

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

September 11, 2015

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting Friday, September 11, 2015 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 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 May 8, 2015.** Mr. Banks made the motion to approve the minutes from October 10, 2014 meeting. Chairperson Rowland seconded the motion and it passed unanimously.
2. **Approval of the minutes of the meetings dated July 10, 2015.** Mr. Banks made the motion to approve the minutes from July 10, 2015 meeting. Chairperson Rowland seconded the motion and it passed unanimously.
3. **Mr. Ron Farris & Anne Daigh represented Ms. Brigitte Hubbard, owner of the lot located at 4335 Chickering Lane** (located in the Hillside Protection Overlay District). They requested a permit for a new home and a variance to disturb 36% of the area located in steep slopes.

Mr. Farris introduced the project. He said this home was to be the permanent residence of Mr. and Mrs. Hubbard. The lot was overlaid with steep topography as were many lots on Chickering Lane. He said the home was placed within the building envelope and met height restrictions. Mr. Farris said that the Hubbards had reviewed several iterations of the home, moving and flipping it several times trying to minimize disturbance and limit grading.

Ms. Daigh showed the Board the front elevation and the site plan. She described the series of walls that would be needed. The walls were terraced with planting in between. No wall exceeded 10 feet. They had three goals for this project: limit disturbance, stay in context with the neighborhood, and maximize green space. The placement of the home at 200 feet from the road kept it in context of the neighborhood. Ms. Daigh showed where houses on either side were comparable distances from the road. She showed pictures that demonstrated the thought process behind the placement. Mr. Banks asked about the percentage of disturbance in the steep slope if they moved the home closer to the street. Mr. Farris said that he had worked up that option, but because of the extensive steep slopes in the envelope, it wouldn't reduce the disturbance. Ms. Daigh added that they had originally had the garage flipped to the north side of the home, but changed it to reduce disturbance and provide better lines of sight.

Chairperson Rowland asked Mrs. Deaton-Moyer for the City's recommendation. She said that the applicants had worked diligently on this project. She was concerned about the existing drainage and how they would address it once the home was complete. Once the Board gained comfort with the drainage, she recommended approval. Mr. Littlejohn agreed that he saw little in the way of drainage plans and erosion/sediment control. Ms. Daigh drew his attention to the grading plan where she pointed out swales, French drains, and culverts. She said they had attempted to distribute the water across the lot, reducing volume and velocity of the water. Mr. Littlejohn said the plans placed the water, but did little to slow the velocity. Mr. Banks asked similar questions regarding the runoff from the top of the terraced walls. Mr. Littlejohn said that there was nothing stating that a 6 inch ditch was enough to keep the water in place.

Mr. Ron Farris reminded the Board that this project would have to submit a Storm Water Pollution Protection Plan (SWPPP) to the state for approval. Mr. Ron Hale would be producing that analysis. The SWPPP would address much of

these concerns. Mrs. Deaton-Moyer concurred: they generally submitted to the State and then gave that report to the City Engineer for review.

Mrs. Janie Rowland asked if there were any neighbors to speak to the project. Mr. Ed Davies, representative of the Chickering Estates Design Review Board, stated that he and his committee had reviewed the plans and had no objections. Mrs. Deaton read two emails she had received the prior week. One was from Noel Sullivan, who expressed opposition, and the other from David Strayhorn, who expressed caution regarding drainage.

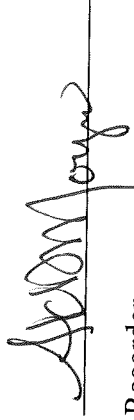
Mr. Banks asked about the height of the retaining walls. Ms. Daigh described the walls. Mr. Littlejohn noted that there was 20 feet of fall from the back to the front of the lot. He asked if the home needed to be as deep as it was presented. Mr. Farris responded that they reviewed many options in preliminary planning stages. They found that if the home was shallower, they would reduce yard space in the back of the home. Mr. Littlejohn asked about the swale grading beside the drive. He suggested that with the drive, there would not be enough room to grade without going on the neighbor's property. Ms. Daigh discussed options that could alleviate this issue.

Mr. Littlejohn motioned to approve the application with the following conditions:

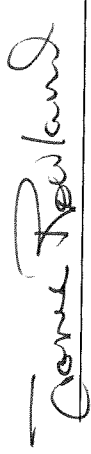
- 1.) The grading at the base of the drive would be addressed such that construction would stay on the subject property.*
- 2.) That the State SWPPP be reviewed and approved by the Board of Zoning Appeals and the City Engineer.*

Mr. Banks seconded that motion and it passed unanimously.

4. The Meeting was adjourned.



Recorder



Chairperson

