



**AGENDA FOR THE REGULAR MEETING OF THE
BRENTWOOD BOARD OF ZONING APPEALS
Monday, December 15, 2025 -- 5:30PM
BRENTWOOD CITY HALL**

Call to Order
Roll Call
Pledge of Allegiance to the Flag

Approval or Correction of Minutes

1. November 17, 2025

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. **BZA2508-001 Accessory Structure Request - Brenthaven Subdivision, Section 1, Lot 10, 1200 Haber Drive, Zoning R-2 - Applicant Leatherwood Homes**
2. **BZA2511-002 Accessory Structure Request - Meadow Lake Subdivision, Section 2, Lot 113, 5212 Meadow Lake Road, Zoning R-2 - Applicant Haven Outdoors**
3. **BZA2511-003 Accessory Structure Request - Brentwood South Subdivision, Section 1, Lot 134, 1401 Bowman Lane, Zoning R-2 - Applicant: Mahmoud Sajjadi**

Allison Roberts

*Allison Roberts
Planner*

BZA

1.

Meeting Date: 12/15/2025

Information

PROJECT NUMBER

Draft Meeting Minutes

PROJECT DESCRIPTION

Approval or correction of minutes from the November 17, 2025 meeting.

ZONING OF PROPERTY

APPLICANT NAME/ADDRESS

Attachments

Meeting Minutes -- November 17, 2025

DRAFT

MINUTES OF MEETING OF BRENTWOOD BOARD OF ZONING APPEALS

BRENTWOOD, TENNESSEE

The Brentwood Board of Zoning Appeals met on Monday, November 17, 2025 at 5:30 pm at Brentwood City Hall.

Present: David Carden; Lisa Rothman; Todd Spillane

Staff Present: Jackson Reid, Allison Roberts

Approval or Correction of Minutes

October 20, 2025

Moved by David Carden for approval of the minutes as written, seconded by Todd Spillane

Vote: 3 - 0 Approved - Unanimously

Regular Agenda

BZA2508-001 Accessory Structure Request - Brenthaven Subdivision, Section 1, Lot 10, 1200 Haber Drive, Zoning R-2 - Applicant Leatherwood Homes

Leatherwood Homes requested approval of a 684 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of wood and brick accents. The brick will be painted white to match the existing house. It will have a shingle roof and be approximately 14 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 detached accessory structure, subject to all building codes and staff notes.

The applicant was not in attendance; therefore, the item was deferred to the next meeting.

BZA2510-001 Accessory Structure Request - Crockett Springs, Section 1, Lot 14, 1725 Andrew Crockett Court, Zoning OSRD - Applicant: Mr. Build It

Mr. Build It requested 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 wood that match the existing house. It will have a metal roof and be approximately 13.5 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 detached accessory structure, subject to all building codes and staff notes.

Moved by Todd Spillane for approval, seconded by David Carden

Vote: 3 - 0 Approved - Unanimously

BZA2510-003 Accessory Structure Request - Annandale Subdivision, Section 8, Lot 72, 9231 Carrisbrook Lane, Zoning OSRD - Applicant: Layson Building Company

Layson Building Company requested approval of a 748 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of brick that match the existing house. It will have a shingle roof and be approximately 19.5 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 detached accessory structure, subject to all building codes and staff notes.

Moved by Todd Spillane for approval with the additional condition of approval there shall be no laundry rough ins located within the storage room, seconded by David Carden

Vote: 3 - 0 Approved - Unanimously

BZA2510-004 Accessory Structure Request - Willowmet Subdivision, Section 1, Lot 101, 2000 Willowmet Lane, Zoning OSRD - Applicant Sam Magdy

Sam Magdy requested approval of a 748 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of brick that matches the existing house. It will have a shingle roof and be approximately 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 detached accessory structure, subject to all building codes and staff notes.

Moved by Lisa Rothman for approval, seconded by Todd Spillane

Vote: 3 - 0 Approved - Unanimously

Other Business

Approval of the 2026 Schedule of Meetings for the Board of Zoning Appeals

Moved by David Carden for approval, seconded by Todd Spillane

Vote: 3 - 0 Approved - Unanimously

With no further business, the meeting adjourned at 5:54pm.

APPROVED _____

Allison Roberts
Allison Roberts, City Planner

BZA

1.

Meeting Date: 12/15/2025

Current Zoning: R-2 - SUBURBAN
RESIDENTIAL

Information

Subject

BZA2508-001 Accessory Structure Request - Brenthaven Subdivision, Section 1, Lot 10, 1200 Haber Drive, Zoning R-2 - Applicant Leatherwood Homes

General Information

Leatherwood Homes requests approval of a 684 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of wood and brick accents. The brick will be painted white to match the existing house. It will have a shingle roof and be approximately 14 feet tall.

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 detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan
Proposed Building Elevations
Back of House



FYK
ARCHITECTURE

4811 Trousdale Drive
Nashville, TN 37220
615.315.9223

FYKgroup.com

KIMSEY RESIDENCE
BRENTWOOD, TN
1200 HABER DR.

