

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

NOVEMBER 16, 2012

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on November 16, 2012 at the City’s Offices, 6300 Hillsboro Pike, 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 from October 19, 2012: Mr. Banks offered a motion to approve the minutes. The motion was seconded by Chairperson Rowland, and the minutes from October 19, 2012 were unanimously approved.

2. Letters of Credit: none

3. Mr. Ed Tessier of Page-Duke Landscape Architecture represented Mr. and Mrs. Scott Portis in their request to build an accessory building (pool pavilion) and an accessory uses (pool, lap pool, and court) in their front yard. This is the second appearance, following the applicants request for deferral. The presentation focused on additional landscape materials and the effort to properly screen the proposed structures from the immediate neighbor (Ms. Poole). During the presentation Mr. Tessier identified the types of landscape materials added to the plan, as well as the purpose and focus of various areas. Ms. Poole also spoke and asked several questions about maintaining her view and the eventual height of the proposed plantings.

Following the presentation, Mr. Mark Banks offered a motion for conditional approval of the request. The conditions were as follows: screening of the fence behind the pool to help with sound reduction. Secondly, the applicants agree that no lighting will be installed, unless they appear before the BZA with a complete lighting plan and receive approval for any lighting, other than low-voltage landscape/walkway lighting. Mr. Littlejohn seconded the motion and the Members unanimously voted to approve the request, based on the stated conditions.

4. Mr. Isaac Wantland represented Mr. & Mrs. Rodney Lewis, owners of the lot located at 1808 Stonehaven Court, in a request for a front setback variance of approximately 35 feet, for the construction of a house in a steep-slope area. Secondly the applicants requested a variance for two stone walls (non-retaining) which exceed the four-foot height limitations of the Zoning Ordinance. The walls are located at the drive and range from 5.5 to 6.5 feet. An additional fence ranges from 6.5 to 7.5 feet and is used to conceal the pool & spa area. Lastly a wood/stone privacy fence ranging from approximately 8 feet to almost 11 feet will be placed at the rear gate and pool deck area. Mr. Littlejohn stated that his firm represented the applicants and prepared the site plan for the project and this presentation.

Following the presentation Ms. Laura Baugh, representing the Home Owners Association for Cambridge Downs subdivision, discussed previous problems with run-off and silt into the Cambridge Downs detention pond. She expressed concern about increased infiltration from the proposed construction site filling the pond with silt.

The applicant and the Members addressed the silt fence requirements for the construction site and also discussed the effects of the larger, natural drainage area of Stonehaven Drive and Stonehaven Court. The Members felt that construction on one lot, for a limited period of time, would not have a long term influence on the adjoining neighbors. Mr. Banks offered a motion to approve all requested variances, Chairperson Janie Rowland seconded the motion, and the Members unanimously voted to approve all request without conditions.

There being no further matters before the Board, the meeting was adjourned.

Recorder

Chairperson