

Permit #: 108

Permit Date: 10/18/23

Permit Type: Board of Zoning Appeals

Case Number: BZA 23-62

PC Meeting Date:

BZA Meeting Date: k. 3rd Tuesday of November

Assigned Meeting Date: 11/21/2023

Special Meeting Date:

Applicant Is: Owner

Applicant Name: Reid Wakefield

Applicant Address: 5899 Willshire Dr.

Applicant City, State, ZIP: Nashville TN 37215

Applicant Phone Number: 214-240-0509

Applicant Email: reidwakefield@gmail.com

Description: Proposed addition that will be constructed to a point 15'-6" beyond the rear Primary Structure setback line.

Project Cost: 0

Square Feet: 0

Lot Area: 0

Lot Coverage: 0

Heat/cooled area: 0

Proposed Height(ft.): 0

#of stories: 0

Lot Depth/Width Ratio:

Avg. front setback of adjacent homes:

Zoning District: Zone F

Radnor Lake Impact Zone:

Steep Slope:

Plat/Subdivison:

Status: Open

Assigned To: Steve Mallory

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
14504004900	1108 OVERTON LEA RD	LOT 3 LELAND MANOR SUB RE-SUB LOTS 9 & 10	PRINE, JOHN FAMILY TRUST & FIONA WHELAN FAMILY TRUST		

Fees

Fee	Description	Notes	Amount
Variance/Administrative Appeal			\$250.00
Total			\$250.00

Payments

Reid and Emily Wakefield
1108 Overton Lea

November 15, 2023

To the Members of the Oak Hill Board of Zoning Appeals,

I'm Reid Wakefield, the new owner of 1108 Overton Lea. My wife and I bought the property from Mrs. Prine back in the spring and took possession this summer. We are tremendously excited about moving our family of five to Oak Hill.

We are appealing to the board for permission to extend the eastern wall in the back of the house 15.6' beyond the setback line. Our hardship is a non-conforming lot size. The property is 2.06 acres but was designated into Oak Hill's largest category, Zone F. The stated minimum lot size for Zone F is 4.0 acres.

No one has been able to provide details on when the zone assignment was changed for our lot, but we believe it was around 2006. The house was built in 2000. The change caused the existing house to be nonconforming in two ways: (1) the eastern wall crosses over the side setback at the front corner of the house; and (2) the ISA exceeds the allowable percentage.

We originally intended more extensive building plans before discovering the Zone F designation. Our designer, Jennifer Bagwell, has worked hard on downscaled plans that minimize the requested variance while also completely removing the non-conformity for the ISA. My hope is that our willingness to take on the expensive, disruptive project to retroactively eliminate the ISA non-conformity demonstrates our respect for the intentions of Oak Hill's restrictions.

The additional plans in this packet show that our proposed design would fall well within the boundaries of a normal setback for a minimum-two-acre Zone D lot. The elongation of this one room in the back corner of the house would carry the same design as the rest of the house, and we are not proposing any changes that would be visible from the street.

Thank you for your consideration.

Reid Wakefield

Jennifer and Tomm Sharpe
4915 Sewanee Rd
Nashville, TN 37220

November 17, 2023

To the Members of the Oak Hill Board of Zoning Appeals,

Please accept this letter as our endorsement of the Wakefield's variance request for 1108 Overton Lea. We live adjacent to the property at 4915 Sewanee Rd and are familiar with the proposed design plans. This change would have no negative effects on our property or the neighborhood at large. We support this variance request.



Jennifer Sharpe



Tomm Sharpe

1108 Overton Lea Road - Site Analysis

Lot Coverage - Residential F Lot Size: 2.06 acres / 89,848.41 SF
(Minimum Lot is 4 Acres)

Category	Square Footage	%
Total Impervious Allowed	17,969.68 SF	20%
Total Existing Impervious Area	19,145.03 SF	21.3%
Total Impervious to be Removed	270.80 SF	
Total Impervious Proposed to Add	395.00 SF	
Net Impervious Add	124.40 SF	
New Proposed Total Impervious Area	19,269.23 SF	21.4%

Lot Coverage - Residential D Lot Size: 2.06 acres / 89,848.41 SF
(Minimum Lot is 2 Acres)

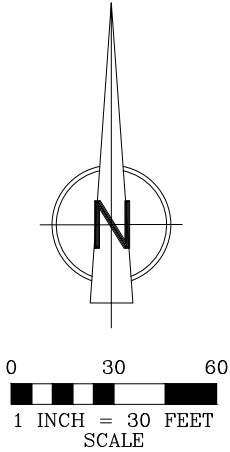
Category	Square Footage	%
Total Impervious Allowed	22,462.10 SF	25%
Total Existing Impervious Area	19,145.03 SF	21.3%
Total Impervious to be Removed	270.80 SF	
Total Impervious Proposed to Add	395.00 SF	
Net Impervious Add	124.40 SF	
New Proposed Total Impervious Area	19,269.23 SF	21.4%