ISSUE DATE:

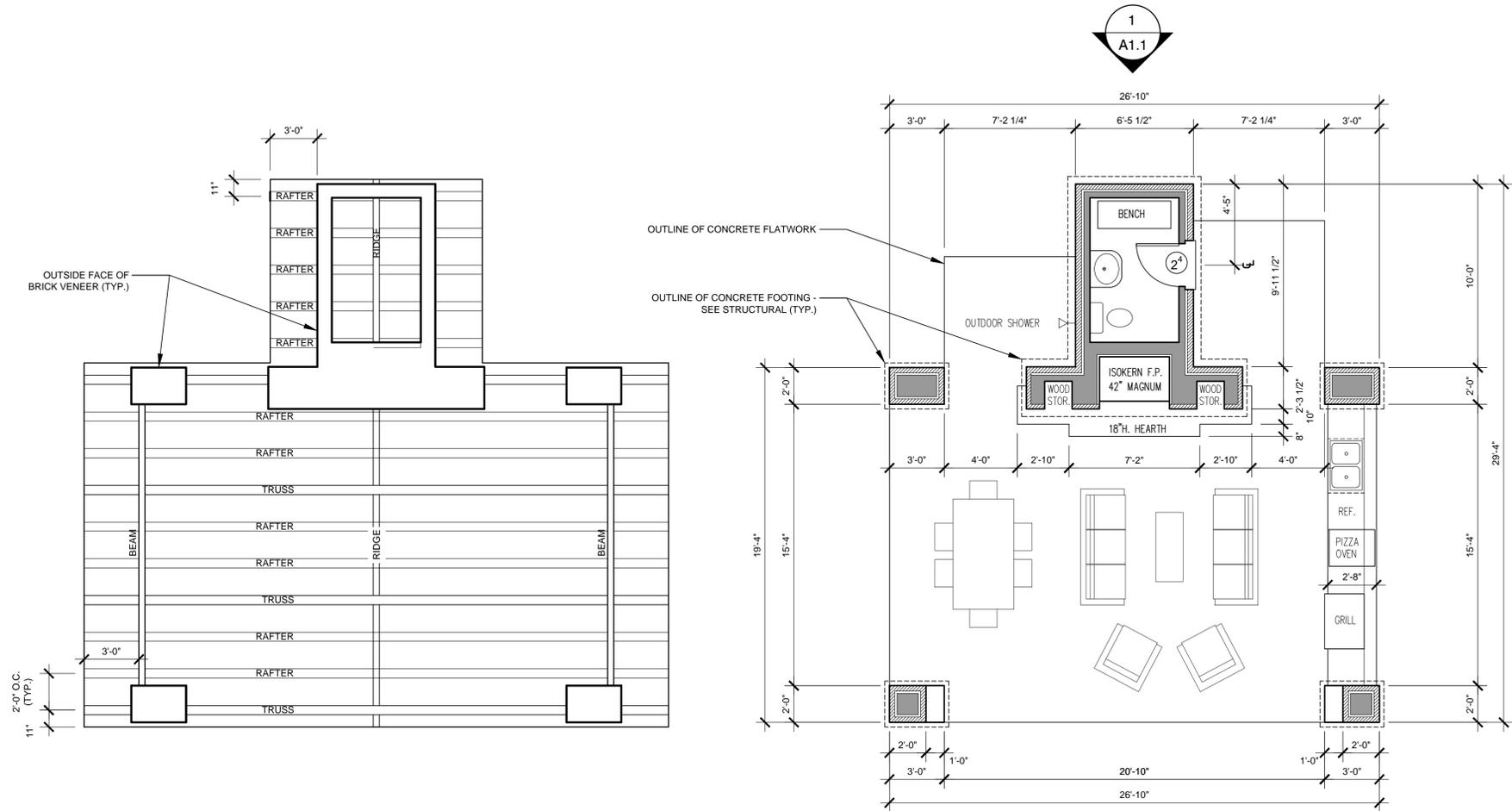
09.30.2025

REVISIONS:



POOL HOUSE

A1.1



MATERIAL LEGEND

- STUD FRAMING
- POURED CONCRETE
- BRICK VENEER
- STONE VENEER
- CMU

GENERAL FLOOR PLAN NOTES

- UNLESS OTHERWISE NOTED:
1. DIMENSIONS ARE TO OUTSIDE FACE OF MASONRY VENEER.
 2. ALL INTERIOR STUD WALLS ARE 2x4 STUDS, UNLESS OTHERWISE NOTED OR DIMENSIONED. ALL EXTERIOR WALLS @ MAIN FLOOR ARE 2x4 STUDS.

