

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

July 11, 2014

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting Friday, July 11, 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. Mark Banks, Mr. Jim Littlejohn, City Attorney Matt Foster, and City Engineer Brad Bivens. Others present are shown on the attached sign-in sheet. A copy of the agenda and consent agenda is also attached to these minutes.

1. **Approval of the minutes of the meetings dated June 13, 2014.** Mr. Banks made the motion to approve the minutes from June 13, 2014 meeting. Mr. Littlejohn seconded the motion and it passed unanimously.
2. **Consent Agenda.** Chairperson Rowland announced that the sole item on the consent agenda had been deferred at the request of the applicant.
3. **Mr. Bim Glasgow, Architect, and Mr. Gavin Duke, of Page Duke Landscape Architects, representing the owners of 24 Inverary,** requested a variance to exceed the maximum building coverage ratio in connection with a proposed home expansion. The present building coverage ratio is 20.7%; and, the applicant requests a variance to construct an expansion of the house that would increase the building coverage ratio to 24%. Mr. Glasgow and Mr. Duke reviewed the project with the members of the board, noting that only 462 square feet of new impervious surface is being added to the existing residence because all other new floor space is located on the second story of the residence. There were no public comments or objections. Mr. Banks made the motion to grant the requested variance. Mr. Littlejohn seconded the motion and it passed unanimously.
4. **Mr. Brett Wright of Castle Homes, representing Mr. and Mrs. Brian Weissman, owners of the lot located at 2 Bridleway Trail,** requested a front setback variance of 50 feet and a variance permitting the applicant to construct a residence within 25 feet of the floodplain. Mr. Wright summarized the location of the floodplain as it was mapped in 2001, which was in effect at the time the plat establishing the lot was recorded, the location of the floodplain as it was mapped in 2006, the actual elevations of the 2006 floodplain, the proposed 2013 floodplain map, and the actual elevations of the proposed 2013 floodplain map. Mr. Wright stated that they attempted to place the residence within the applicable building envelope while simultaneously working around the floodplain. To do so, required pushing the residence forward on the lot, outside the envelope, in order to accommodate the floodplain.

Mr. Bivens presented the history of the FEMA mapping from 2001, 2006 and the proposed 2013 maps. Mr. Bivens stated that the city should only look to the 2006 maps, which are currently in effect. Mr. Bivens recommended that prior to work commencing (1) that the applicant be required deliver an elevation certificate verifying to the city and FEMA that the finished floor elevation of the residence will be above the floodplain, (2) that the applicant be required to get a conditional letter of approval and a final letter of map amendment from FEMA.

Mr. Littlejohn asked Mr. Bivens the distance between the proposed residence and the floodway. Mr. Bivens stated that it appears to be approximately 200 feet away from the floodway.

Mr. Wright stated that neighbors had submitted letters of support at the prior month's meeting, but that he did not have the letters to show the members of the Board.

Mr. Banks stated that he was concerned about the extent of grading in the buffer area and in the floodplain area. He asked whether the house could be moved to the southeast and away from the floodplain and the elevation lowered so as to reduce the amount of filling being put into the floodplain. Mr. Littlejohn echoed this sentiment, stating he was concerned that the applicant had not provided information on the cut and fill balance, or how the applicant would balance the amount of fill being placed in the floodplain by providing equal or greater cuts to permit the flow of water.

Mr. Wright stated that the applicant might be able to move the residence to the southeast and provide cut and fill data.

Mr. Littlejohn stated that the Board would like to see a revised plan with cut and fill balance data, moving the house farther from the 2006 floodplain elevation, reducing the amount of disturbance in the buffer area, and reducing the need for a setback variance.

Mr. Wright requested a deferral, which the Board unanimously approved.

5. **The Meeting was adjourned.**

Recorder

Chairperson