



**AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD BOARD OF ZONING APPEALS
Monday, March 18, 2024 - 5:30 PM
BRENTWOOD CITY HALL**

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. February 20, 2024

Comments from Citizens - *Public comments will be allowed on all agenda items. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. A sign-in sheet will be provided fifteen (15) minutes prior to the start of the meeting. Anyone wishing to speak may, but are not required to, sign in.*

Regular Agenda

1. **BZA2402-002 Revised Accessory Structure Request - Annandale Subdivision, Section 2, Lot 39, 363 Jones Parkway, Zoning OSD - Applicant: Artis Construction LLC**

Other Business

Allison Roberts

*Allison Roberts
Planner*

Anyone requesting accommodations due to disabilities should contact April Curlin, ADA Coordinator, before the meeting at 615-371-0060.

BZA

1.

Meeting Date: 03/18/2024

Approval or correction of minutes from Regular Scheduled BZA Commission meeting

Submitted by: Holly Earls, Administration

Department: Administration

Information

Subject

Approval or correction of minutes from the February 20, 2024 meeting

Background

Staff Recommendation

Fiscal Impact

Attachments

Draft Minutes

DRAFT

MINUTES OF MEETING OF BRENTWOOD BOARD OF ZONING APPEALS

BRENTWOOD, TENNESSEE

The Brentwood Board of Zoning Appeals met on Monday, February 20, 2024 at 5:30 pm at Brentwood City Hall.

Present: Eric Hauch; Todd Lockhart; Lisa Rothman; Todd Spillane

Absent: David Carden

Staff Present: Bob Leeman, Todd Petrowski, Caroline Stewart

Approval or Correction of Minutes

December 18, 2023

Moved by Todd Spillane for approval of the minutes as written, seconded by Lisa Rothman

Vote: 4 - 0 Approved - Unanimously

Regular Agenda

BZA2312-001 Accessory Structure Request - Annandale Subdivision, Section 3, Lot 8, 488 Jones Parkway, Zoning OSRD - Applicant: Noble Johnston Architects

Noble Johnston Architects requested approval of a 725 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of painted stucco to match the existing house with stone accents. It will have a standing seam metal roof and be approximately 18 feet tall. The height of the house was approximately 30 feet tall. There was metal roofing on the front and back of the house.

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

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.
2. Accessory structures cannot be used for home occupation/commercial purposes.
3. Complete plans shall be submitted for review, approval, and issuance of a building permit.
4. 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.

Staff recommended approval of the detached accessory structure, as we find that it met the requirements of the Code, including having compatible materials and roof pitch.

Moved by Eric Hauch for approval, seconded by Todd Spillane

Vote: 4 - 0 Approved - Unanimously

BZA2401-002 Revised Accessory Structure Request – Indian Point Subdivision, Section 7, Lot 140, 9302 Arrowhead Court, Zoning R-2 - Applicant: Quirk Designs

Quirk Design requested approval of revised building elevations for a previously approved detached structure. At its June 21, 2021 meeting, the BZA approved a 750 square foot detached structure to be constructed in the rear buildable area of the lot. The structure was going to be brick with hardi trim to match the house. Since the property owner was unable to find brick to match the house, the applicant was requesting that the previously approved materials be changed to painted hardi siding with a 36" stone veneer base that will match the existing house and retaining walls around the house. The structure will still have a shingle roof, and it will be 24 feet 11 inches tall. The height of the house was 25 feet tall.

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

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.
2. Accessory structures cannot be used for home occupation/commercial purposes.
3. Complete plans shall be submitted for review, approval, and issuance of a building permit.
4. 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.

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

Moved by Todd Spillane for approval, seconded by Eric Hauch

Vote: 4 - 0 Approved - Unanimously

BZA2401-003 Accessory Structure Request – Sneed Manor Subdivision, Lot 1, 501 Stella Vista Court, Zoning AR - Applicant: Trace Construction

Trace Construction requested approval of a 6,484 square foot detached structure with sleeping quarters and a 1,556 square foot pergola. Both structures will be constructed in the rear buildable area of the lot. The larger structure will have a combination of stone and hardi siding. It will have a shingle roof and be approximately 25 feet in height. The pergola will have stained wood beams and a metal roof to match the accent materials that were proposed for the house. The pergola will be approximately 14 feet in height. The house was approximately 34 feet tall.

Since the lot was larger than 3 acres, the BZA could approve larger detached structures. They could approve detached structures with sleeping quarters, and more than one detached structure.

The department recommended that the following 3 requirements be attached to the approval of the request

1. Accessory structures cannot be used for home occupation/commercial purposes.
2. Complete plans shall be submitted for review, approval, and issuance of a building permit.
3. 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.

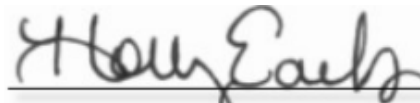
Staff recommended approval of the detached accessory structures, subject to all building codes and staff notes.

Moved by Lisa Rothman for approval, seconded by Eric Hauch

Vote: 4 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 5:46 pm.

APPROVED _____


Holly Earls, City Recorder

BZA

1.

Meeting Date: 03/18/2024

Current Zoning: OSRD - OPEN SPACE
RESIDENTIAL
DEVELOPMENT

Information

Subject

BZA2402-002 Revised Accessory Structure Request - Annandale Subdivision, Section 2, Lot 39, 363 Jones Parkway, Zoning OSRD - Applicant: Artis Construction LLC

General Information

Artis Construction LLC requests approval of a revised accessory structure request that adds 87 square feet to a previously approved 384 square foot accessory structure. At the February 20, 2023, meeting, the BZA approved a 384 square foot detached structure. After construction, the homeowner decided that they would like to request a modification to add a 15' 6" covered breezeway that would connect to the house. The addition of the breezeway will add 87 square feet to the existing structure, for a total of 471 square feet. No other modifications are requested. The previously approved elevations and materials will not change.