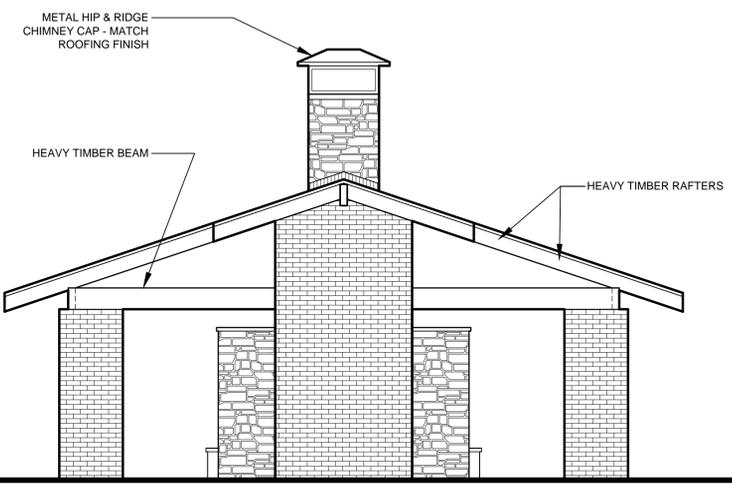
TOTAL FOOTPRINT - 684 SQ.FT.

CEILING/FRAMING PLAN - POOL HOUSE

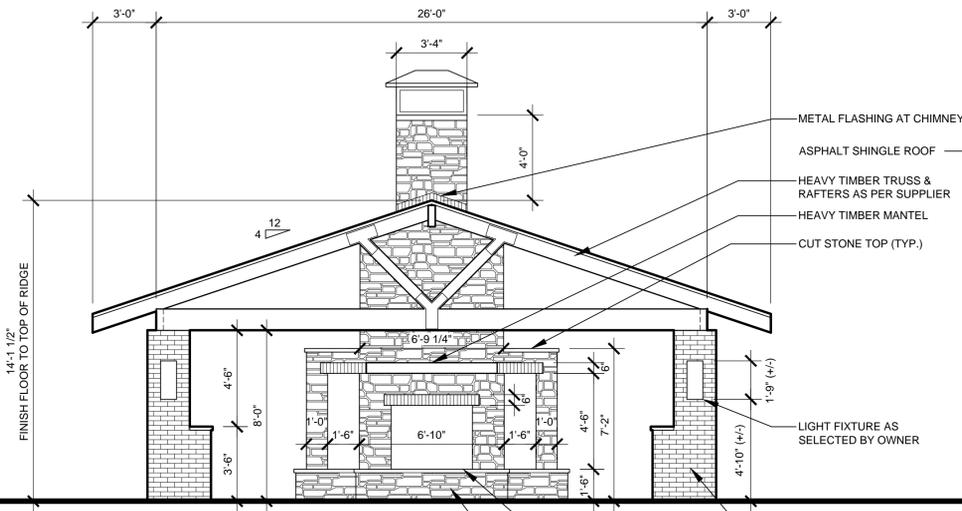
SCALE: 1/4" = 1'-0"

FLOOR PLAN - POOL HOUSE

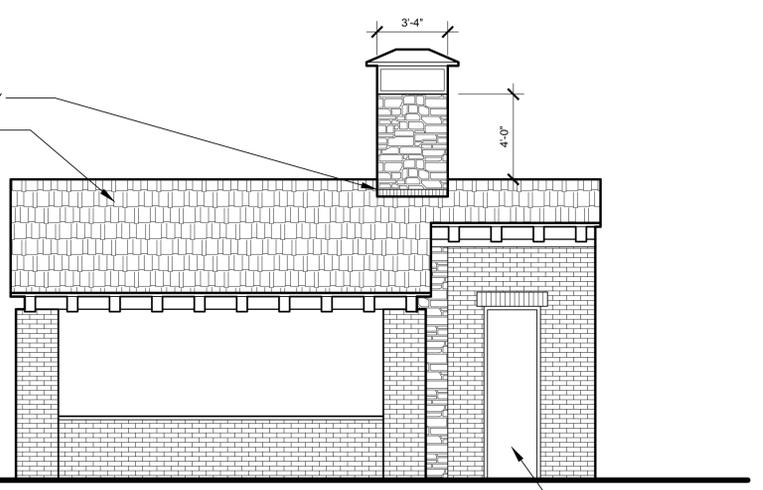
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



BZA

2.

Meeting Date: 12/15/2025

Current Zoning: R-2 - SUBURBAN
RESIDENTIAL

Information

Subject

**BZA2511-002 Accessory Structure Request - Meadow Lake Subdivision,
Section 2, Lot 113, 5212 Meadow Lake Road, Zoning R-2 - Applicant Haven Outdoors**

General Information

Haven Outdoors requests approval of a 427 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of a hardi board siding back wall and brick and wood that match the existing house. It will have a metal roof and be approximately 13.5 feet tall.

