

BOARD OF ZONING APPEALS

JULY 8, 2016, 8:00 AM

AGENDA

CHAIRPERSON JANIE ROWLAND PRESIDING

1. Approval of the minutes of the June 10, 2016 meeting.
2. Consent Agenda.
3. Adjourn Meeting.

BOARD OF ZONING APPEALS

JULY 8, 2016

CONSENT AGENDA

CHAIRPERSON JANIE ROWLAND PRESIDING

1. Mr. Louis Roberts, representing Mr. and Mrs. Robert Hamilton, owners of the home located at 1083 Lynnwood Boulevard, a non-conforming home, requests a permit for a laundry room addition to the rear of the existing home. Currently the home is over the eastern side setback by approximately three feet and the western side setback by approximately ten feet. This addition will not increase the nonconformity.

Forest Hills Zoning Regulations Table 4.02 states the side setback for RA Zoning is 45 feet. Section 7.02(d) states that if an owner wishes to alter, change, or expand any nonconforming dwelling, then plans must be reviewed by the Board of Zoning Appeals prior to issuance of a permit.

2. Mr. Marcus DiPietro, representing Mr. and Mrs. Brian Murphy, owners of the home located at 1131 Crater Hill, a non-conforming home, requests a permit for a kitchen addition in connection with a home renovation. Currently the home is over the southern side setback by approximately 13.9 feet.

Forest Hills Zoning Regulations Table 4.02 states the side setback for EB Zoning is 50 feet. Section 7.02(d) states that if an owner wishes to alter, change, or expand any nonconforming dwelling, then plans must be reviewed by the Board of Zoning Appeals prior to issuance of a permit.

3. Mr. James Maciuk, representing Mr. and Mrs. Matthew Ramsey, owners of the home located at 1312 Otter Creek Road, a non-conforming home, requests a permit for a proposed enclosed stairwell addition providing access to attic space being converted into a bonus room. Currently the home is over the front setback by approximately 6.3 feet and over the eastern side setback by approximately 21.9 feet. The addition will not increase the nonconformity.

Forest Hills Zoning Regulations Table 4.02 for RA zoning states a front setback of 90 feet and a side setback of 45 feet. Section 7.02(d) states that if an owner wishes to alter, change, or expand any nonconforming dwelling, then plans must be reviewed by the Board of Zoning Appeals prior to issuance of a permit.

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

July 8, 2016

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting beginning at 8:00 a.m. on Friday, July 8, 2016 at the City Office, located at 6300 Hillsboro Pike in Nashville, Tennessee. Chairperson Janie Rowland presided. Also present were Mr. Jim Littlejohn, Mr. Scott Hayduk, and City Manager, Amanda Deaton-Moyer. Others present are shown on the attached sign-in sheet. A copy of the agenda is attached to these minutes.

1. **Approval of the minutes of the meeting dated June 10, 2016.** Mr. Hayduk motioned to approve the minutes from June 2016 meeting. Chairperson Rowland seconded the motion and it was approved unanimously.
2. **Consent Agenda.** Mrs. Deaton-Moyer indicated that all three items on the consent agenda were additions where the dwelling was nonconforming due to an encroachments on the side setbacks. None of the presented plans would increase the nonconformity. The projects were a rear laundry addition at 1083 Lynnwood; a rear kitchen addition at 1131 Crater Hill; and a rear staircase addition at 1312 Otter Creek. Mr. Littlejohn briefly discussed the consent agenda process and then *motioned to approve the consent agenda. Mr. Hayduk seconded it. The motion was approved unanimously.*
3. **The Meeting was adjourned.**



Recorder

Chairperson

SIGN IN SHEET

**City of Forest Hills
Board of Zoning Appeals Meeting**

Date: friday july 8 2016

NAME:

ADDRESS:

Louis ROBERT

MATT Ham. How

Jim Littlejohn

James Maccini

Brian T. Murphy

Jarvis Rowland

Scott HANDVIL

Adam Moyer

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City

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City