## 1 MINUTES OF A MEETING OF 2 THE BOARD OF ZONING APPEALS 3 THE CITY OF FOREST HILLS 4 **January 10, 2014** 5 The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting Friday, January 10<sup>th</sup>, 2014 at the City's Offices, 6300 Hillsboro Pike, Nashville, 6 Tennessee, beginning at 8:00 a.m. Chairperson Janie Rowland presided. Also present were Mr. 7 8 Jim Littlejohn, Mr. Mark Banks, City Attorney, Matt Foster and City Manager, Amanda Deaton. 9 Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to 10 these minutes. 11 1. Approval of the minutes of the meetings dated November 15th. Mr. Littlejohn 12 made the motion to approve the November 15, 2013 minutes, Mr. Banks 13 seconded, and the motion was approved unanimously. 14 2. Mr. Josh Belville of Stone Oak Builders, represented Mr. and Mrs. Timothy 15 Green, owners of the lot located at 1223 Mary Helen Drive. He was before the 16 Board to request a permit in the Hillside Protection Overlay. Mr. Belville first 17 outlined erosion measures and explained the elevation of the lot. He said they 18 would be building within 29 feet of over 800 feet elevation. He added that the 19 driveway would go through the higher elevation. Mr. Belville commented on the 20 landscape plan noting that it was meant to be natural in the back with decorative 21 landscaping in the front. 22 Mr. Littlejohn asked about the garages in the design. Mr. Belville commented that the Greene's and their sons eventually will all need a place to park. By having 23 24 garages on both sides of the house, it eliminates vehicles in the driveways or 25 streets. The top garage would be for everyday use. 26 Mr. Littlejohn asked the City Manager if the inspector reviewed the Geotechnical 27 reports and ensured building was done to recommended specifications. Mrs. 28 Deaton responded affirmatively. 29 Asking about utilities, Mr. Littlejohn remarked that he did not see water 30 infrastructure on the site plan. He asked that the homeowners and builders make 31 sure metro water/sewer was aware of the project. Mr. Belville responded that he 32 would be happy to do that. 33 Chairperson Rowland asked if there was anyone present to speak to the issue. No 34 one spoke. 35 Mr. Banks said he liked the garage idea, but wondered if they were properly screened from the road. Chairperson Rowland said that more evergreen screening 36 37 may be needed. Mr. Belville stated that he would beef up the landscaping on both

sides. He also mentioned that the right side of the home was covered in thick,

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natural vegetation.

40 Mr. Littlejohn made a motion to approve the item with the following conditions: 41 a.) Metro Water Services must approve the work. 42 b.) Evergreen landscaping be installed on the east side of the home to 43 buffer garage and parking turn-around zones. 44 c.) Installation of landscaping that is needed to fill in the gaps between 45 the natural vegetation gaps on the right side garage. 46 *Mr. Banks seconded the motion and it passed unanimously.* 47 3. Mr. Isaac Wantland of Wantland Ink, represented the owners of 5401 Hillsboro Road in their request of conditional approval for building an extensive garage and 48 49 gallery addition in the Hillside protection overlay. He also requested two 50 variances: one for two retaining walls over 10 feet, and one to increase the 51 impervious surface ratio from the maximum 16% to 17.1%. 52 Mr. Wantland began by giving the board an overview of the site and the current 53 dwelling. Showing pictures, he illustrated that the home was almost completely 54 screened by vegetation. He continued that the Trust that owns the lot in question 55 also owns the parcels around the dwelling as well. He said the terrain was very 56 challenging because the grades surrounding the house were very steep. 57 The objective of the expansion was to increase the parking areas, create as service 58 entrance and add a parking garage/gallery space. Because of the steep terrain, Mr. 59 Wantland and his team were unable to reach the places they wanted to build to do 60 geotechnical reviews without disturbing land or creating a construction entrance. For that reason, Mr. Wantland wanted the Board to approve the plan in concept, 61 62 allow his team to start work, and then come back to present more specific 63 technical aspects of the plan. 64 Andrew Stone of Andrew Stone Engineering- the consulting engineer on the 65 project, discussed the technical challenges of getting a drilling rig on the terrain to do a proper geotechnical analysis. He discussed doing temporary grading along 66 67 the planned service drive way and building retaining walls as needed to get the rigs in place to drill. (He indicated them on the plan.) Once complete, the walls 68 69 could become a permanent part of the road structure. They do not expect to find 70 any colluvium, but by taking a step by step approach, they can address it as they go and get details needed to properly build the structure. 71 72 Mr. Stone further discussed watershed and drainage. He explained that there were 73 two main watersheds: some water drains toward Hillsboro Rd and the rest drains 74 toward the private cul-de-sac. Also mentioned was that the team would be 75 applying for additional approval through the state for their drainage plan. 76 Mr. Littlejohn asked Mr. Wantland to describe the actual project in detail. Mr.

Wantland explained that the upper garage was meant to hold up to seven (7) cars

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78 and the lower garage was meant to be a gallery of fine vehicles and other art. It 79 would also have some more flexible space for functions, events, and catering. 80 Mr. Banks said he approved the general design but wondered what else needed to be approved. Mrs. Deaton said that the City did not have engineered plans for the 81 82 retaining walls and did not yet have extensive geotechnical analysis for where the bulk of the structure was to be placed. Mr. Wantland noted that there were a great 83 many possibilities for the retaining walls as far as building structure. The Board 84 85 discussed these types and agreed more detail would be needed. In regards to the walls and the overall construction, Mr. Littlejohn asked how the 86 walls and the structure would look. Mr. Wantland responded that it would be built 87 88 with the same look as the existing structure, large stone. Chairwoman Rowland 89 said that they wanted it to look as if it had always been there. Mr. Wantland said 90 that was the goal as the new tower will connect all levels of the house. He added 91 that the contractor, Will Andrews Construction, has the best masons in town and 92 careful attention will be paid to the stone finishing. 93 Mr. Littlejohn asked if they had considered other options to the very large 94 "hammerhead" motor court. Mr. Wantland responded that they had considered 95 placing the motor court on the other side of the guest house, but the drive became odd and disjointed from the structure. He assured the Board that they had 96 considered many options on this addition and brought them the very best option. 97 98 Chairman Rowland asked if there were anyone there to speak to the issue. No one 99 spoke. 100 Mark Banks made motion to conditionally approve the request, provided that the 101 applicant completed the following: 102 a.) erosion protection and soil control plan 103 b.) grading plans 104 c.) geotechnical work 105 d.) final engineering 106 e.) storm water protection and prevention plan 107 f.) bring final plans to the BZA in 90 days. 108 The city will not issue a building permit for vertical construction until the BZA 109 has approved the final plans. 110 Jim Littlejohn seconded the motion, and the Board unanimously approved the 111 motion.

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115	5.	The meeting was adjourned.		
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118		Recorder	Chairperson	
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