Condition of Approval

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

1. Except on parcels of three or more acres in size, no accessory building shall be designed and/or used for living or sleeping quarters. If proposed, this would require a separate BZA review and approval.
2. Accessory structures cannot be used for home occupation/commercial purposes.
3. Complete plans shall be submitted for review, approval, and issuance of a building permit.
4. 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.

Recommendation

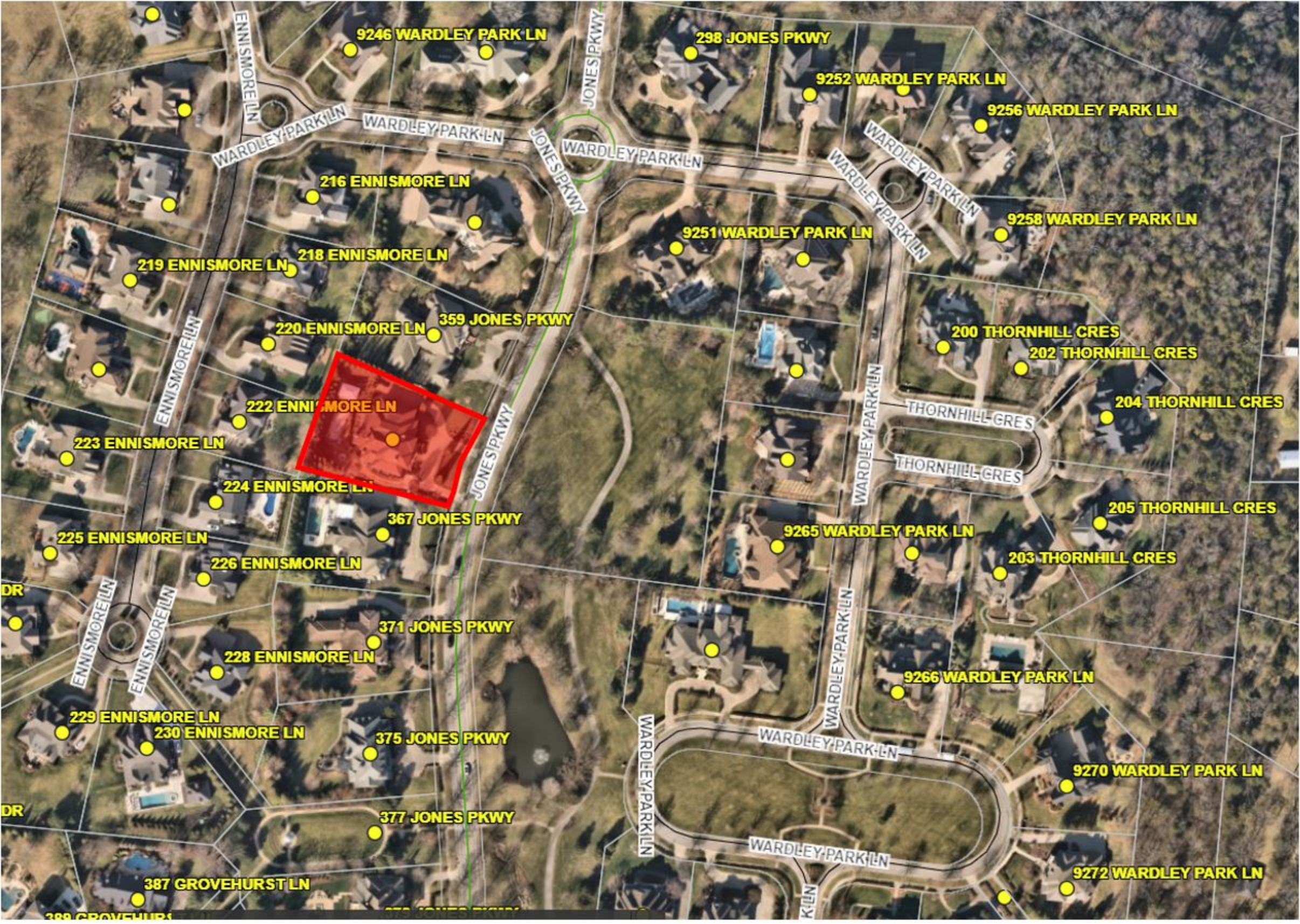
Staff recommends approval of the revised detached accessory structure, subject to all building codes and staff notes.

