

**MINUTES OF A MEETING OF  
THE BOARD OF ZONING & APPEALS  
THE CITY OF FOREST HILLS**

**NOVEMBER 18, 2011**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on November 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. Mark Banks, 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.

1. Approval of the minutes: Minutes were deferred, due to the resignation of Mr. Hyde and the absence of Mr. Littlejohn.

2. Letters of Credit: none

3. Mr. Steve Cole, of Steve Cole Construction, Inc., represented the owner of 5879 Fredericksburg, in a request for an accessory use (generator) in the side yard. Mr. Cole submitted photographs of the area, along with approval of neighbors. The photos detailed existing walls, which would block the view from the street. Chairperson Janie Rowland offered a motion to approve the request, conditioned on adding another wall on the side yard, concealing the generator from view of the next door neighbor, and applicant obtaining approval of said neighbor. The existing wall is approximately 4 feet 6 inches high and the addition will also require a height variance. The motion was seconded by Mr. Mark Banks. The applicant will submit the letter of approval to the City Manager and may then proceed with the construction of the wall.

4. Mr. Charles Coots, Farm manager represented the owner of 6242 Hillsboro Road, in a request for a variance in construction of a four (4) rail board fence, approximately 4 feet six inches high. The increase height is to accommodate changes in elevation. Wire will be added to the fence to assist in maintaining the owner’s horses on the property. During the presentation, the City Manager verified the former owner received a variance to build the fence on the front of the property. However both the permit and variance have expired and the new owner is requesting a new variance for this continued fencing project. Upon motion by Mr. Mark Banks, which was seconded by Chairperson Janie Rowland, the Members unanimously voted to approve the motion and grant a variance for the 4 foot 6 inch fence.

5. Mr. Brian Hamilton of Nashville Civil, LLC, represented Mr. Mr. Jim Littlejohn Reed of 2026 Priest Road in a request for a retaining wall ranging from 1.5 feet to approximately 8 feet. The wall is required in the proposed construction of a new swimming pool and pool house. Following discussion of the project, Mr. Mark Banks made a motion to approve, contingent on submittal of a landscape plan to help conceal the wall. The stamped landscape plan must be submitted to the City, before the permit is issued. The motion was seconded by Chairperson Janie Rowland and the variance was granted for a retaining wall, up to approximately eight feet in height.

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

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Recorder

Chairperson