

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

JANUARY 20, 2012

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting on, January 20, 2012 at the City's Offices, 6300 Hillsboro Pike, Nashville, Tennessee, beginning at 8:00 a.m. Mr. Jim Littlejohn 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 of the November 18, 2011 meeting was deferred due to the absence of Chairperson Janie Rowland..

2. Letters of Credit: none

3. Mr. Rodney Tiedt, owner of the home at 1428 Old hickory Blvd., requested a variance of approximately four (4) feet for construction of a pool, and deck, plus a variance for the height of a retaining wall exceeding the maximum height of four (4). The applicant offered an explanation of the situation and the City Manager displayed the plans submitted for the Members. Following a question and answer session and a discussion of the issues, Mr. Jim Littlejohn offered a motion to approve the request, conditioned on the following: Presentation of a grading plan and survey of the property, including landscape materials to be used; location of the fence and gate; and the finish materials to be used on the retaining wall, as well as the decking material. The motion was seconded by Mr. Banks.

4. Mr. R. A. Dickey requested a reduction of the front yard setback in the renovation of their recently purchased house at 1015 Lynnwood Blvd. The additional will encroach by approximately 9 feet 7 inches, on the Beekman Drive side of the corner lot. Following the discussion Mr. Jim Littlejohn offered a motion to approve the request, conditioned on the following: clean up of the Beekman area of all accumulated leaves and debris, as well as the stored construction materials. The motion was seconded by Mr. Banks.

5. Mr. & Mrs. Simon Sedek requested a variance for the construction of a six foot, black aluminum fence. A second variance request was for the fence to connect to a portion of the house that is not the rear most corner, as required by ordinance. The Members needed additional information and requested a survey of property showing the property lines and the proposed location of the fence. Mr. Sedek requested a deferral in

order to gather the requested information. Mr. Banks made a motion to grant a deferral, and Mr. Littlejohn seconded the motion.

6. Mr. and Mrs. Vincent Messina requested a 4' 4" variance for the construction of a garage addition to their house. The house is currently non-conforming and is located 46' 3" from the side yard property line and the addition would be 46' 7" from the same line. Due to the non-conforming situation, the actual request must be for 4' 4" although the addition is only four inches closer than the existing house. Motion by Mr. Littlejohn to grant the setback variance as requested, which was seconded by Mr. Banks.

7. Mr. & Mrs. Tom Crozier requested two variances for the proposed addition to their home at 2001 Stonehurst Drive, which is already non-conforming. The variances are: building coverage ratio increased from 7.67% to 11%. The existing footprint is 3,373 square feet and with the proposed addition the house will grow to 4,819 square feet. The second variance request was for the rear yard setback of approximately 2' 5". The house is currently 47' 7" from the rear property line. Following discussion, Mr. Littlejohn made a motion to approve both requests, subject to a landscape plan to mitigate the bulk of the new addition. Mr. Banks seconded the motion and the coverage ratio and rear setback variances were granted.

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

Recorder

Chairperson