

Minutes of a meeting of the Board of Zoning and Appeals of the City of Forest Hills

February 18, 2011

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting on February 18, 2011 at the City's Offices, 4012 Hillsboro Road, Nashville, Tennessee, and beginning at 8:00 a.m. Chairperson Janie Rowland presided. Also present were Mr. Jim Littlejohn, Mr. Lanson Hyde, City Manager Al Deck, and City Assistant Cynthia Despot. Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to these minutes.

Approval of the minutes of the January 21, 2011 meeting. Upon a motion

by Mr. Jim Littlejohn, which was seconded by Mr. Lanson Hyde, the minutes for the January 21, 2011 meeting were approved.

Letters of Credit: none

3. Mr. Milton Thompson represented Mr. & Mrs. Jim Morrison, of 5508 S. Stanford Drive, in a request a variance for a five (5) foot fence around the house. On the western side, the proposed fence would run along a line agreed upon by Mr. Morrison and Mr. Sohr as these were easements involved. Mr. Morrison indicated that there was a revised easement agreement in the works that would accommodate both parties between Mr. Sohr and the Morrison's. The fence will be approximately thirty feet from the front property line. Mr. Morrison stated that the fence, located as proposed in the front yard, will be less visible from the street. Mr. Sohr, as the next door neighbor, express a desire to have some landscaping along the western run of the fence as that was his entryway to his home. Following questions and discussion the Members expressed a desire to see a landscape plan prior to considering the request. Mr. Morrison requested the matter be deferred.

4. Mr. Ronald Sohr, of 5504 S. Stanford Drive represented himself in requesting a variance for an entrance gate across his driveway, which will be located within an easement along Mr. Morrison's property. The gates are approximately 8 feet 3 inches tall, with stone columns, and the installation will be located 352 feet from the street. Following questions and discussion Mr. Littlejohn offered a motion to approve, the gate, located 352 feet up the driveway, with landscaping to conceal the view from Mr. Morrison's house. The motion was seconded by Mr. Lanson Hyde, and the Members unanimously voted to approve the variance as stated.

5. Mr. & Mrs. James Hobbs, of 4503 Yancey Drive, requested three variances in the construction of a garage in the rear yard: (a.) Building coverage ratio to almost 11%; (b.) Front Yard Setback of approximately 8 feet, in order to replace an existing porch. (c.) Rear Yard Setback of eight (8) feet, for an existing, non-conforming house, bringing the house within 22 feet of the property line. The Members complimented the Hobbs on providing an excellent set of plans, with complete details of the process. Following questions and discussion Mr. Jim Littlejohn offered a motion to approve the 3 variance requests, which was seconded by Mr. Lanson Hyde, the Members unanimously voted to approve all requests as stated.

6. Mr. Chris Crimmins represented Mr. & Mrs. Judson Kauffman of 1937 Cromwell Drive, in a request to reduce the rear yard setback by six (6) feet. The owners wish to build a detached garage within nine (9) feet of the rear property line. Following a discussion the members expressed a desire for a landscape plan. The City Manager also provided details from the Zoning Ordinance regarding requirements to build within the floodway. Mr. Crimmins requested the matter be deferred.

7. Mr. Mike Kaiser & Mr. Michael Cronin represented Mr. Aaron Kaalberg, Trustee for the home located at 5879 Fredericksburg Drive, requested a variance for seven retaining walls over four (4) feet in height, and for exceeding the maximum coverage ratio, if needed. The project is for construction of a cabana and a subterranean garage. The walls are as follows:

- #1 ranges from 1 to 4.5 feet in height, for a length of 49 feet
- #2 ranges from 2 to 17.25 feet in height, for a length of 95 feet
- #3 17.5 feet the entire length of 56 feet
- #4 ranges from 1 to 5 feet in height, for a length of 113 feet
- #5 ranges from 7 to 9 feet in height, for a length of 25 feet
- #6 ranges from 3 to 9 feet in height, for a length of 65 feet
- #7 is 6 feet high the entire length of 20 feet

Construction of a cabana would increase the current four (4) percent coverage ratio to just over five and one-half (5.5) percent. If the subterranean garage is determined to create a coverage ratio violation, it would increase the ratio to 12.25 percent. Upon motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the Members unanimously voted to approve all variance requests, conditioned on coordination of a planting plan, the installation of an irrigation system, and geotechnical reports to the City Engineer on soil conditions and test results.

There being no further matters to be discussed and no further business to come before the Board, the meeting was adjourned.