3,192 SF remaining for two acre lot

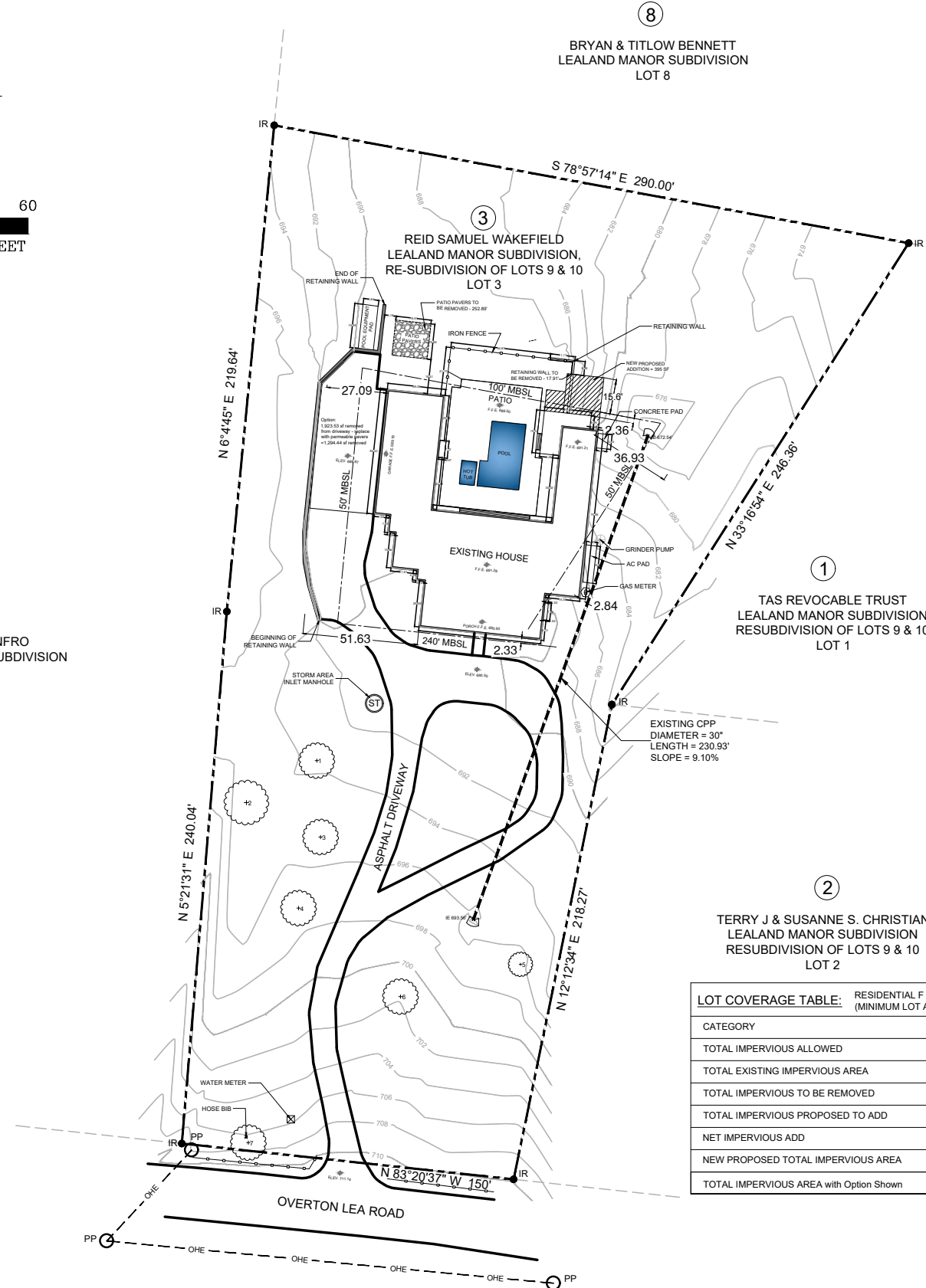
Lot Coverage - Residential F Lot Size: 4.0 acres / 174,240 SF
(Minimum Lot is 4 Acres)

Category	Square Footage	%
Total Impervious Allowed	34,848.00 SF	20%
Total Existing Impervious Area	19,145.03 SF	10.9%
Total Impervious to be Removed	270.80 SF	
Total Impervious Proposed to Add	395.00 SF	
Net Impervious Add	124.40 SF	
New Proposed Total Impervious Area	19,269.23 SF	11%

15,578.77 SF remaining for four acre lot



11
CAROL F. RENFRO
LEALAND MANOR SUBDIVISION
LOT 11

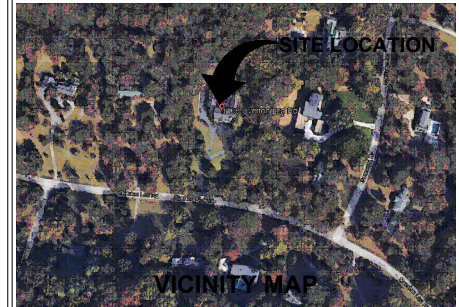


LOT COVERAGE TABLE:

CATEGORY	SQUARE FOOTAGE	%
TOTAL IMPERVIOUS ALLOWED	17,969.68 SF	20.0%
TOTAL EXISTING IMPERVIOUS AREA	19,145.03 SF	21.3%
TOTAL IMPERVIOUS TO BE REMOVED	270.80 SF	
TOTAL IMPERVIOUS PROPOSED TO ADD	395.00 SF	
NET IMPERVIOUS ADD	124.20 SF	
NEW PROPOSED TOTAL IMPERVIOUS AREA	19,269.23 SF	21.4%
TOTAL IMPERVIOUS AREA with Option Shown	17,974.79 SF	20.0%

TREE TABLE

NO.	SIZE	TYPE
1	18"	MAGNOLIA
2	24"	HACKBERRY
3	18"	MAGNOLIA
4	18"	MAGNOLIA
5	12"	TREE
6	18"	TREE
7	18"	TREE



GENERAL NOTES:

- THIS PROPERTY IS LOCATED AT 1108 OVERTON LEA ROAD, DAVIDSON COUNTY, NASHVILLE, TENNESSEE
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
- THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
- IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
- NO PORTION OF THE DESCRIBED TRACT IS IN FLOODWAY AND IS SHOWN IN THE AREA ZONE F AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47037C0358H ON FLOOD INSURANCE RATE MAP IN THE 34TH COUNCIL DISTRICT, DAVIDSON COUNTY, NASHVILLE, TN, EFFECTIVE DATE APRIL 5, 2017.
- ALL CONSTRUCTION TO CONFORM WITH DAVIDSON COUNTY BUILDING AND ZONING RULES AND REGULATIONS.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

LEGEND:

- PROPERTY LINE
- ELEV MAJOR CONTOUR (EVERY 10')
- ELEV MINOR CONTOUR (EVERY 2')
- PROPERTY SETBACK LINE
- FENCE LINE
- STORM DRAIN LINE
- OVERHEAD ELECTRICAL LINE
- GAS METER
- WATER METER
- STORM AREA INLET MANHOLE
- GRINDER PUMP
- IRON ROD (IR)
- X" TREE

COPYRIGHT
Alliance Engineering & Consulting, LLC

STAMP
Joshua D. Spradlin, P.E.
Alliance Engineering & Consulting, LLC
1718 General George Patton Drive
Brentwood, TN 37027
615-801-2179

PROJECT:
1108 OVERTON LEA DRIVE
SITE PLAN

LOCATION:
1108 OVERTON LEA DRIVE,
DAVIDSON COUNTY,
NASHVILLE, TN

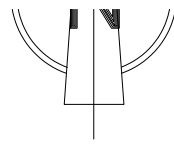
OWNER:
REID SAMUEL
WAKEFIELD

SHEET CONTENT:
SITE PLAN

DATE	REVIEWED BY:	DATE	CAD BY:
6/6/23	LEL	6/6/23	PJG
6/18/23	LEL	6/17/23	PJG
6/19/23	LEL	6/19/23	PJG
6/20/23		6/20/23	PJG

REMARKS:
These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product. These plans are not FINAL: the developer reserves the right to modify these plans, including without limitation changes to the specifications and materials, without notice or obligation.