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 detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan
Proposed Building Elevations
Proposed Renderings
Back of House

**MARY BROWN
POOL HOUSE**
5212 MEADOW LAKE
BRENTWOOD, TN 37027

NO	DATE	DESCRIPTION
1		

**MARY BROWN
POOL HOUSE**

5212 MEADOW LAKE
BRENTWOOD, TN 37027

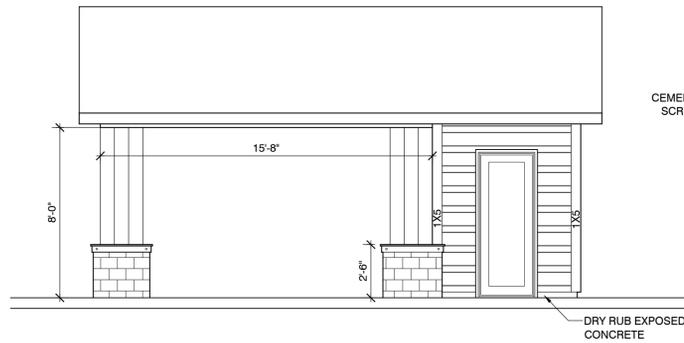
DRAWN BY:	DATE:
CHECKED BY:	11.13.25
PROJ NO:	SCALE:
1110-25	AS NOTED

SEAL:

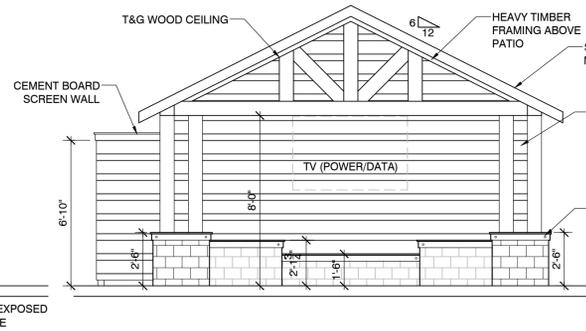
SHEET TITLE:
FLOOR PLANS & ELEVATIONS

SHEET NUMBER:

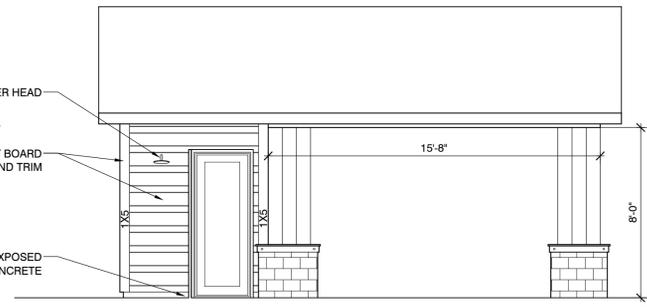
AI.0



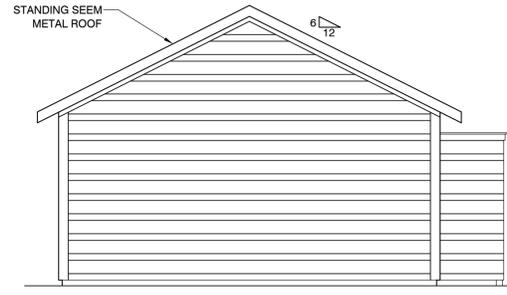
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

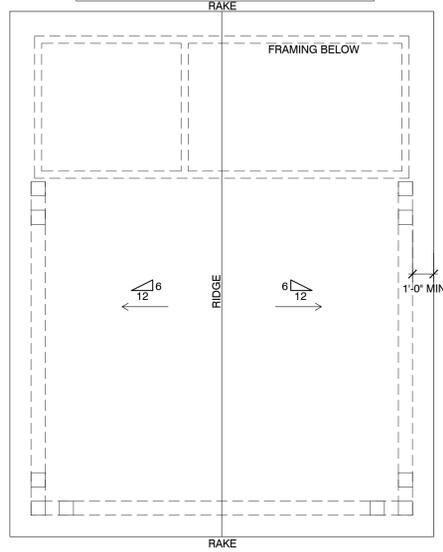


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

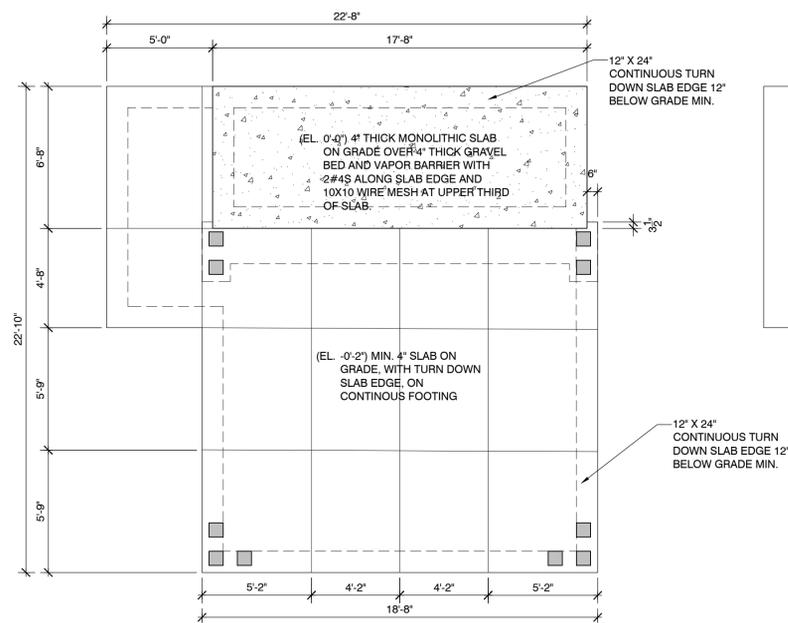


REAR ELEVATION
SCALE: 1/4" = 1'-0"

