

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

February 14, 2014

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting Friday, February 14, 2014 at the City's Offices, 6300 Hillsboro Pike, Nashville, Tennessee, beginning at 8:00 a.m. Chairperson Janie Rowland presided. Also present were Mr. David Waller, and City Manager, Amanda Deaton-Moyer. 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 meetings dated January 10, 2014.** Mr. Littlejohn and Mr. Banks were not present, therefore Chairperson Rowland deferred the approval of the minutes to the next regularly scheduled meeting.
2. **Mr. and Mrs. Gary Baker of 2024 Kingsbury Drive** requested variances for front facing garage doors and an encroachment of approximately 34 feet into the side setback. The request was for a proposed home remodel and garage addition for their corner lot.

Chairperson Rowland asked for the City's recommendation. Mrs. Deaton-Moyer said that the City recommends the approval of the application, on the condition that the board was comfortable with the screening and coverage of the garage doors.

Mrs. Baker explained that her house was located on the northwest corner of the lot, therefore any extensions to the living area of the house were impossible without an encroachment into the setback. The addition would close off the unsightly carport, making it a bonus room and add a garage. Mrs. Baker explained that the existing foliage and the new fence (placed by neighbors) would be very shielding for the garage.

When researching this option, Mrs. Baker said she noticed that their neighbors had front facing garage doors. The Bakers had lived there for over ten (10) years and had never noticed that their neighbors had a front facing garage. She also indicated that there were other examples of front facing doors on her street.

Mrs. Baker explained that the landscaping plan would add additional screenings and the current house already has a decorative wall that would shield much of the garage from the street. Bob Haemmerlein, the landscape architect for the project explained that they would insert new arborvitae at the side of the yard for screening. Mr. Waller asked how many were planned and if they could be staggered instead of in a straight line. Mr. Haemmerlein responded that there were nine (9) planned and that they could be easily staggered. Mr. Waller also asked how the back yard looked as far as screening. Mr. Baker responded that it was wooded and had several cedars for shielding.

Chairperson Rowland questioned whether the couple had considered other options. They responded affirmatively, showing the board an older plan that had an additional story above the carport. Mrs. Baker commented that they had considered this option seriously, but in the end they chose not to proceed because it destroyed the character of the ranch-style house and accessibility to the room would be difficult.

Returning to the issue of landscaping, Chairperson Rowland asked about the height of the holly tree in front of the wall. Mr. Haemmerlein responded that it was even with the eaves of the house, making it near ten feet. Mr. Waller then asked how tall the arborvitae would be. Mr. Haemmerlein said they would be about 5-6 feet and expect to grow to 7-8 feet tall. Chairperson Rowland asked if the arborvitae could be more staggered and something else could be set between them. Mr. Haemmerlein said that would be easy and suggested skip laurels. Mr. Waller asked if the arborvitae could be continued into the back yard and Chairperson Rowland asked if the front screening (with staggering and alternate planting) could simply be mimicked in the back. Mr. Haemmerlein agreed that this could be done.

Chairperson Rowland asked if there were any neighbors present to discuss the issue. No one spoke at this time. Chairperson Rowland continued that she appreciated that the Bakers were trying to preserve the look of the ranch style home and lot. Mr. Waller said he was satisfied with the additional screening.

Chairperson Rowland made a motion for conditional approval of the application based on the following conditions:

- 1.) The arborvitae be staggered and alternated with another type of plant.*
- 2.) The landscaping as designed in the front be mirrored in the back of the addition.*
- 3.) A plan with these changes be presented and approved by the City Manager.*

Mr. Waller seconded the motion and it was approved unanimously.

3. **Mr. Jim Wilson, representing Mr. and Mrs. George Lazenby owners of 1407 Chickering Road**, requested variances on this nonconforming home for increases in building cover ratio from 5% to 5.16 % and impervious surface ratio from 14% to 15.66% for a proposed 271 square foot kitchen expansion to their home.

Mrs. Deaton-Moyer offered that this house gone through previous modifications in prior years, but in the most recent modification, the proper zoning had been over looked. The last permit had been administered under EA zoning requirements. Under those zoning requirements, the current addition would have met standards. However, this discrepancy was caught during the application process and this addition required approval. The addition maintained the character of the home and the owners had previously made effort to decrease their impervious surface ratio by removing older pathways in the rear of the home. The City recommended approval.

Mr. Wilson stated the addition expanded the kitchen by 271 feet and that placed it over the max building cover ratio. The lot is just over 3 acres, but most of the lots in this zoning type are six (6) acres. Mr. Waller asked about the windows and the addition in general. Mr. Wilson called the Board's attention to a page in the drawing showing that the windows and exterior were intended to match the material and style of current dwelling.

Chairperson Rowland asked if the City had received any response regarding this application. Mrs. Deaton-Moyer responded that only one person had called. This was the front door neighbor and he was very much in favor of the addition.

Mr. Waller made a motion to approve. Chairperson Rowland seconded it and it was approved unanimously.

4. **The Meeting was adjourned.**

Recorder

Chairperson