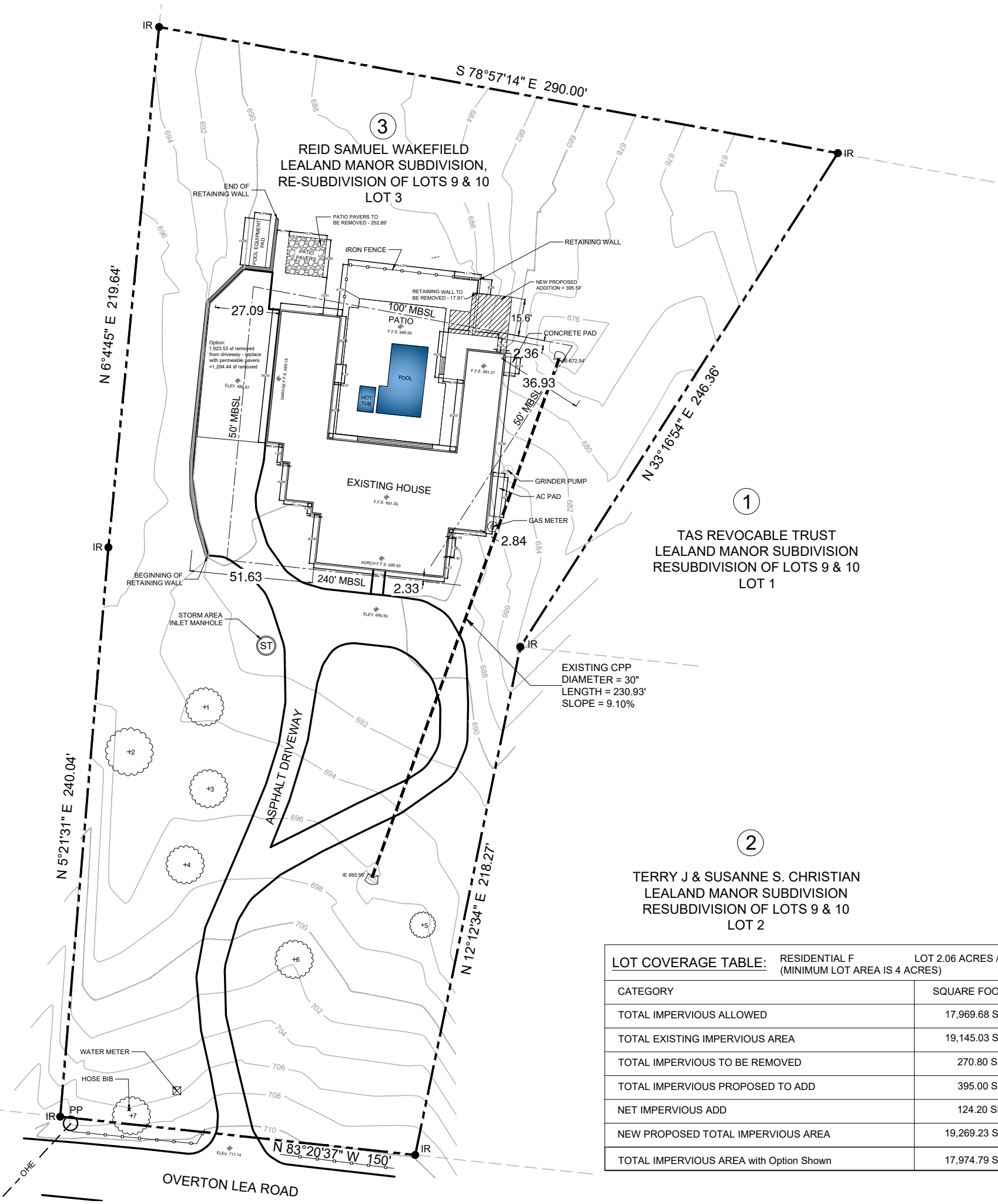
SHEET CONTENT:
C1
1" : 30'