NEW ROOF COMPOSITION:
STICK FRAMED SHED ROOFS
@ 2'-0" O.C TYP.
APA WOOD DECKING
ICE AND WATER SHIELD @ EAVES, RAKES,
VALLEYS, RIDGES & HIP RIDGE CONDITIONS
30# FELT UNDERLAYMENT
PRE-FINISHED STANDING SEEM METAL ROOF



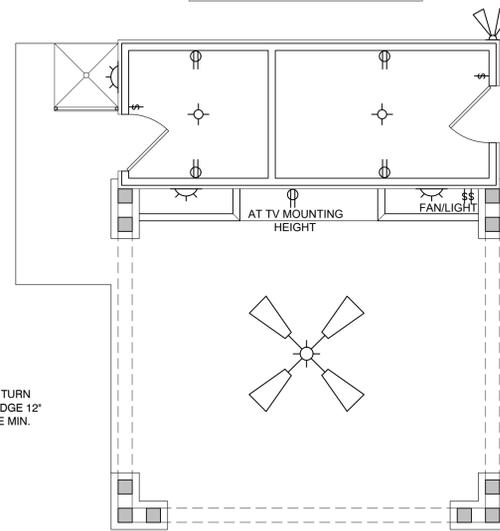
ROOF PLAN
SCALE: 1/4" = 1'-0"



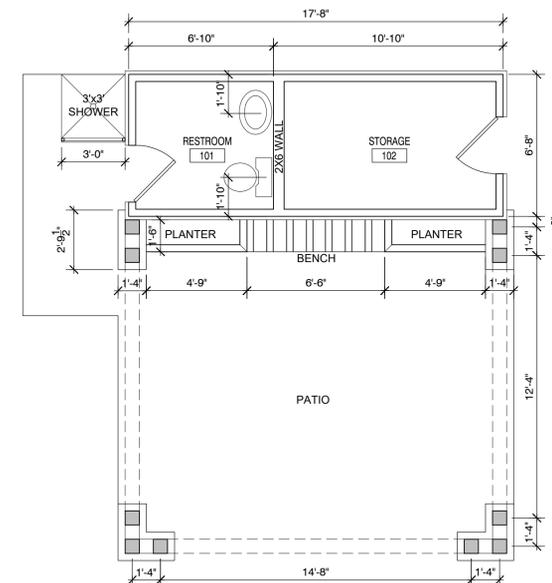
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND

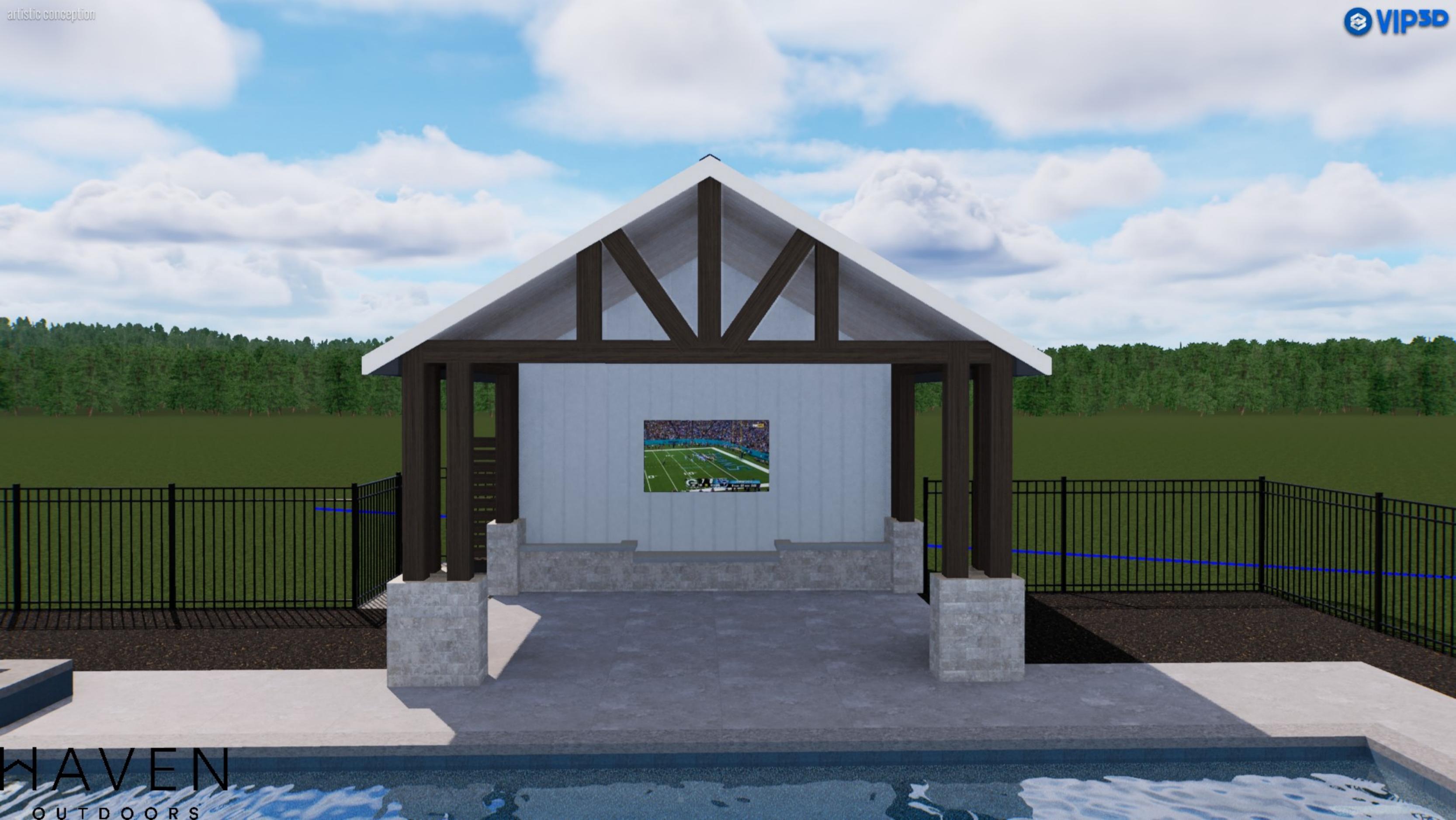
	WALL RECEPTACLE
	SWITCH
	SMOKE ALARM
	WALL SCONCE
	CAN LIGHT
	FLOOD LIGHT
	CEILING FAN W/LIGHT