Attachments

Vicinity Map

Proposed Site Plan

Back of the House - 363 Jones Parkway



9246 WARDLEY PARK LN

298 JONES PKWY

9252 WARDLEY PARK LN

9256 WARDLEY PARK LN

216 ENNISMORE LN

9251 WARDLEY PARK LN

9258 WARDLEY PARK LN

219 ENNISMORE LN

218 ENNISMORE LN

220 ENNISMORE LN

359 JONES PKWY

200 THORNHILL CRES

202 THORNHILL CRES

222 ENNISMORE LN

204 THORNHILL CRES

223 ENNISMORE LN

224 ENNISMORE LN

367 JONES PKWY

9265 WARDLEY PARK LN

203 THORNHILL CRES

225 ENNISMORE LN

226 ENNISMORE LN

371 JONES PKWY

228 ENNISMORE LN

9266 WARDLEY PARK LN

229 ENNISMORE LN

230 ENNISMORE LN

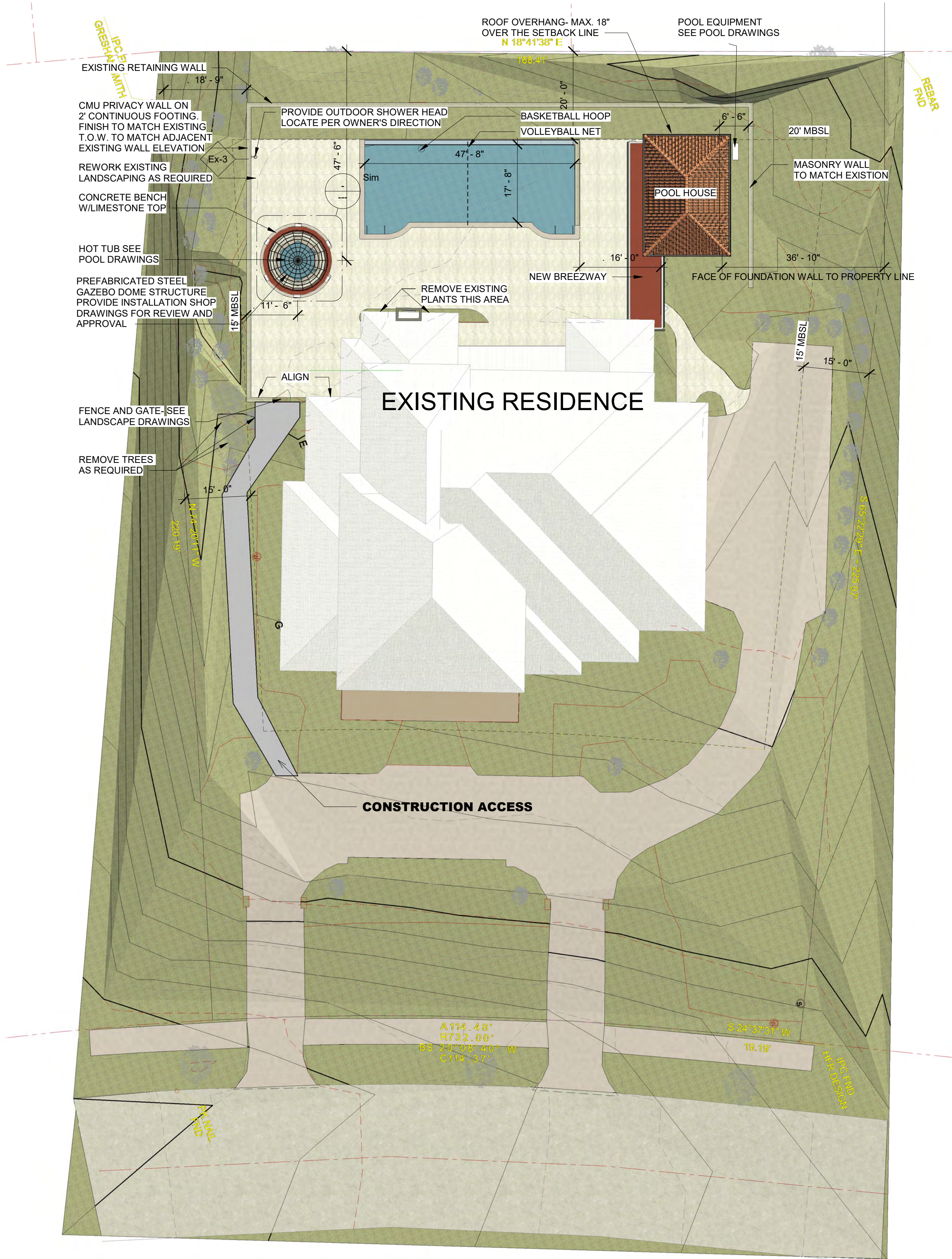
375 JONES PKWY