0 30 60
1 INCH = 30 FEET
SCALE

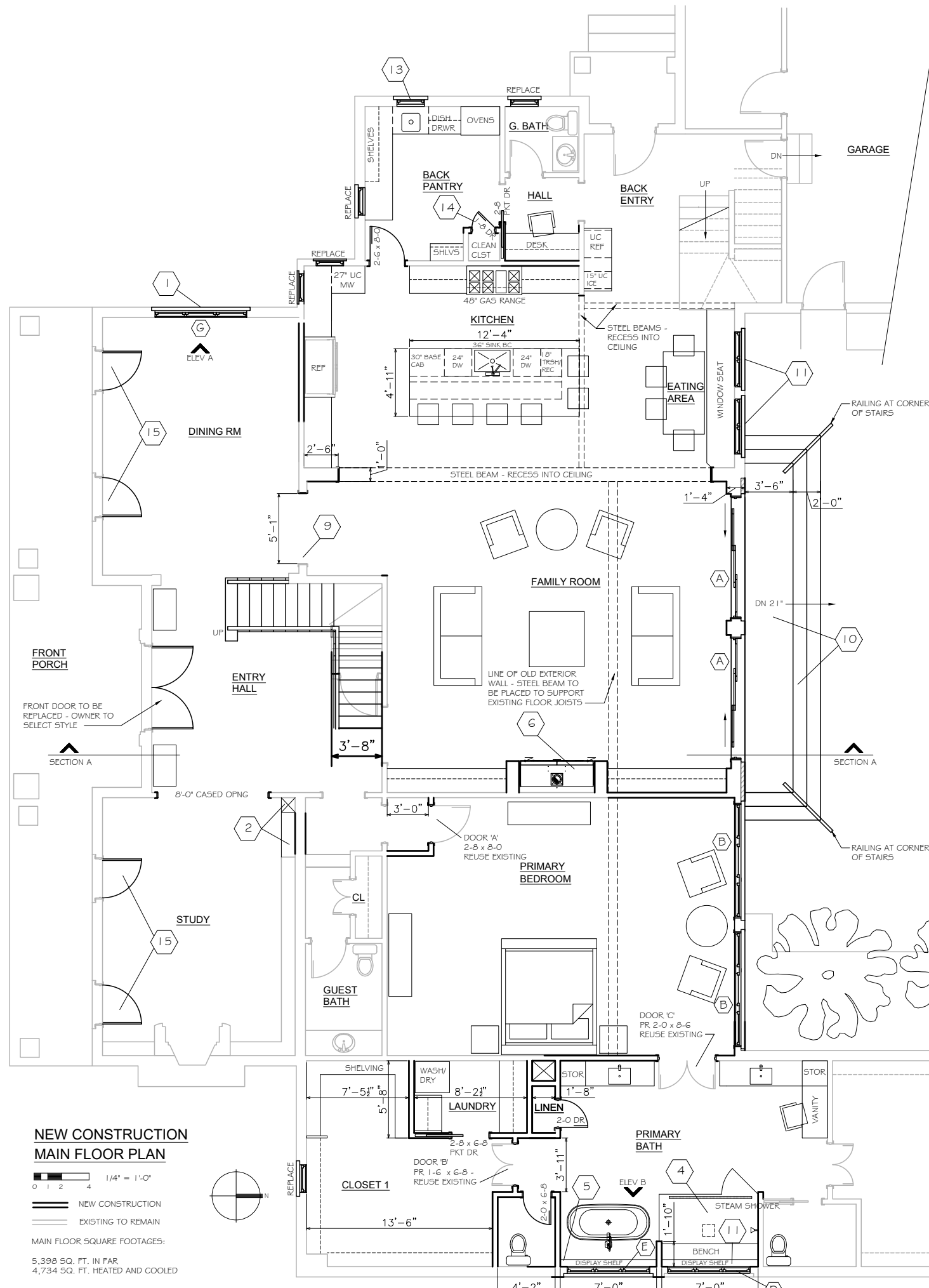
11

CAROL F. RENFRO
LEALAND MANOR SUBDIVISION
LOT 11



LOT COVERAGE TABLE: RESIDENTIAL F LOT 2.06 ACRES / 89,848.41 SF (MINIMUM LOT AREA IS 4 ACRES)

CATEGORY	SQUARE FOOTAGE	%
TOTAL IMPERVIOUS ALLOWED	17,969.68 SF	20.0%
TOTAL EXISTING IMPERVIOUS AREA	19,145.03 SF	21.3%
TOTAL IMPERVIOUS TO BE REMOVED	270.80 SF	
TOTAL IMPERVIOUS PROPOSED TO ADD	395.00 SF	
NET IMPERVIOUS ADD	124.20 SF	
NEW PROPOSED TOTAL IMPERVIOUS AREA	19,269.23 SF	21.4%
TOTAL IMPERVIOUS AREA with Option Shown	17,974.79 SF	20.0%



GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND IBC 2018 WITH LOCAL AMENDMENTS.
- WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID ERRORS, OMISSIONS AND MISTAKES, THE DESIGNER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME. THE DESIGNER WILL NOT BE LIABLE FOR ERROR AFTER CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE TO BE READ OR CALCULATED AND NEVER SCALED. DIMENSIONS SHOWN ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN FROM AN EXISTING WALL ARE FROM FACE OF EXISTING FINISH OF THAT WALL.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
- IN AREAS WHERE EXPOSED OR IN AREAS OF NEW CONSTRUCTION, INSTALL INSULATION (LOOSE FILL, BATT OR LOW VOC) FOR THE FOLLOWING R-VALUES:
 ATTIC: R-49
 VAULTED CEILINGS: R-38
 EXTERIOR WALLS: R-19
 BAND JOIST: R-30
 FLOORS OVER UNHEATED SPACES: R-25
 BASEMENT WALLS: R-12
- CAULK AROUND DOORS, WINDOWS AND ALL OTHER OPENINGS OF EXTERIOR WALLS OF HEATED AREA.
- THE GC SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE GC SHALL COORDINATE WITH ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATIONS AND MAINTENANCE OF ALL EQUIPMENT AS REQUIRED BY CODE.
- ALL DOOR AND WINDOW OPENINGS ARE CENTERED ON WALL OR 4" FROM CORNER UNLESS OTHERWISE SPECIFIED.
- ALL NEW WINDOW SIZES BASED PELLA LIFESTYLE WINDOWS AND DOORS.
- VERIFY USE OF TEMPERED GLASS AS REQUIRED BY LOCAL CODES BEFORE ORDERING WINDOWS AND DOORS.

- KEYNOTES:**
1. INFILL AREA WHERE WINDOW IS REMOVED OR WHERE PART OF WINDOW IS REMOVED WITH WALL AND EXTERIOR PAINTED BRICK.
 2. FILL IN WALL IN THIS AREA. BUILD SHELVING AND INFILL PANEL TO MATCH EXISTING SHELVING IN STUDY.
 3. REMOVE ONE SHELF IN CLOSET AND REFINISH ENDS OF SHELVING TO REMAIN. INSTALL NEW DOOR INTO EXERCISE AREA.
 4. STEAM SHOWER WITH ZERO ENTRY FLOOR. TEMPERED GLASS ENCLOSURE.
 5. HALF HEIGHT DISPLAY WALL AT OUTSIDE WALL OF TUB AREA AND SHOWER. TOP OF WALL WILL ALIGN WITH SILL PLACEMENT OF WINDOW OVER TUB.
 6. NEW GAS FIREPLACE WITH DIRECT VENT TO OUTSIDE. 66" WIDE FIREPLACE SHOWN, OWNER TO SELECT FINAL SIZE.
 7. NEW KITCHEN LAYOUT BY OTHERS: ITEMS TO BE REUSED ARE: REFRIGERATOR, UC DISH DRAWER, UC MICROWAVE, DOUBLE OVEN TOWER WITH WARMING DRAWER AT BASE.
 8. DROP DOWN AREA FOR SUPPORT BEAM - KEEP CEILING AS HIGH AS POSSIBLE. OPENING TO BE TRIMMED OUT LIKE CASED OPENING.
 9. NEW OPENINGS TO MATCH HEIGHT OF EXISTING, WITH THE TRANSOM WINDOWS REMOVED.
 10. NEW LIMESTONE PAVEMENT LANDING AND STEPS @ 7" EACH TO EXISTING POOL DECK.
 11. ENTIRE WINDOW UNITS TO BE REPLACED IN EXISTING OPENING. WINDOW CONFIGURATION HAS CHANGED FROM EXISTING.
 12. EXTEND EXISTING PATIO AS SHOWN, MATCH EXISTING MATERIALS. REUSE EXISTING COLUMNS IN NEW LOCATIONS TO SUPPORT ADDITIONAL ROOFING EXTENSION.
 13. NEW WINDOW TO MATCH EXISTING WINDOW IN BACK PANTRY AND GUEST BATH.
 14. BUILD NEW WALL AND INSTALL NEW DOOR TO CREATE CLEANING CLOSET.
 15. DOORS TO BE REPLACED, USE EXISTING OPENING.

