

**Permit #:** 4

**Permit Date:** 01/09/23

**Permit Type:** Board of Zoning Appeals

**Case Number:** BZA 23-13

**PC Meeting Date:**

**BZA Meeting Date:** b. 3rd Tuesday of February

**Assigned Meeting Date:**

**Special Meeting Date:** 03/02/2023

**Applicant Is:** Architect

**Applicant Name:** C.J. Sabia

**Applicant Address:** 783 Old Hickory Blvd. - Ste 390

**Applicant City, State, ZIP:** Brentwood, TN 37027

**Applicant Phone Number:** 6154175938

**Applicant Email:** cj@sabia.construction

**Description:** Remove several 8" DBH trees or greater.

**Project Cost:** 250

**Square Feet:** 0

**Lot Area:** 47382

**Lot Coverage:** 0

**Heat/cooled area:** 0

**Proposed Height(ft.):** 0

**#of stories:** 2

**Lot Depth/Width Ratio:**

**Avg. front setback of adjacent homes:** 87 ft

**Zoning District:** Zone C

**Radnor Lake Impact Zone:** Yes

**Steep Slope:** Yes

**Plat/Subdivison:** No

**Status:** Open

**Assigned To:** Stephen Snow

### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14512003600	1107 NORFLEET DR	LOT 26 LAKEVIEW MANOR	CORLEW, DONALD L. ETUX		

