The meeting was adjourned at 5:50pm.

APPROVED: 04/18/2022



Allison Roberts, Planner I