TYPE	QTY.	DESCRIPTION	EXTERIOR TREATMENT	OPENING NOTES
A	2	FRAME OPENING IS 105"W x 96"H TRIPLE STACKING SLIDING PATIO DOORS 2X0 AND 02X CONFIGURATION	BRICK EXTERIOR WALL EXTERIOR TREATMENT TO MATCH EXISTING DOORS TEMPERED GLASS	NEW DOOR OPENING IN NEW BRICK WALL
B	6	2-6 x 7-6 CASEMENT WINDOW WITH 4" TRIM BETWEEN EACH UNIT. WINDOW SILL TO BE 4" ABOVE FINISHED FLOOR. EGRESS SIZED WINDOW	BRICK EXTERIOR WALL EXTERIOR TREATMENT TO MATCH EXISTING WINDOWS TEMPERED GLASS	NEW WINDOWS IN NEW BRICK WALL
C	1	2-8 x 8-0 FRENCH DOOR	BRICK EXTERIOR WALL EXTERIOR TREATMENT TO MATCH EXISTING DOORS TEMPERED GLASS	NEW DOOR IN NEW BRICK WALL
D	1	TRIPLE UNIT WINDOW, ALL FIXED, 1-11 x 1-11 OPENING SIZE IS 72" W AND 21" H	BRICK EXTERIOR WALL UNIT IN STEAM SHOWER - MARINE GRADE FINISH OR VINYL TEMPERED GLASS - NO MULLIONS	NEW WINDOW IN EXISTING BRICK WALL OPENING
E	1	TRIPLE UNIT WINDOW, CASEMENT WINDOWS, 1-11 x 4-5, MIDDLE WINDOW TO BE FIXED	BRICK EXTERIOR WALL TEMPERED GLASS	NEW WINDOW IN EXISTING BRICK WALL
F	1	SINGLE CASEMENT WINDOW 2-5 x 3-11, 2947	BRICK EXTERIOR WALL TEMPERED GLASS	NEW WINDOW IN NEW BRICK WALL
G	1	TRIPLE CASEMENT WINDOW, 2573, CENTER WINDOW TO BE FIXED	BRICK EXTERIOR WALL - MEASURED OPENING IN FIELD	NEW WINDOWS IN EXISTING BRICK WALL OPENING, WIDTH TO MATCH, HEIGHT IS NEW
H	1	OUTSWINGING BIFOLD DOORS WITH CENTRAL PARTING, EXISTING OPENING IS 9-9W x 8-0H	BRICK EXTERIOR WALL TEMPERED GLASS	NEW DOOR IN EXISTING BRICK WALL OPENING

GENERAL WINDOW NOTES:

- ALL INTERIOR WINDOW AND DOOR TRIM TO BE REPLACED.
- ALL WINDOW SIZES SHOWN ARE BASED ON PELLA LIFESTYLE SERIES WINDOWS AND DOORS.
- ALL NEW WINDOWS TO HAVE MUNTINS IN STYLE SHOWN ON ELEVATIONS.
- WINDOWS AND DOORS MARKED REPLACE WILL BE REPLACED WITH NEW UNITS IN SIZES TO FIT EXISTING OPENINGS. ALL SIZES SHOULD BE FIELD VERIFIED.
- VERIFY USE OF TEMPERED GLASS PER LOCAL CODES BEFORE ORDERING. WINDOWS LISTED AS NEEDING TEMPERED GLASS ABOVE MEET CRITERIA REQUIREMENTS FOR IRC. LOCAL CODES MAY VARY.
- USE INSULATED GLASS WITH LOW E AND ARGON.

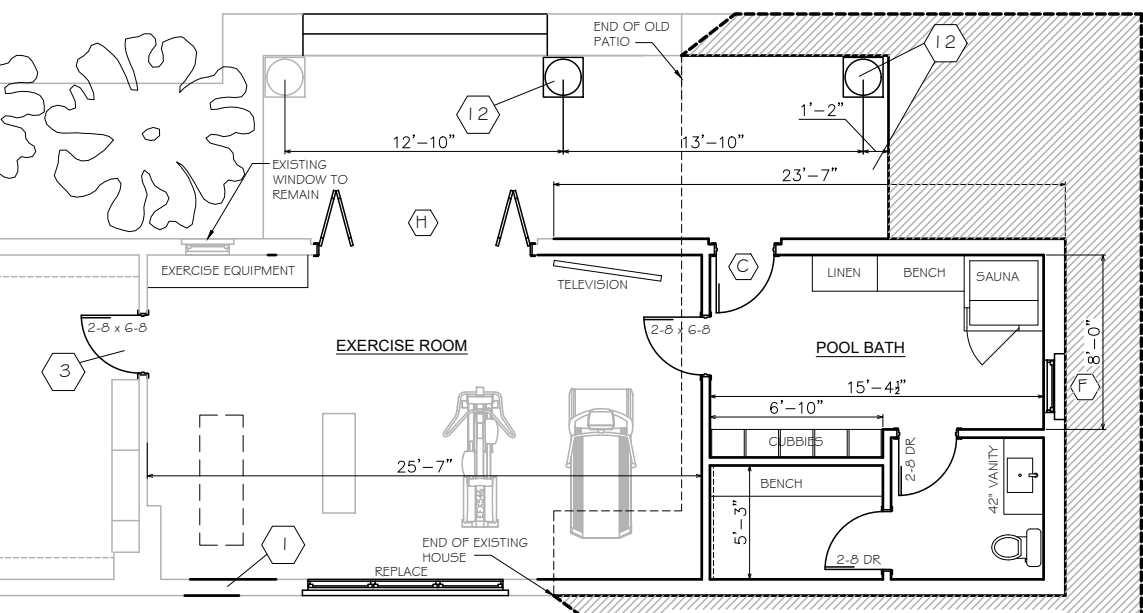
F.A.R. CALCULATIONS	
LOT SIZE =	89,848.41 SQ. FT.
1.4% FAR ALLOWED:	12,578 SQ. FT.
MAIN FLOOR:	5,398 SQ. FT.
UPPER FLOOR:	4,084 SQ. FT.
TOTAL:	9,482 SQ. FT. 10.5%

