

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

**MAY 18, 2012**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on May 18, 2012 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. 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. Due to absences of various Members, the unapproved minutes accumulated. The minutes presented were as follows: November 18, 2011; January 20, 2012; February 17, 2012; March 16, 2012; and April 20, 2012. Upon a motion by Mr. Littlejohn, which was seconded by Mr. Banks, the minutes for the November 18, 2011; January 20, 2012; February 17, 2012; March 16, 2012; and April 20, 2012 meetings were approved.

2. Letters of Credit: none

3. Mr. & Mrs. Richard Cummings, owners of the lot located at 2803 Tyne Blvd., were represented by Ms. Catherine Sloan (Architect) and Issac Wantland, (Wantland INK, Landscape Architect) for the following requested variances:

- a. Reduce side setbacks from 45 to 19 feet on the west and 21 feet on the east.
- b. Wall over four feet.
- c. Privacy fence to hide garbage cans on the side of the house, over 4 feet.
- d. Increase Impervious Surface Ration from 20% to 24%

Ms. Sloan & Mr. Wantland offered a digital presentation outlining the reasons for the request and sited the complications involved. The lot was rezoned when the City revised the Zoning Ordinance and created larger setbacks, causing the lot to become non-conforming.

Following the presentation, Dr. Phil Wines of 2801 Tyne Blvd. addresses the Members and spoke in opposition to the variance request.

Following a lengthy discussion of the proposed construction and variances, the applicant requested a deferral until July 2012 meeting. The members granted the request.

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