

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

**August 8, 2014**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting Friday, August 8, 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 Manager Amanda Deaton-Moyer 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 July 11, 2014.** Mr. Littlejohn made the motion to approve the minutes from July 11, 2014 meeting. Chairperson Rowland seconded the motion and it passed unanimously.
2. **Mr. Paul Boulifard, representing Mr. Robert Hayes owner of 2112 Timberwood Place,** requested variances to exceed the maximum building coverage ratio to 14.7% and to exceed the front setback by an additional two feet in connection with a proposed home addition. The home was already nonconforming, exceeding each setback, the building coverage ratio (13.6%), and the impervious surface ratio (34.6%). Chairperson Rowland asked Mrs. Deaton-Moyer to give a brief summary and recommendation. She stated that this home was severely nonconforming and that the architects had taken care to reduce the impervious surface through the use of pervious paving systems. The home had experienced several additions and it now had two front doors and differing roof lines. The purpose of the project was to create a better façade and make the additions cohesive. Mrs. Deaton-Moyer said the team had been in several times and made changes as needed, but their non-conforming home presented a challenge. She recommended approval.

Mr. Paul Boulifard, architect, stated the home was lacking a cohesive identity and the plan before the Board tried to pull it together. Mr. Boulifard showed the existing nonconformities of the home and the phases of addition. The proposed addition included a new covered entry and a restructured front façade. The current home was painted white brick. The project included finishing the house with stone veneer, painted brick, and true stucco-- all in natural tones. The proposal also included an awning that required the additional two (2) foot setback.

Mr. Boulifard described the pervious pavers that would be used to minimize and reduce the impervious surface. He added that rain gardens were included to further mitigate the drainage. There was some discussion regarding the landscaping plan and grading in the back of the home. Mr. Littlejohn asked if the back of the lot would naturally flow to the rain gardens. Mr. Conner Ball, landscape architect, indicated that the grading currently only directed runoff from the house to the gardens. He offered that grading could be done to this effect.

*Mr. Littlejohn made a motion to approve the project as submitted conditioned upon the City Engineer’s approval of a grading and drainage plan that best utilized the proposed rain gardens. Mr. Banks seconded it and it was approved unanimously.*

3. **Mr. Ron Lowry, of Castle Homes, representing Mr. and Mrs. Brian Weissman, owners of the lot located at 2 Bridleway Trail,** requested a front setback variance of 25 feet and a variance permitting the applicant to construct a residence within 25 feet of the floodplain. This application was deferred from the previous meeting. Mr. Lowry told the Board that the Castle team had met with Mr. Bivens to discuss the flood plain boundaries, and as a result, lowered the grade of the house and reduced the front setback variance requested (from 50 ft to 25 ft). Additionally, they omitted the berm on the northwest portion of the lot, completely removing the need of disturbance in the floodplain. Mr. Littlejohn, reviewing the multiple iterations of the flood plain, said that the essence of the question remained where the water quality buffer was located. He asked if there was a thought to orienting the house so as to respect the buffer and the setback. Kevin Coffey, architect addressed this question, telling the Board that reorienting the garage was not possible because front facing garage doors on Bridleway Trail or Litchfield Way was prohibited by the City and homeowners association. As

proposed, the garage provides a sound barrier from the traffic on Hillsboro Pike. This scenario would balance these two concerns and create a true backyard area. Mr. Banks asked about a back facing orientation. Mr. Coffey remarked that the backyard area would be diminished and it may push the structure further into the flood plain.

Mr. Littlejohn asked how much of the water quality buffer was being used. Mr. Lowry responded that based on the 2006 flood plain, all the buffer would be needed for the site. Mr. Littlejohn asked if the home was as shallow as possible. Mr. Coffee responded affirmatively. He added that they were trying to keep a low profile from Bridleway Trail. The home was a story and a half and was meant to have a "hidden cottage feel."

Chairperson Rowland asked if there were any neighbors to discuss the issue. Mrs. Carmen Mosely of 12 Bridleway Trail said the homeowners association, of whom she represented, was eager for the project to break ground. They loved the proposed home and had been in good communication with Mr. Weissman.

Mr. Weissman, owner of the subject lot, also spoke. He said that he had worked tirelessly to make this subtle piece of architecture fit properly on this lot. His team from Castle had taken special care not eliminate trees and situate the house without changing the cottage feel of the home. He said he understood the challenges and difficulties, but felt the proposal before them had taken great care to address these challenges. The Board said they appreciated his candor about the project.

*Mr. Littlejohn made a motion to approve the application as submitted. Mr. Banks seconded it and it was approved unanimously.*

Mr. Littlejohn and Chairperson Rowland commented that additional trees in the northeast corner would also be welcomed.

4. **The Meeting was adjourned.**

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Recorder

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Chairperson