

**BOARD OF ZONING APPEALS**

**November 10, 2016, 8:00 AM**

**AGENDA**

**CHAIRPERSON JANIE ROWLAND PRESIDING**

1. Approval of the minutes of the October 14, 2016 Meeting
2. Approval of the 2017 Calendar
3. **Consent Agenda:** Mr. Dan Ropiecki, representing Mr. Sam Lingo, owner of the home located at 1212 McGrace Lane, requests a building permit for his vertical addition space that is within the setbacks. The dwelling is non-conforming due to side setback encroachments on both sides of the home. Prior to issuance of a permit, plans must be reviewed by the Board of Zoning Appeals.

Section 7.02 d requires Board of Zoning Appeals approval for any changes to a non-conforming lot not exempted in Section 7.02c. The proposed the living space addition *does not increase* the nonconformity, nor require other variances.

4. Mr. Jeremy Odom, representing Mr. & Mrs. Scott Montgomery, owner of the non-conforming home located at 2206, requests a front setback variance of 17 feet associated with a proposed porch and kitchen addition. The existing home is nonconforming because the majority of the home is over the front setback and the impervious surface ratio is 23% (allowable 18%). The addition will not encroach further than the existing home and the applicant proposes to reduce the impervious surface to 22%.
5. Adjourn Meeting.

**SIGN IN SHEET**

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

**Date:** 11/10/16

**NAME:**

**ADDRESS:**

Amanda D Meyer

City Hall

SCOTT, AMY, MADDER MONTGOMERY

2206 CHECKERING LN 37215

Tom Paul

City

Jim Little

City

MARY SCHATZ

1228 Mary Helen Drive

Briana and Sam Lingo

1212 McGrace Ln

Don Rapriel

BERRY HILL DRIVE

AMM

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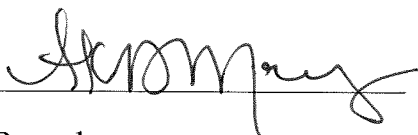
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**MINUTES OF A MEETING OF  
THE BOARD OF ZONING APPEALS  
THE CITY OF FOREST HILLS**

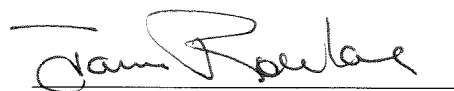
**November 10, 2016**

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting beginning at 8:00 a.m. on Thursday, November, 2016 at the City Office, located at 6300 Hillsboro Pike in Nashville, Tennessee. Chairperson Janie Rowland presided. Also present were 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 attached to these minutes.

1. **Approval of the minutes of the meeting dated October 14, 2016.** Mr. Littlejohn motioned to approve the minutes from the October 2016 meeting. Chairperson Rowland seconded the motion and it was approved unanimously.
2. **Consent Agenda.** Mrs. Deaton-Moyer indicated that the consent agenda had only one item. The first item on the consent agenda, a project at 1212 McGrace Lane, was a vertical addition where the dwelling was nonconforming due to encroachments on both side setbacks. The proposed plan would not increase the nonconformity. Several adjacent neighbors submitted letters or spoke in support of the project. After brief discussions, Chairperson Rowland *motioned to approve the consent agenda. Mr. Littlejohn seconded it and the motion was approved unanimously.*
3. **Mr. Jeremy Odom represented Mr. and Mrs. Scott Montgomery, owners of the home located at 2206 Chickering Lane.** He requested a front setback variance of 17 feet associated with a proposed porch and kitchen addition. The existing home was nonconforming because a majority of the home was in front of the front setback and the impervious surface ratio was 23%. The proposed addition did not encroach further than the house and the applicant proposed to reduce the impervious surface to 22% by removing some of the driveway pavement. Mr. Odom made a brief presentation showing the Board that the proposed addition was interior to the home and would be placed over existing, paved, impervious surface. Chairperson Rowland ask Mrs. Deaton-Moyer for a recommendation from the City. Mrs. Deaton-Moyer stated that the addition would not be visible from the street, would not further encroach, and the applicant was seeking to bring the home closer to conformity with impervious surface. For these reasons, the City recommended approval. There was some discussion about the hillside and the existing front set back encroachments. Mr. Littlejohn motioned to approve the variance, Chairperson Rowland seconded the motion, and it was approved unanimously.
4. **The Meeting was adjourned.**



Recorder



Chairperson