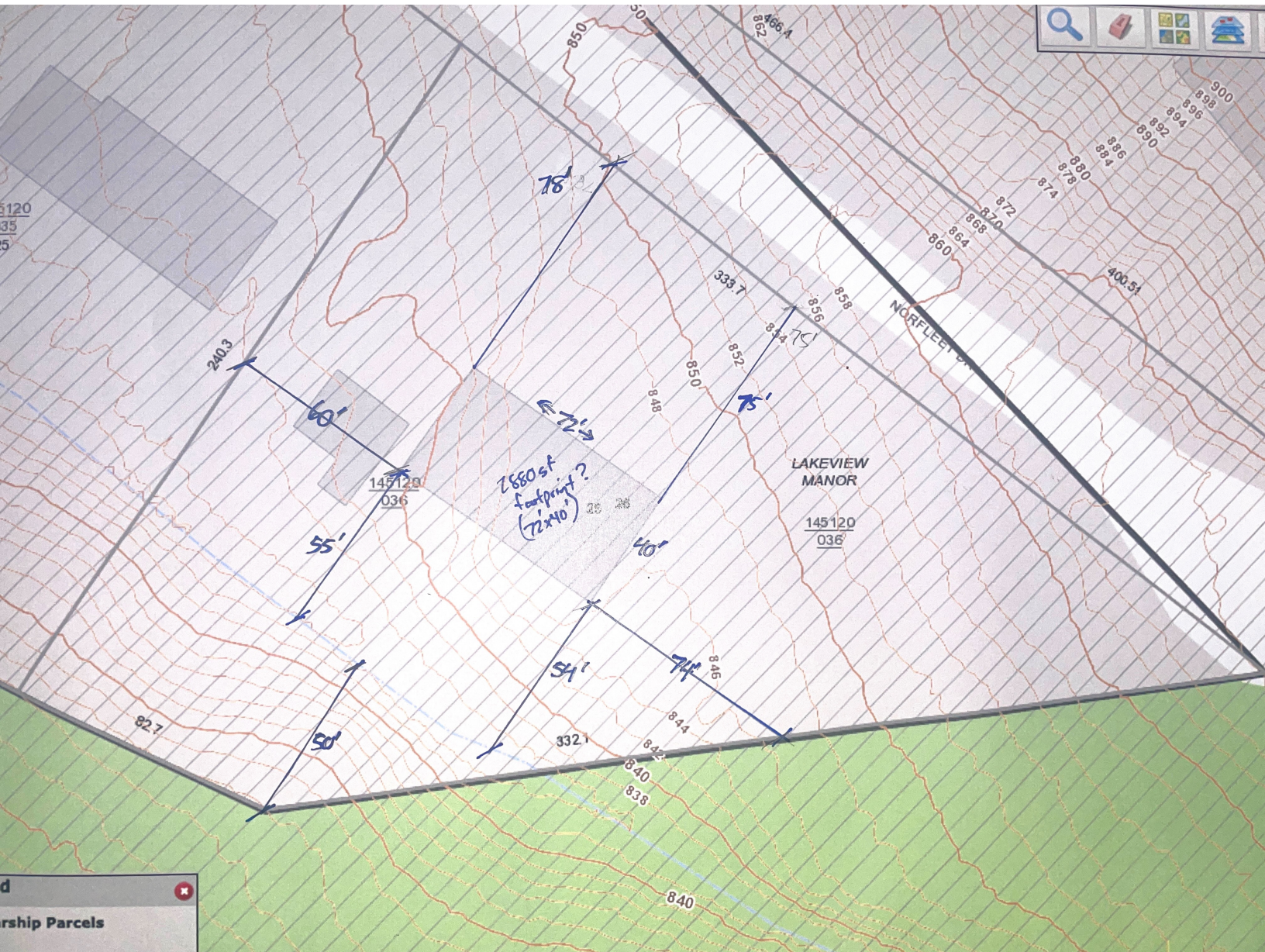
### Contractors

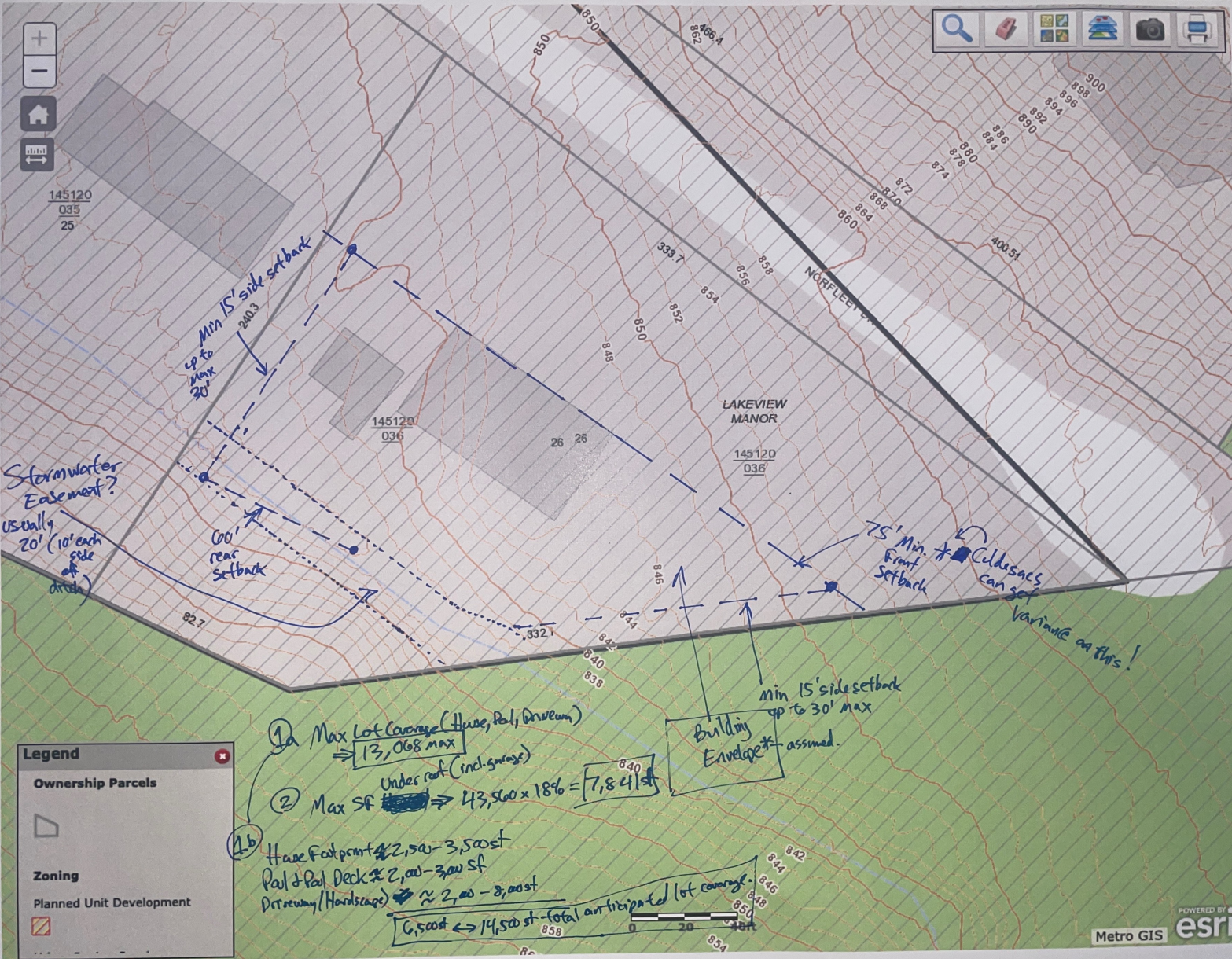
Contractor	Primary Contact	Phone	Address	Contractor Type	License	License #
Sabia Construction	C.J. Sabia	615-417-5938		General		

### Fees

Fee	Description	Notes	Amount
Residential Presentation Fee			\$250.00
		<b>Total</b>	<b>\$250.00</b>







Stormwater Easement?  
Usually 20' (10' each side of ditch)

Min 15' side setback  
up to Max 30'

60' rear setback

75' Min. Front Setback

Cul-de-sacs can set  
variable on this!

min 15' side setback up to 30' max  
Building Envelope\* assumed.

**Legend**

Ownership Parcels

Zoning

Planned Unit Development

- 1a Max Lot Coverage (House, Pool, Driveway)  $\Rightarrow 13,068$  max  
Under roof (incl. garage)
- 2 Max SF  $\Rightarrow 43,500 \times 18\% = 7,830$  sf
- 1b House Footprint  $\approx 2,500 - 3,500$  sf  
Pool & Pool Deck  $\approx 2,000 - 3,000$  sf  
Driveway/Hardscape  $\approx 2,000 - 3,000$  sf

6,500 sf  $\leftrightarrow 14,500$  sf - total anticipated lot coverage.