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"







BZA

3.

Meeting Date: 12/15/2025

Current Zoning: R-2 - SUBURBAN
RESIDENTIAL

Information

Subject

**BZA2511-003 Accessory Structure Request - Brentwood South Subdivision,
Section 1, Lot 134, 1401 Bowman Lane, Zoning R-2 - Applicant: Mahmoud Sajjadi**

General Information

Mr. Mahmoud Sajjadi requests approval of a 720 square foot detached structure to be constructed in the rear buildable area of the lot. The structure will be constructed of siding painted to match the existing house with brick accents. It will have a combination of clear roof panels and a standing seam metal roof and be approximately 12 feet tall.

The proposed structure is partially constructed, and a stop work order has been issued. The structure is not located in a complaint area. It has been constructed on the side of the house, whereas accessory structures are required to be located within the rear buildable area of the house.

Condition of Approval

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

1. Prior to issuance of a building permit, the partially constructed structure must be removed.
2. 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.
3. Accessory structures cannot be used for home occupation/commercial purposes.
4. Complete plans shall be submitted for review, approval, and issuance of a building permit.
5. 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 detached accessory structure, subject to all building codes and staff notes.

Attachments

Proposed Site Plan

Proposed Building Elevations

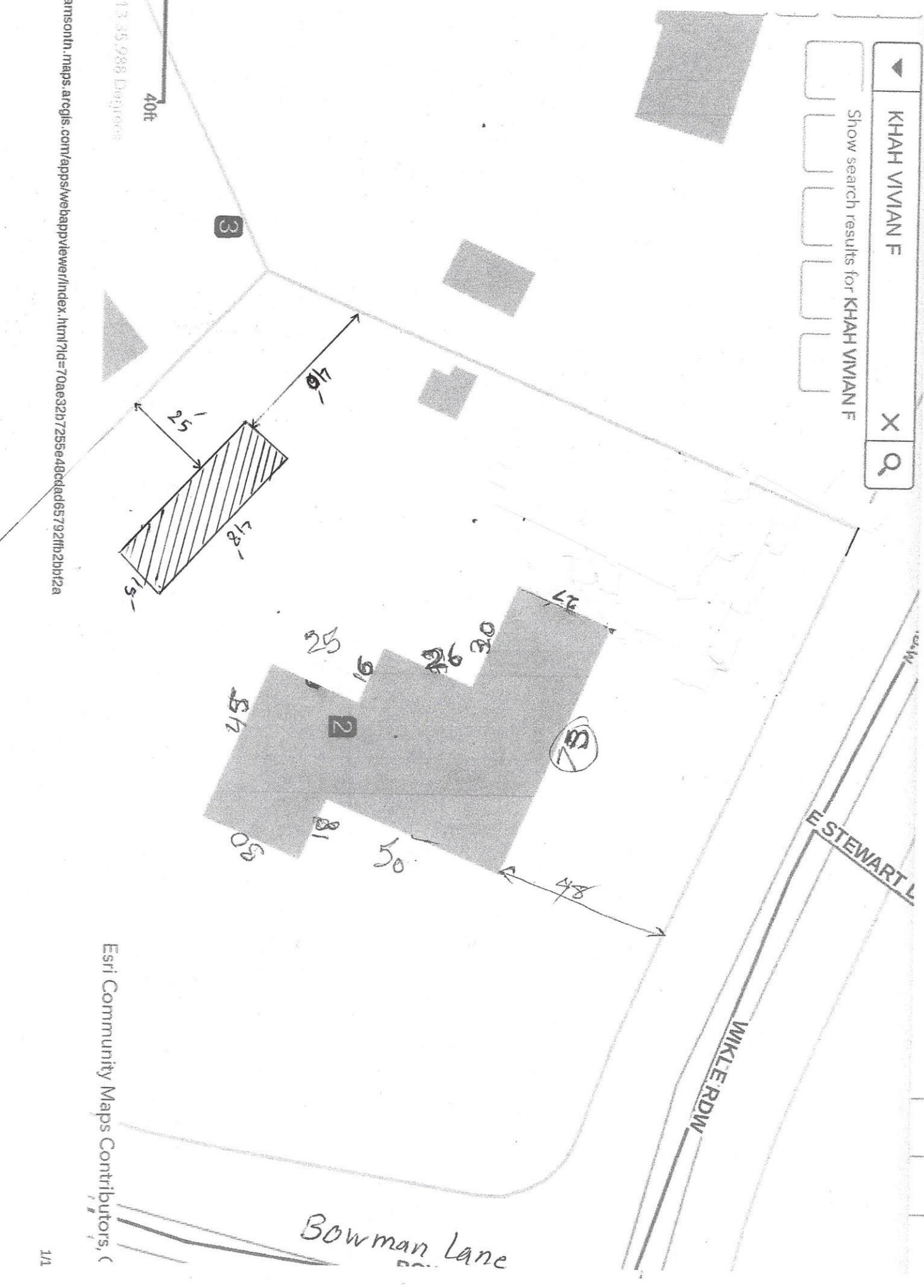
Back of House

Williamson County

with ArcGIS Web AppBuilder

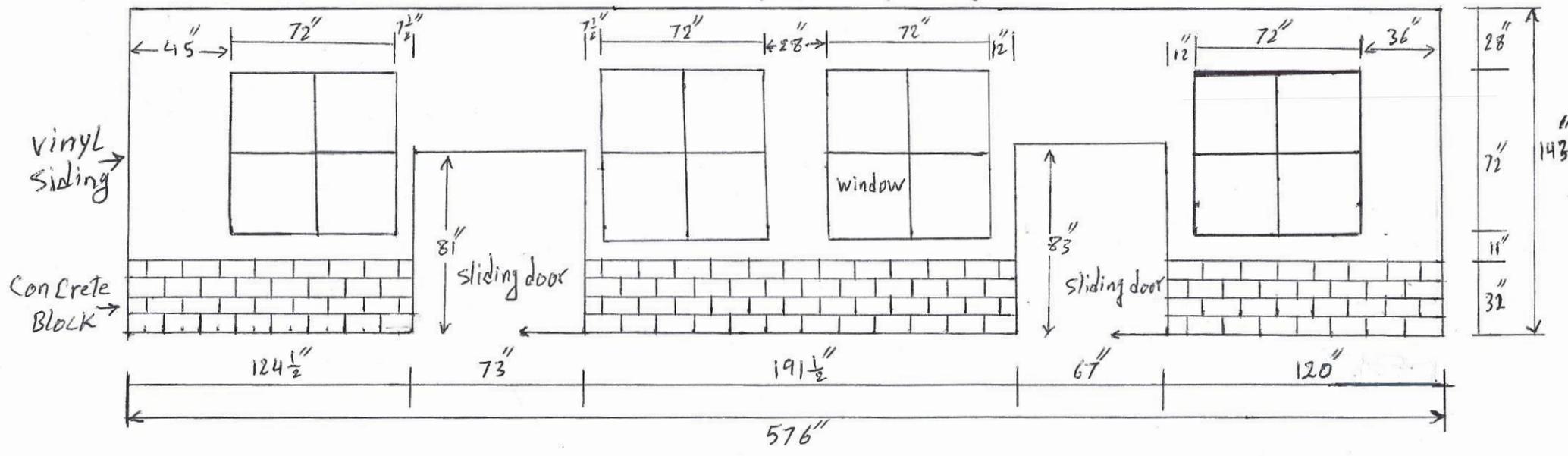
▼ **KHAH VIVIAN F** X Q

Show search results for KHAH VIVIAN F



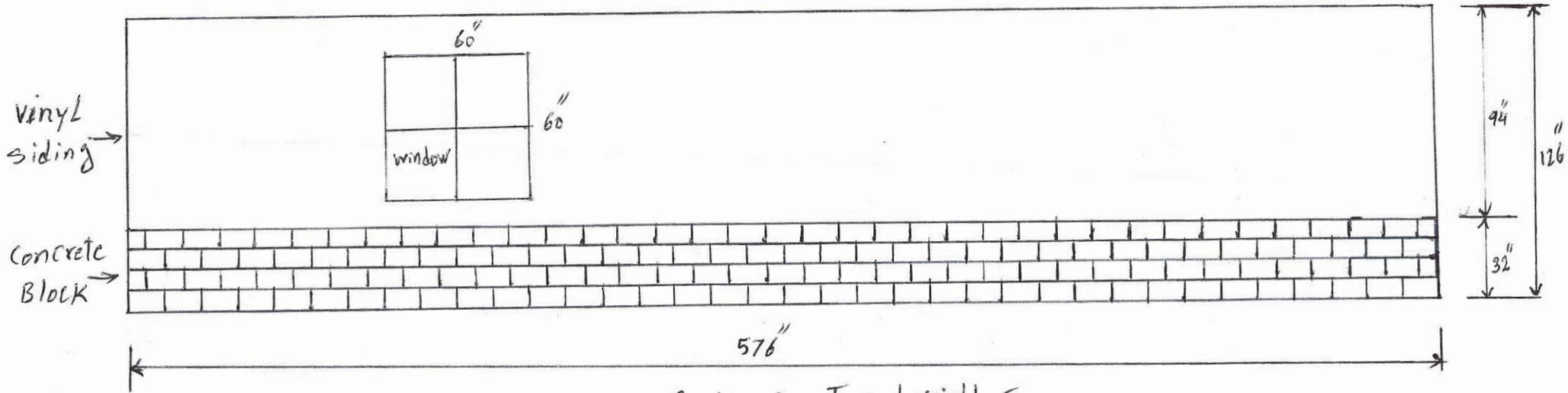
Esri Community Maps Contributors, (

front-structure's appearance
(All white color)

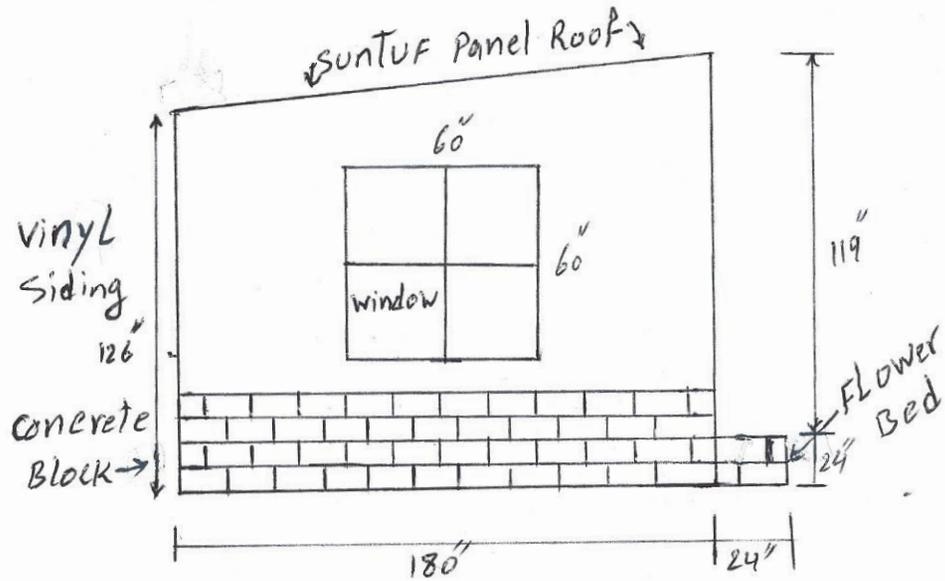


front-view Toward The Existing Building

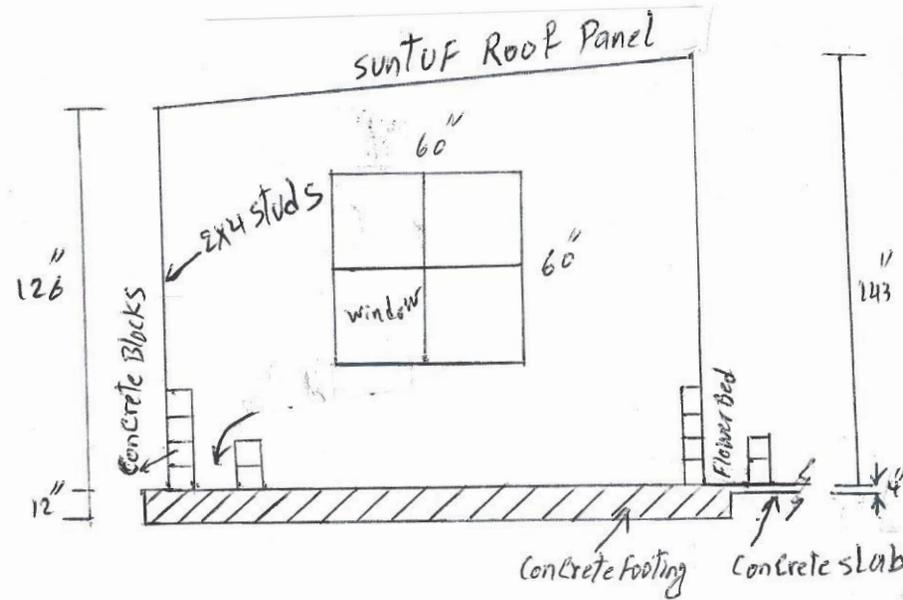
Back-structure's appearance



Back-view Toward Neighbor



side view



section cut view B-B