9270 WARDLEY PARK LN

377 JONES PKWY

387 GROVEHURST LN

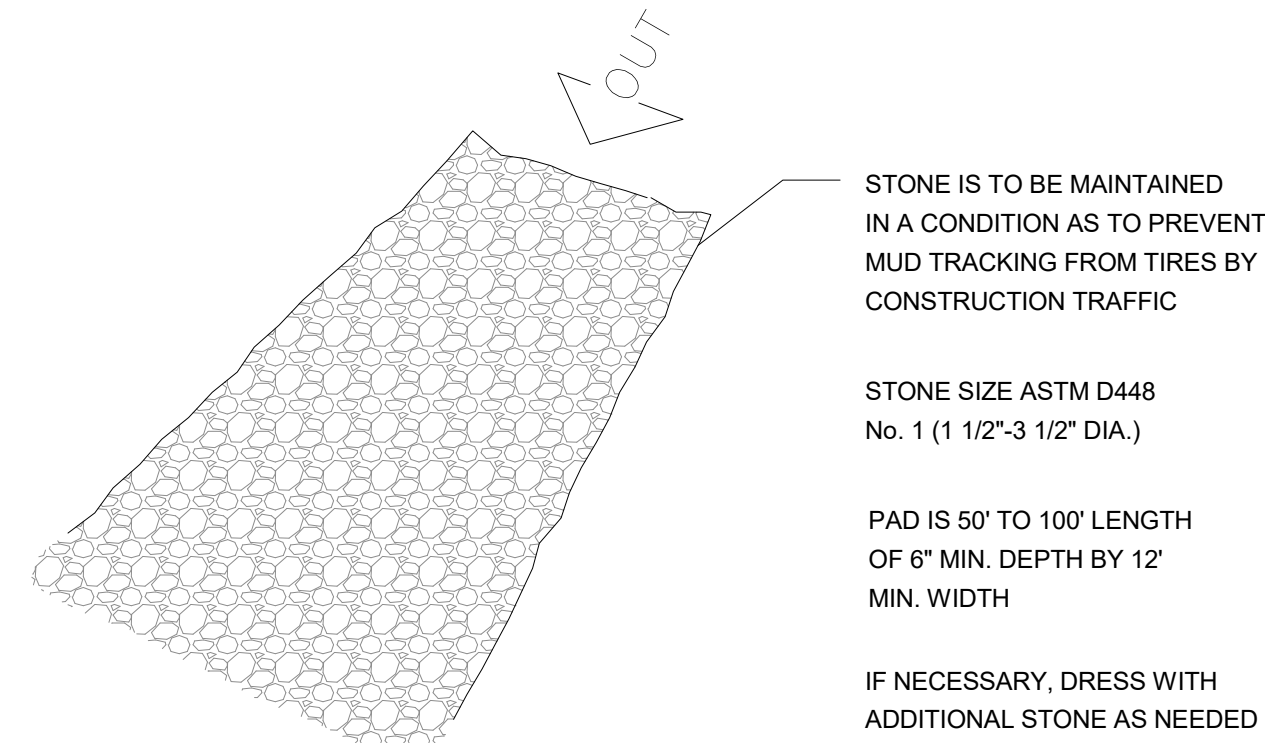
9272 WARDLEY PARK LN



1 Architectural Site Plan
1/16" = 1'-0"

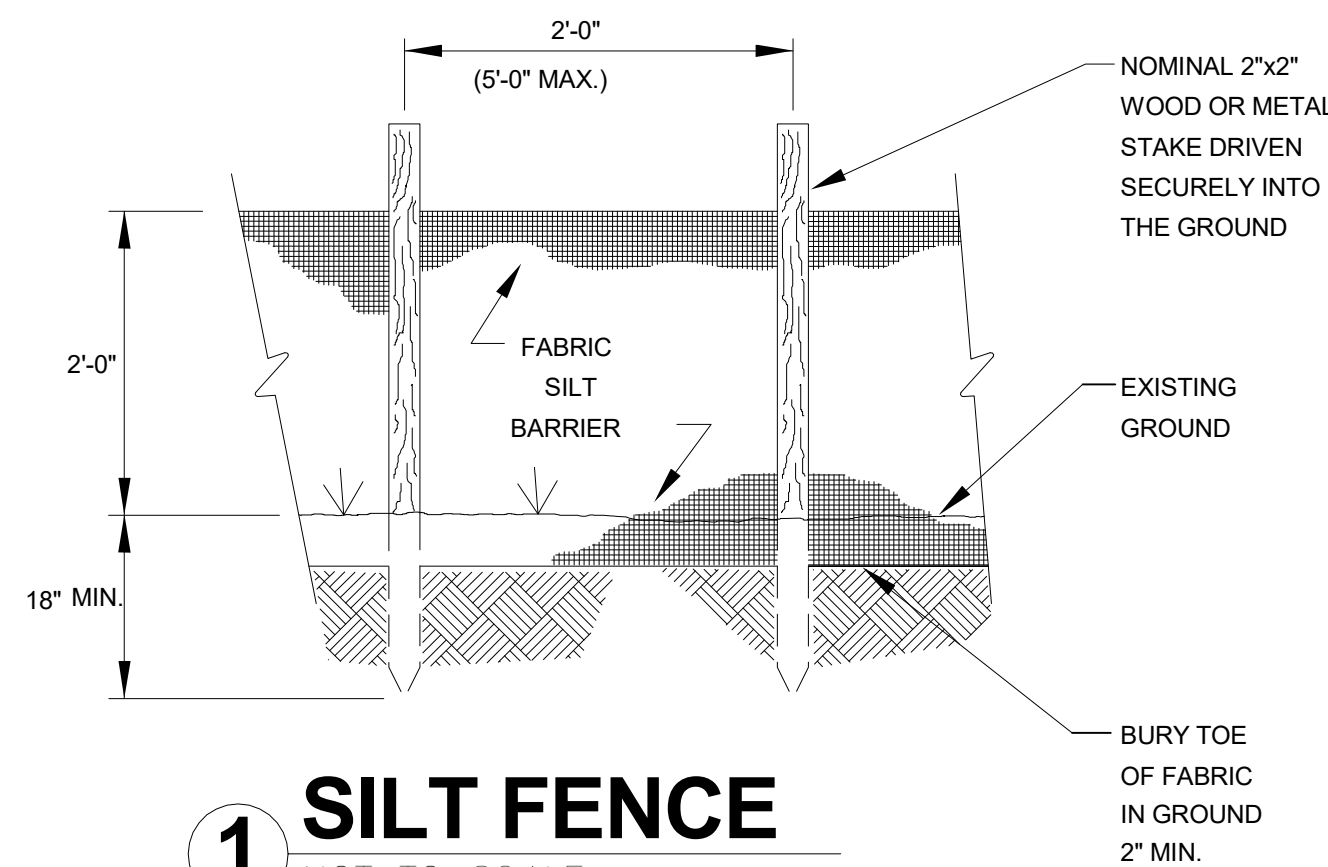
SCOPE OF WORK:

- APPROXIMATELY 384 S.F. POOL HOUSE ADDITION AND GAZEBO
- A NEW 20'X50' SWIMMING POOL WITH HOT TUB PER POOL CONTRACTOR'S APPROVED DRAWINGS BY THE CITY OF BRENTWOOD
- APPROXIMATELY 3000 S.F. OF FLAGSTONE POOL DECK PER FINAL POOL CONTRACTOR'S APPROVED DRAWINGS BY THE CITY OF BRENTWOOD
- INSTALL NEW WROUGHT IRON FENCING AND GATES PER LANDSCAPE ARCHITECT'S DRAWINGS
- REWORK EXISTING LANDSCAPING PER LANDSCAPE ARCHITECT'S DRAWINGS