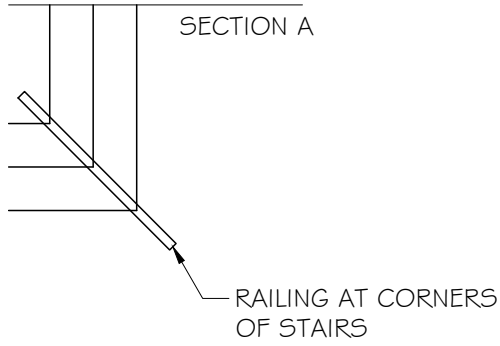
NEW CONSTRUCTION MAIN FLOOR PLAN

0 1 2 4 1/4" = 1'-0"

NEW CONSTRUCTION
EXISTING TO REMAIN

MAIN FLOOR SQUARE FOOTAGES:
5,398 SQ. FT. IN FAR
4,734 SQ. FT. HEATED AND COOLED





GENERAL WINDOW NOTES:

ALL INTERIOR WINDOW AND DOOR TRIM TO BE REPLACED.

ALL WINDOW SIZES SHOWN ARE BASED ON PELLA LIFESTYLE SERIES WINDOWS AND DOORS.

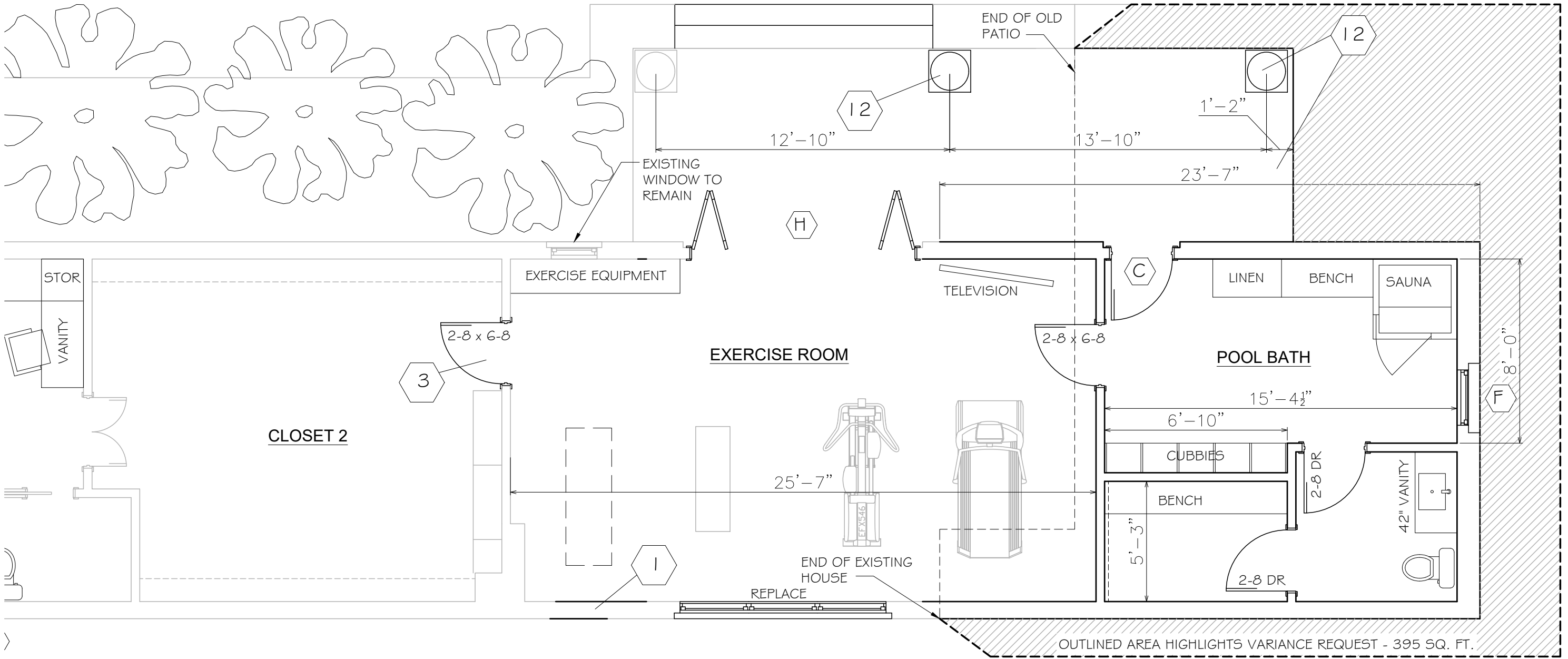
ALL NEW WINDOWS TO HAVE MUNTINS IN STYLE SHOWN ON ELEVATIONS.

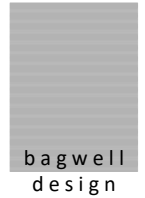
WINDOWS AND DOORS MARKED 'REPLACE' WILL BE REPLACED WITH NEW UNITS IN SIZES TO FIT EXISTING OPENINGS. ALL SIZES SHOULD BE FIELD VERIFIED.

VERIFY USE OF TEMPERED GLASS PER LOCAL CODES BEFORE ORDERING. WINDOWS LISTED AS NEEDING TEMPERED GLASS ABOVE MEET CRITERIA REQUIREMENTS FOR IRC. LOCAL CODES MAY VARY.

