

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

**April 17, 2015**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting Friday, April 17, 2015 at the City’s Offices, 6300 Hillsboro Pike, Nashville, Tennessee, beginning at 8:00 a.m. Vice-Chairman Jim Littlejohn presided. Also present were Mr. Mark Banks and Amanda Deaton-Moyer, City Manager. 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 March 13, 2015.** Mr. Banks motioned to approve the minutes from March 13, 2015 meeting. Vice-Chairman seconded the motion and it passed unanimously.
  
2. **Mr. Jay Pukey represented Mr. and Mrs. Christopher Homrich, owner of the home located at 6232 Hillsboro Pike.** He requested two variances: a north side setback of approximately five feet, six inches, and a rear yard setback of approximately eight feet, eight inches in relation to his garage addition. . The home was already nonconforming on the north side set back by eleven feet. Mr. Purkey described the existing conditions of the home. There was a drive that wrapped around the home to the south side to a present carport. The drive on the south side and the carport was planned for removal. Mr. Purkey described the addition as a 3 car attached garage with bonus space above. The height would not exceed that of the present home and was planned to match the home in architectural style and materials.

Mr. Mark Banks asked about the planned use of the bonus space. Mr. Purkey remarked that it was planned as office space. Mr. Johnson Bullard, landscape architect, walked through the landscape and drainage plan. They planned to enhance the already present buffer in Hillsboro Pike. In total, they planned to add 194 inches of caliper on the lot. They planned for a rain garden at the south west portion of the lot. Mr. Banks asked for the dimensions of the planned gate. Mr. Purkey said that it was no taller than six feet. Mr. Banks remarked that it needed to be notated and be compliant with Forest Hills regulations. There was some discussion from the Board regarding the drainage from the new driveway/garage area. The applicants’ representatives said that it would not be a problem and Vice-Chairman Littlejohn cautioned that construction methods would be key to ensuring positive drainage in that area. Vice-Chairman Littlejohn asked Mrs. Deaton-Moyer for the City’s recommendation. She said because the addition could not be seen from the street and was less than the other nonconformity, the City recommended approval. Vice-Chairman Littlejohn asked if any neighbors were there to discuss the project. There were none.

*Mr. Banks made a motion to approve with the condition that the gate be compliant with Forest Hills regulations. Vice-Chairman Littlejohn seconded and it was approved unanimously.*

3. **Mr. Johnathan Sanders, with The Office of Joel Tomlin, represented 2013 Longacre Trust of 1800 Chickering Road** in their request for a north side setback variance of 32 feet. The request related to a proposed garage and greenhouse remodel. The greenhouse was already nonconforming, encroaching into the north side setback. Mr. Sanders briefly explained the project using pictures of the existing home. Mr. Sanders noted that the lot was surrounded by one owner on each side, Mr. Philip Bredesen and Andrea Conte. They had received support for the project from them. They had also secured a construction easement to alter the wall that was located closely to the property line.

Cary Stringer, architect on the project, detailed the design considerations. He discussed the history of the home and the intention to continue the symmetric concept as well as the iron and copper finishes. Vice-Chairman Littlejohn asked about the foundations of the greenhouse. Mr. Stringer responded that they were

going to preserve as much as possible, but initial analysis suggested that much would have to be completely new. He added the footprint would be exactly the same.

Vice-Chairman Littlejohn asked about landscaping and the proposed bio-retention area. Mr. Sanders said they would be removing four trees but planting around 38. There was little planned landscaping for foundation and most was around the pool. The bio-retention pond was placed where an old, rusted grate was installed. The proposal was to replace the grate and use it to collect drainage. Vice-Chairman and Mr. Banks agreed it was an attractive plan.

*Mr. Banks motioned to approve the application. Vice-Chairman Littlejohn seconded and it was approved unanimously.*

4. **Mr. Doug Arnold, Landscape Architect, represented Mr. and Mrs. Rocky Tannehill, owners of the home located at 6028 Hillsboro Pike** in their request for a north side setback of 24 feet in relationship to a swimming pool addition. Mr. Arnold described the project. Vice-Chairman Littlejohn asked Mrs. Deaton-Moyer for the City's recommendation. She said the City was concerned about the buffer from the Kingsbury side because it was a corner lot. Mr. Arnold responded that a cedar buffer screen was proposed for the south side of the lot. Vice-Chairman Littlejohn was concerned about the relative grade of the pool to the finished floor elevation. Because it was so flat, he wondered if there were already drainage issues that would be exacerbated by the addition. The Board discussed the need for a fence around the pool.

Mr. Banks stated that is was a challenge to understand the vertical relationship of the plantings and the pool. A sophisticated grading and drainage plan was needed. Mr. Arnold explained the heights, but could not explain the relative height from the road to the pool. Vice-Chairman Littlejohn said a grading and drainage plan was needed. Mr. Arnold asked if the finished floor elevation of the north side home would be needed. Vice-Chairman Littlejohn responded that it would be ideal.

*Mr. Arnold asked for the application to be deferred to the next meeting. The Board granted the deferral.*

5. **The Meeting was adjourned.**

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Recorder

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Chairperson