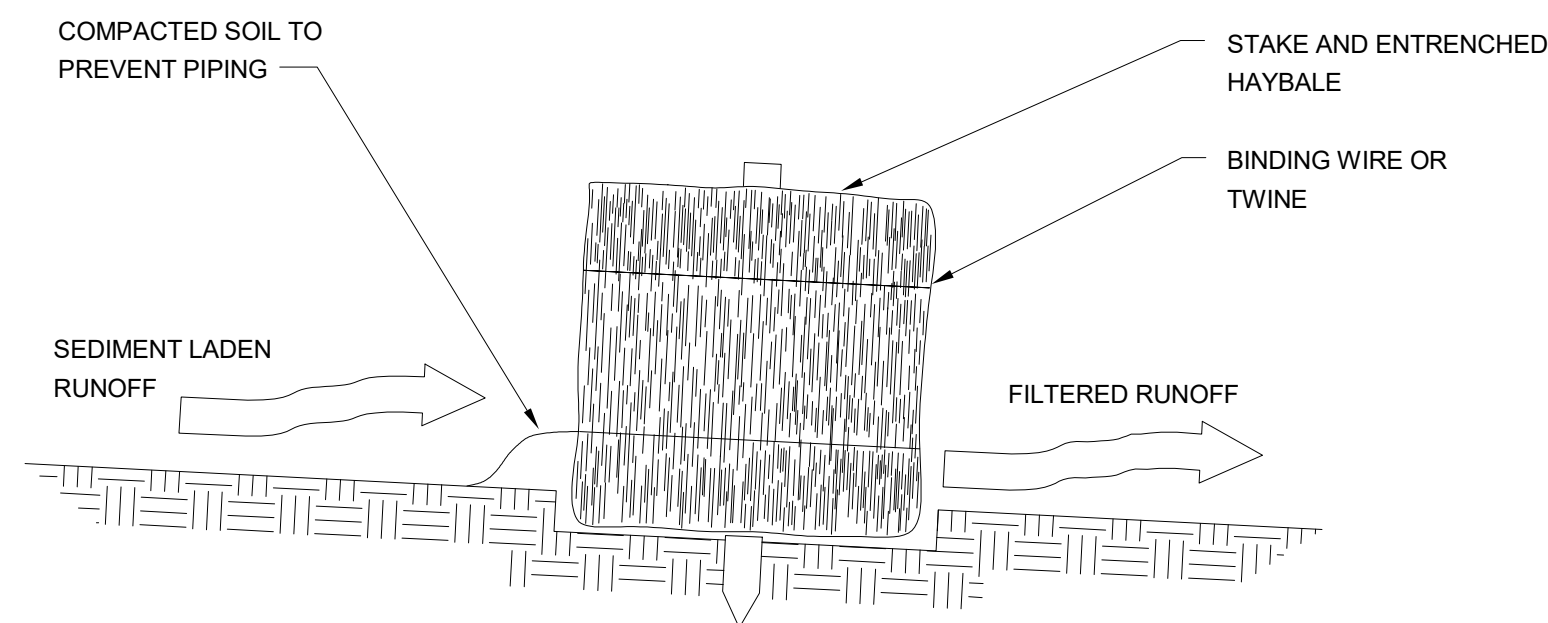
2 TEMPORARY CONSTRUCTION ACCESS

NOT TO SCALE



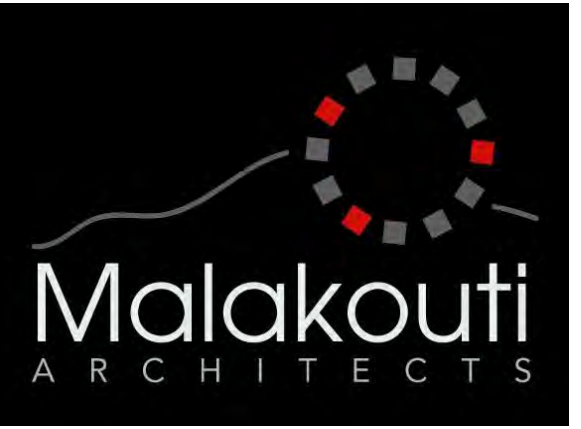
1 SILT FENCE

NOT TO SCALE



3 TYPICAL HAYBALE INSTALLATION

NOT TO SCALE



1511 Sunset Rd.
Brentwood, TN 37207
o. 615.251.7060
f. 615.216.4844

ARCHITECTURAL SUPPLEMENTAL DRAWINGS

Malakouti Architects LLC, expressly reserves the copyright and all other rights to all ideas, designs, drawings, plans, and specifications. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Malakouti Architects LLC.