USE INSULATED GLASS WITH LOW E AND ARGON.

F.A.R. CALCULATIONS		
LOT SIZE = 89,848.41 SQ. FT.		
14% FAR ALLOWED: 12,578 SQ. FT.		
MAIN FLOOR:	5,398 SQ. FT.	
UPPER FLOOR:	4,084 SQ. FT.	
TOTAL:	9,482 SQ. FT.	10.5%





Jennifer Bagwell
residential designer
5031 Marchant Drive
Nashville, TN 37211
615-305-7205
bagwelldesign@bellsouth.net

Additions and Renovations to the

Wakefield Residence

1108 Overton Lea Road, Nashville, TN 37220

Variance Sub.	10.17.23
For Permit	07.28.23
For Pricing	06.09.23
For Review	06.01.23
For Review	05.16.23

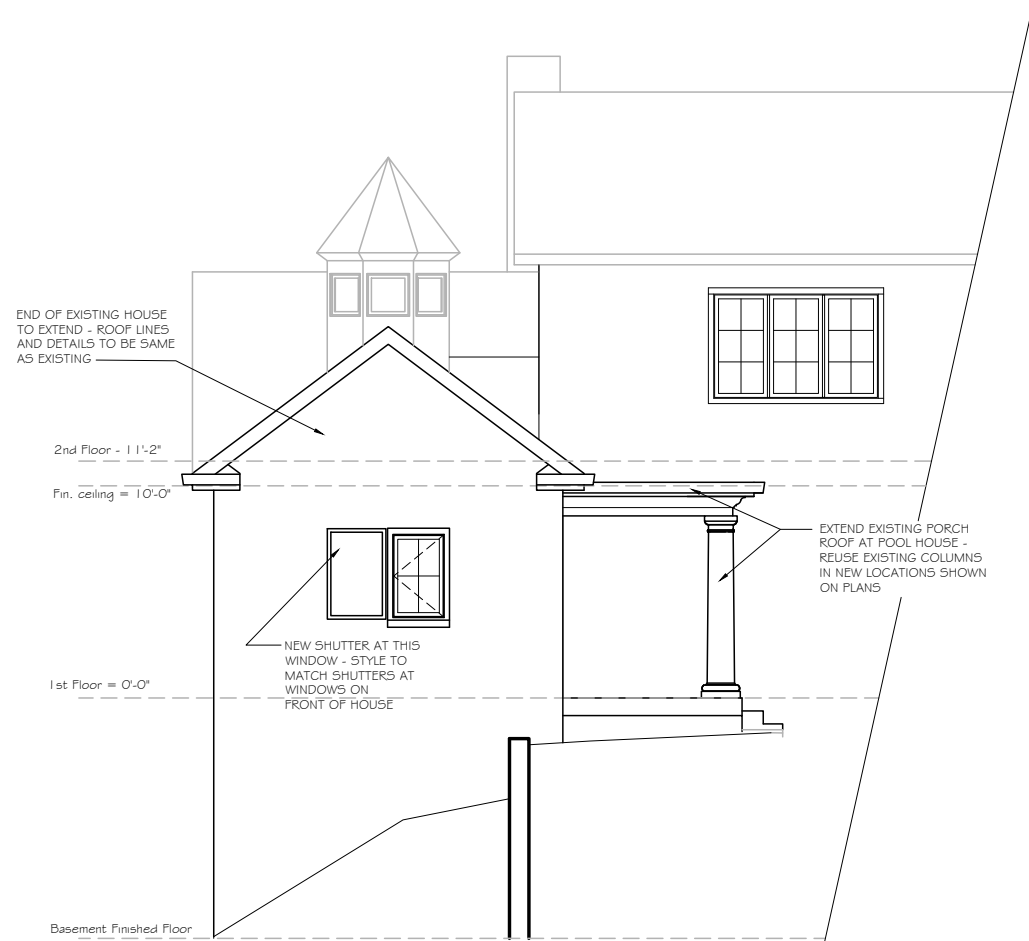
NEW EXTERIOR
ELEVATIONS
AND SECTION

E1



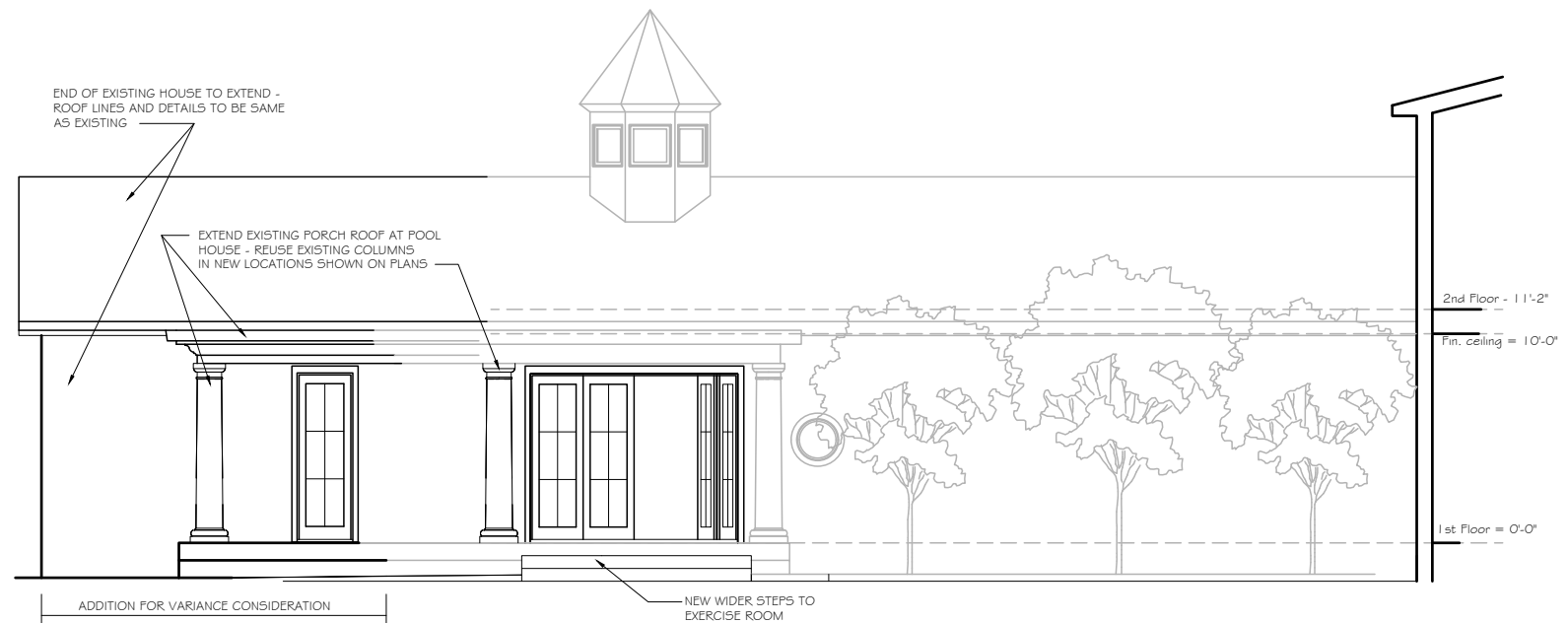
NEW NORTH ELEVATION AT MAIN HOUSE BODY

0 1 2 4 1/4" = 1'-0"



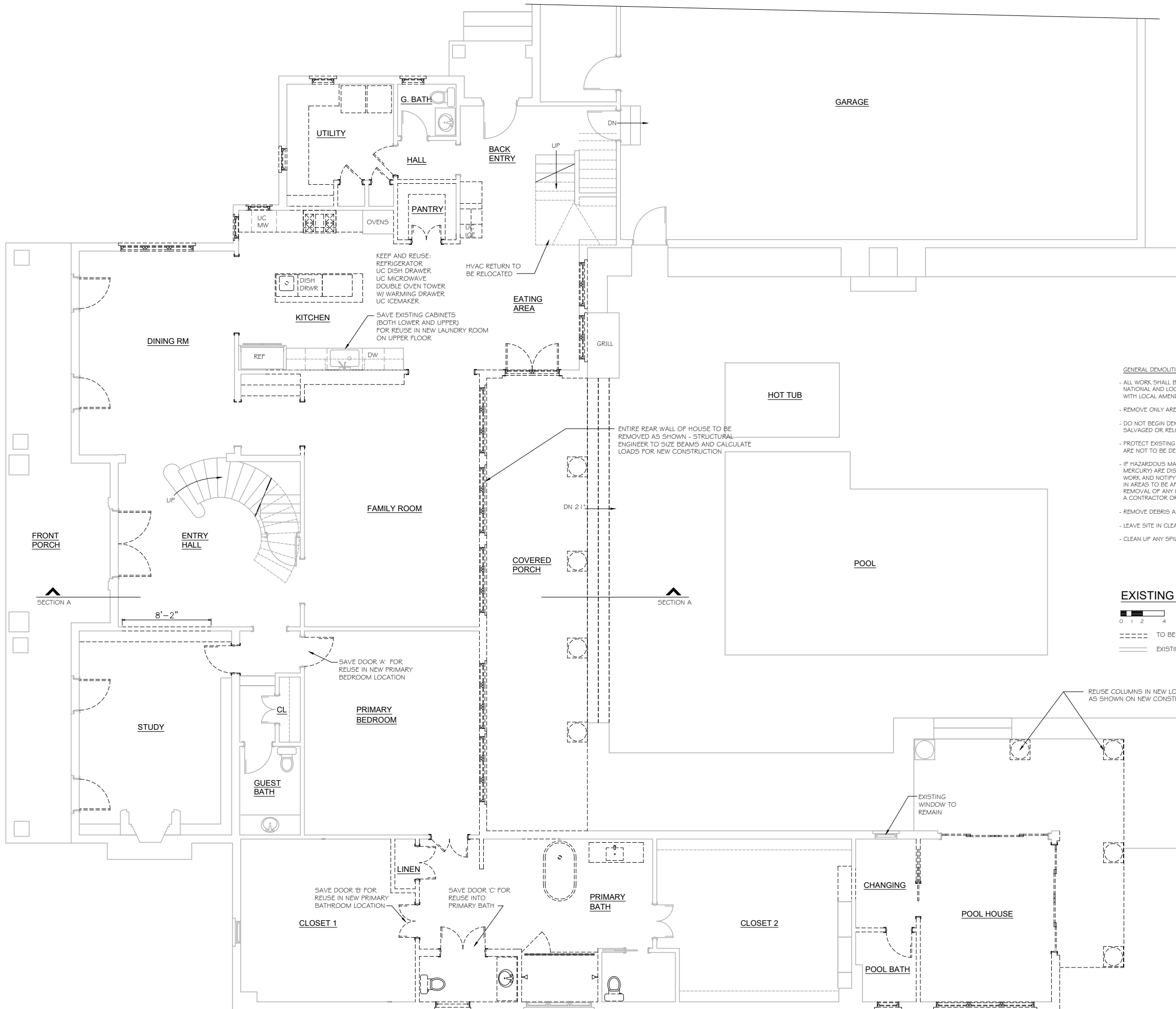
NEW NORTH ELEVATION AT POOL BATH WING

0 1 2 4 1/4" = 1'-0"



NEW WEST ELEVATION INSIDE POOL AREA

0 1 2 4 1/4" = 1'-0"



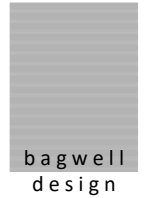
Jennifer Bagwell
 residential designer
 5031 Marchant Drive
 Nashville, TN 37211
 615-305-7205
 bagwelldesign@bellsouth.net

Additions and Renovations to the
Wakefield Residence
 1108 Overton Lea Road, Nashville, TN 37220

Variance Sub.	10.17.23
For Permit	07.28.23
For Pricing	06.09.23
For Review	06.01.23
Preliminary	05.10.23

EXISTING MAIN FLOOR PLAN

D1



Jennifer Bagwell
residential designer

5031 Marchant Drive
Nashville, TN 37211

615-305-7205
bagwelldesign@bellsouth.net

Additions and Renovations to the
Wakefield Residence
1108 Overton Lea Road, Nashville, TN 37220

Variance Sub.	10.17.23
For Permit	07.28.23
For Pricing	06.09.23
For Review	06.01.23
Preliminary	05.10.23

EXISTING BASEMENT
FLOOR PLAN

D3