11/18/2023 11:10:28 AM

Davachi Residence Pool and Pool House Addition

Annandale Subdivision
363 Jones Parkway
Brentwood, TN. 37027

REVISION

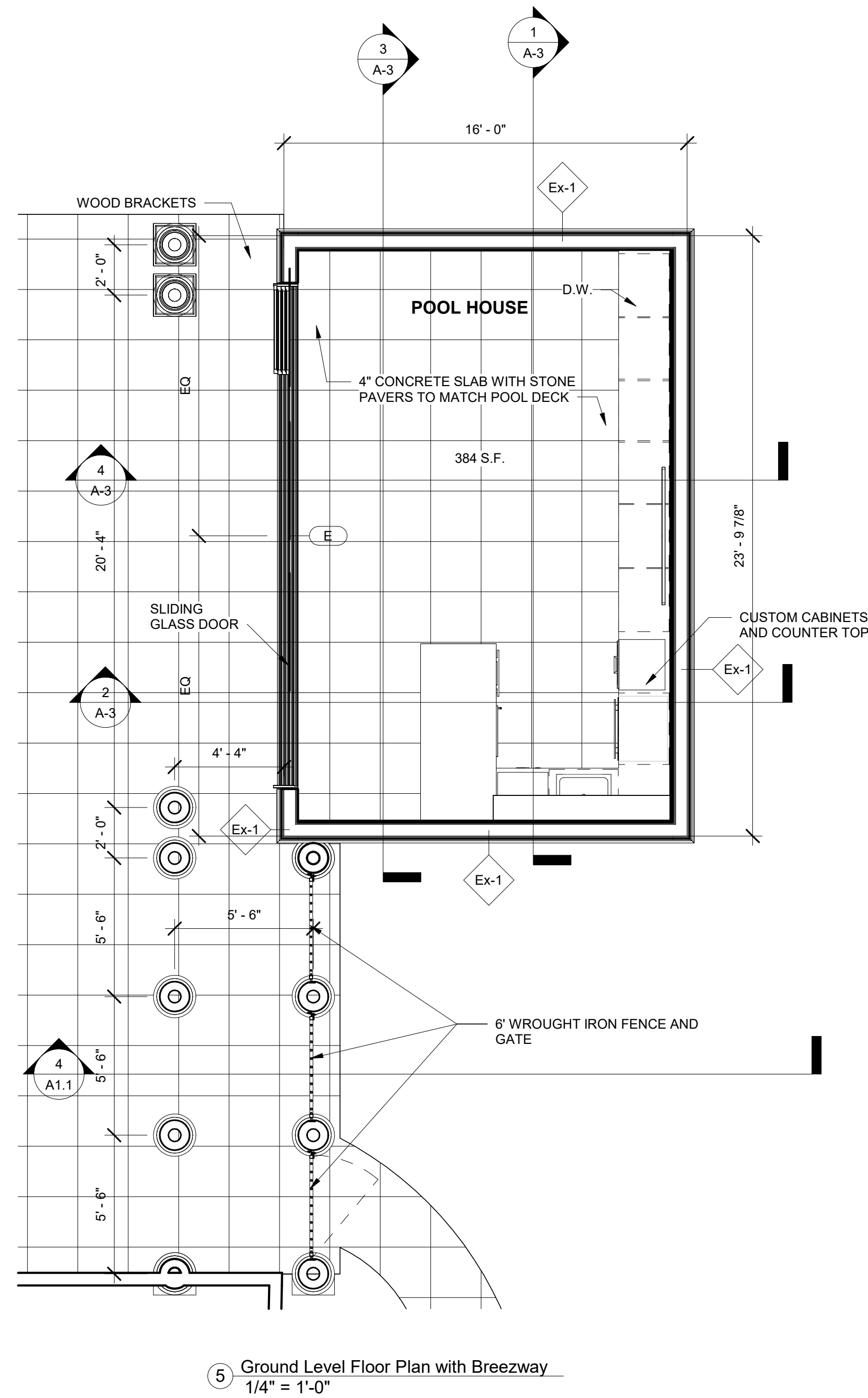
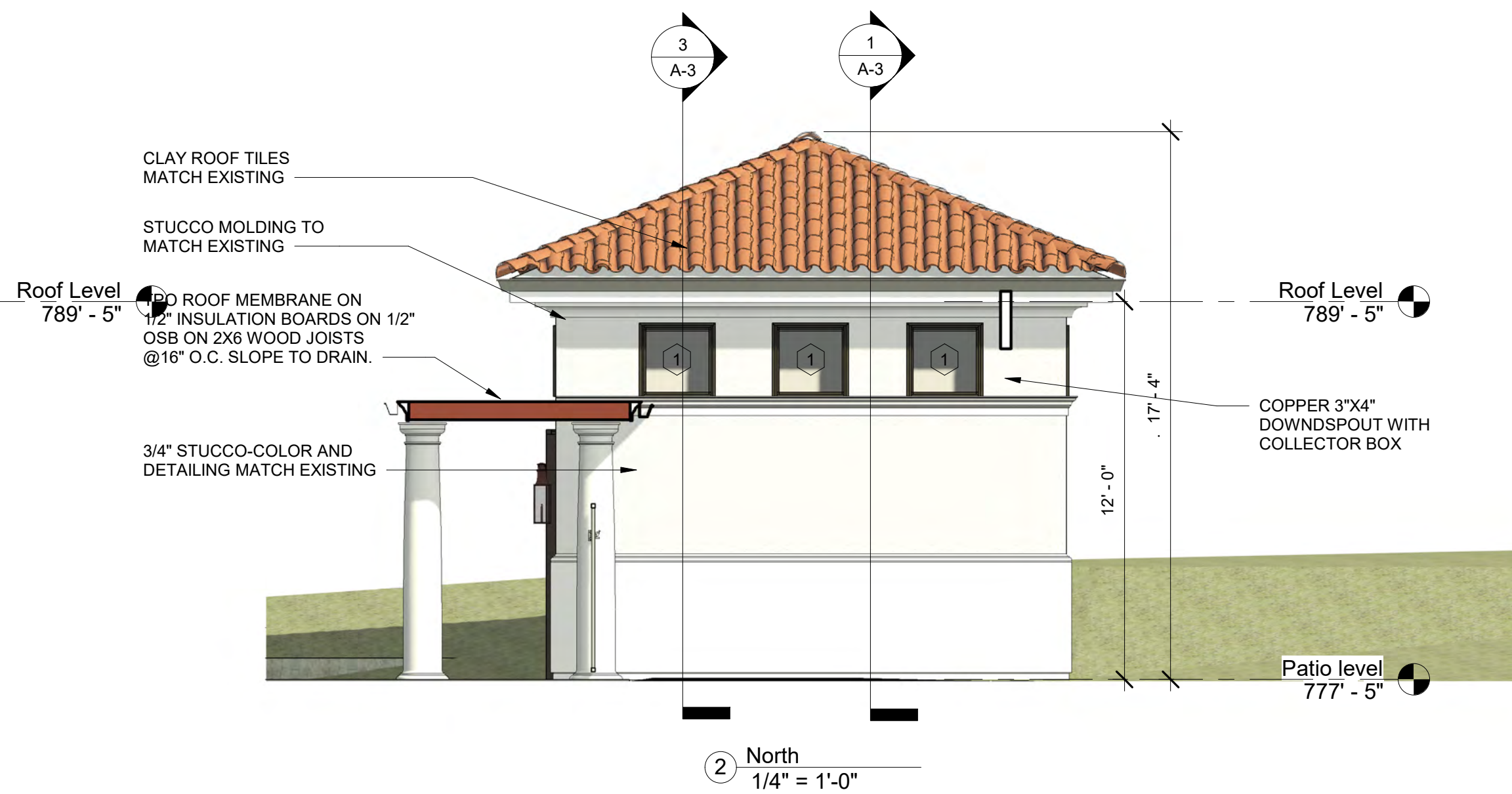
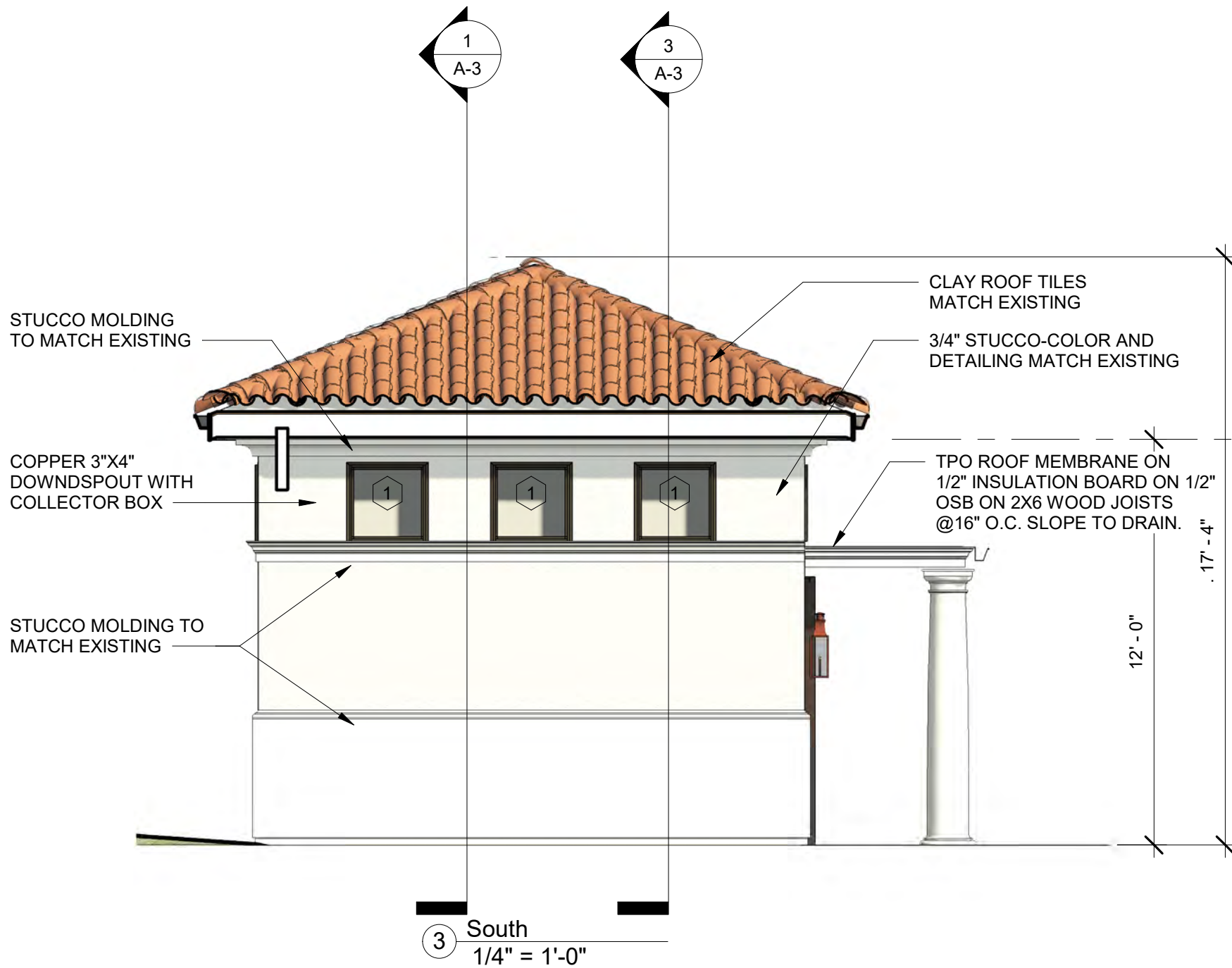
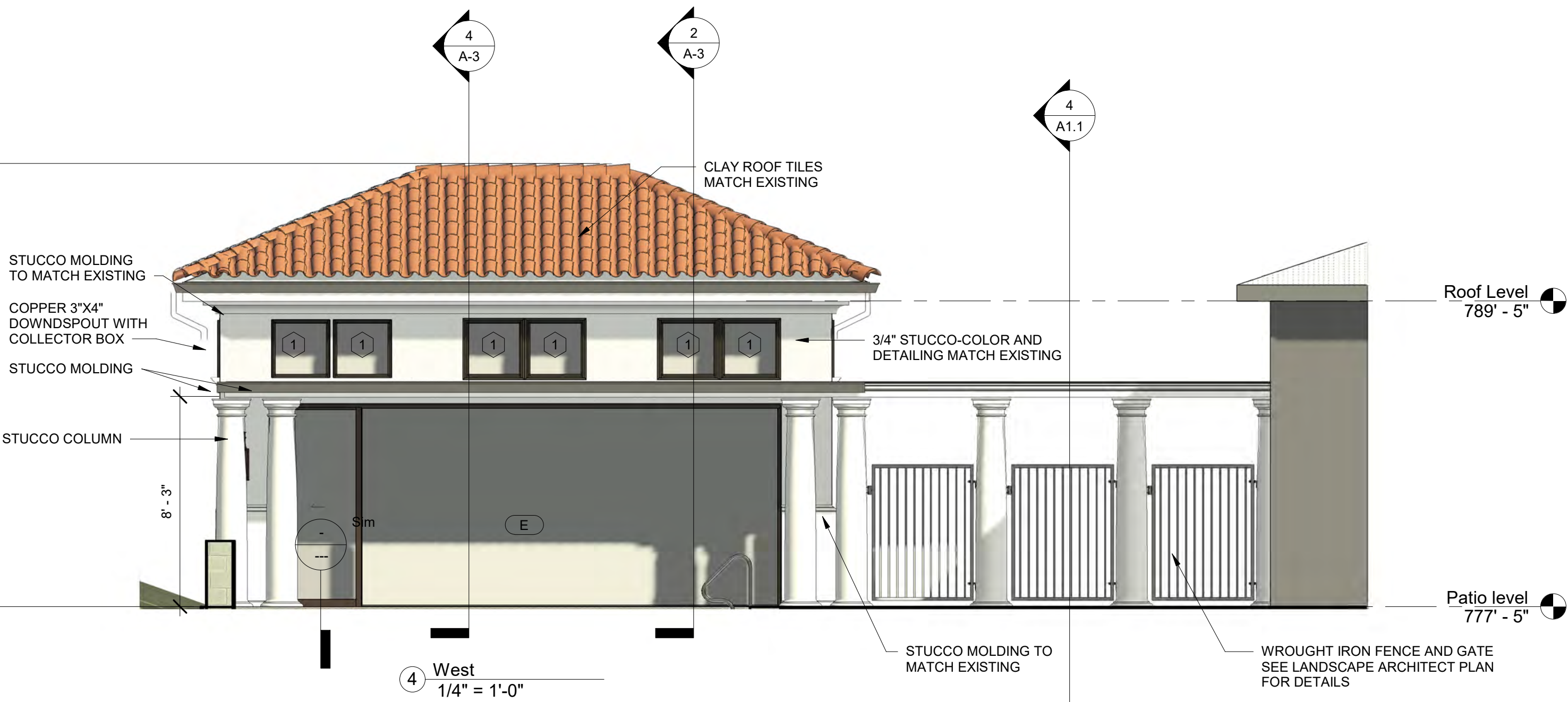
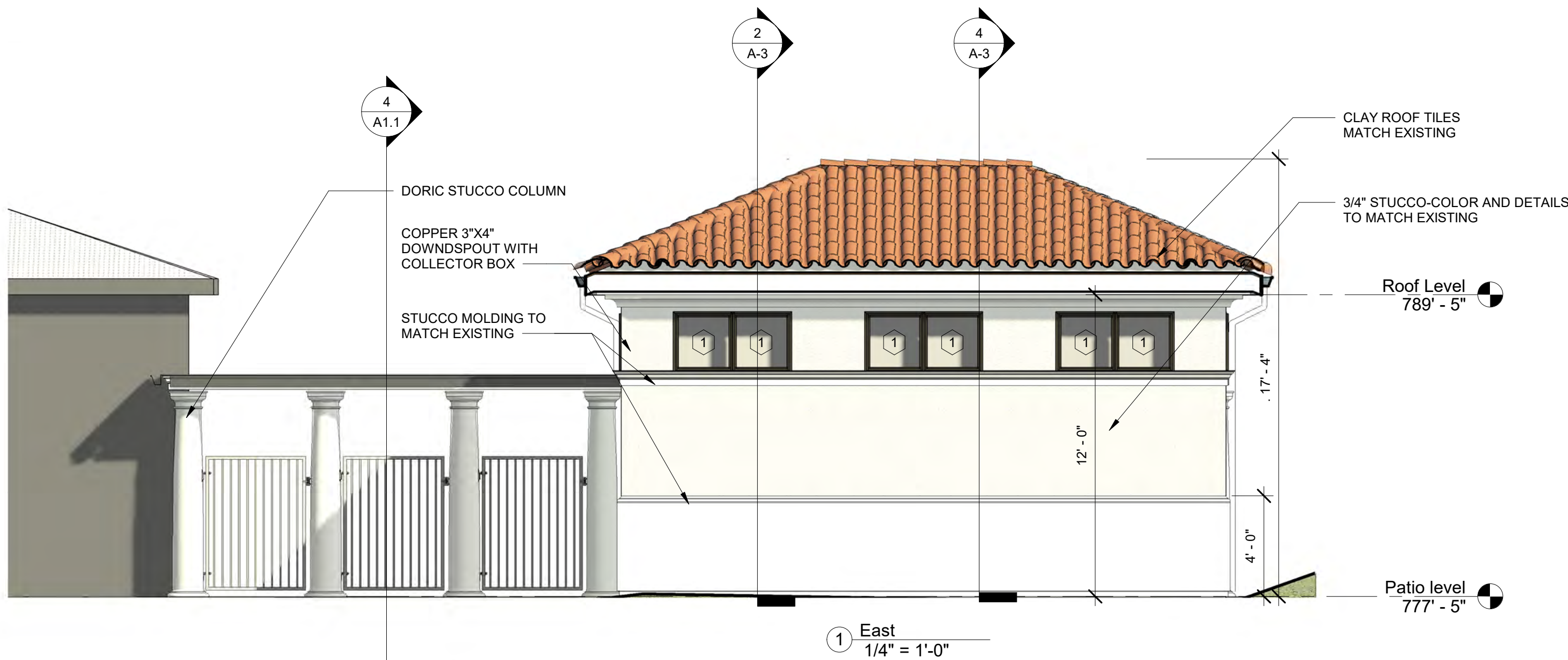
No.	Description	Date
1	square footage correction	12/29/2022

PROJECT NO.: Project Number

DATE: 11/18/2023 11:10:28 AM

DRAWN BY: Author

AS-0
REVISED Site Plan and
Details



1511 Sunset Rd.
Brentwood, TN 37207
o. 615.251.7060
f. 615.216.4844

ARCHITECTURAL SUPPLEMENTAL DRAWINGS

C (2022)
Malakout Architects llc, expressly reserves the copyright and all other rights to all ideas, designs, drawings, plans, and specifications. These plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission and consent of Malakout Architects llc.



Davachi Residence Pool and Pool House Addition

Annandale Subdivision
363 Jones Parkway
Brentwood, TN. 37027

REVISION		
No.	Description	Date

PROJECT NO.: Project Number

DATE: 11/6/2023 1:08:42 PM

DRAWN BY: Author

AS-1

Revised Floor Plan and Elevations



