

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

January 13, 2017

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting beginning at 8:00 a.m. on Friday, January 13th at the City Office, located at 6300 Hillsboro Pike in Nashville, Tennessee. Chairperson Janie Rowland presided. Also present were Mr. Jim Littlejohn, Mr. Mark Banks, 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 November 10, 2016.** Mr. Littlejohn motioned to approve the minutes from the November 2016 meeting. Mr. Banks seconded the motion and it was approved unanimously.
2. **Mr. Barry Moody, owner of 1225 Vintage Place,** requested a 10 inch variance for custom gate associated with a five-foot fence around the rear of the residence. Mrs. Deaton-Moyer briefly explained the project and indicated where the fencing would be placed. Mr. Moody described the fence in detail and expressed his wish for security in his back yard. Chairperson Rowland asked if there were neighbors to speak to the proposal. No one spoke.

Mr. Littlejohn motioned to approve the application as submitted. Chairperson Rowland seconded the motion and it was approved unanimously.

3. **Mr. Jason Crunk of Page-Duke Landscape Architects, representing Wildwood Reserve, LLC, of 6231 Hillsboro Pike,** requested a variance for an entrance gate and stone piers at the entrance of 6205 Hillsboro Pike. The two piers were proposed to be 7 feet 6 inches in height with the wooden gate ranging from five feet two and one half inches to six feet and three inches. Mr. Crunk described the project stating that the gate would be at least 75 feet off the right of way. The associated walls would be in the fashion of Tennessee dry stacked stone walls, similar to those throughout Forest Hills. Chairperson Rowland asked about the height of the wall and piers. Mr. Crunk stated that the walls and piers would be 5.5 feet and 7.5 feet respectively. She also asked if they intended to address the culvert on the property. Mr. Crunk responded that the culvert would be clad in stone and be a significant upgrade from the existing concrete structure. Mr. Banks asked why the gate was so tall. Mr. Crunk responded that because it was so far off the road, it was necessary for aesthetic scale. Additionally, they were trying to avoid the sewer line, so the gate needed to set further back from the road. Mr. Banks asked about the thought process behind the very sparse landscaping. Mr. Crunk responded that Mr. Brown was very water conscious and wanted to keep the "farm" feel of the property, not wanting to over plant the area. Chairperson Rowland asked if there were any neighbors present to speak on the proposal. Carol Len Portis of 6205 Hillsboro Road spoke in favor of the project.

After discussion, Mr. Banks motioned to approve the application as submitted. Chairperson Rowland seconded the motion and it was approved unanimously.

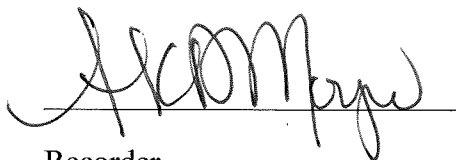
4. **Mr. Joseph Binkley, representing Hillsboro Church of Christ, located at 5800 Hillsboro Pike,** requested a variance for lighting of signage on the corner of Hillsboro Pike and Tyne Boulevard. The proposed lighting fixtures were aimed in a horizontal manner to illuminate the granite faces of the signs only. Mrs. Deaton-Moyer reminded the Board that they approved the signs in the spring and told the Church that if they decided they wanted any lighting outside of the allowance of the Zoning Code, then they would have to return to the Board. The granite signs and connecting dry stacked stone wall had recently been completed. Mr. Binkley described the lighting fixtures and stated that special fitting baffles would be in place to direct the light only over the signs. He added that the softest and warmest light was specified. Mr. Banks asked how the lights would work. Mr. Binkley responded that they would be on the same photo cell as the parking lot lights, meaning the signs would be illuminated all night long. Mr. Littlejohn voiced concern over the wattage of the light and warned against abrasive cool lighting. There was discussion about the existing lighting on the corner and how to best minimize light pollution. Mrs. Deaton-Moyer added that the lighting wattage and fixture they were requesting was very similar to the lighting at the piers on the entrance to Forest Hills City Hall. She did not feel they caused light pollution. *After more discussion, Mr. Littlejohn made a motion to approve the proposal based on the following conditions.*

(a) *Lighting used must not exceed a 39W LED luminaire or be similar to the uplighting at Forest Hills.*

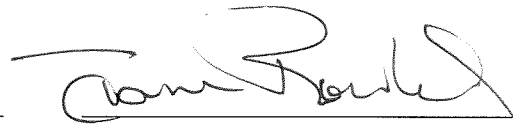
(b) *Lighting color must be warm.*

Chairperson Rowland seconded the motion and it was approved unanimously.

5. **The Meeting was adjourned.**



Recorder



Chairperson

BOARD OF ZONING APPEALS

January 13, 2017, 8:00 AM

AGENDA

CHAIRPERSON JANIE ROWLAND PRESIDING

1. Approval of the minutes of the November 10, 2016 Meeting
2. Barry Moody, owner of 1225 Vintage Place, requests a 6 inch variance for custom gate associated with a five-foot fence around the rear of the residence.

Forest Hills Zoning Regulations Section 4.08 (b) (iv) (4) states “a Fence not more than 5 feet in height may be located anywhere in a Side Yard or Rear Yard, provided that the Fence shall extend no closer to the Front Lot line than its intersection with a line from it to the rear corner of the Dwelling.”

3. Mr. Jason Crunk of Page-Duke Landscape Architects, representing Wildwood Reserve, LLC, of 6231 Hillsboro Pike, requests a variance for an entrance gate and stone piers at the entrance of 6205 Hillsboro Pike or “0” Hillsboro Pike. The two piers are proposed to be 7 feet 6 inches in height with the wooden gate ranging from five feet two and one half inches to six feet and three inches.

Forest Hills Zoning Regulations Section 4.08 (b) (v) states “within the EA Zoning District, A Fence not to exceed (6) feet in height may be constructed on the front lot line.”

4. Mr. Joseph Binkley, representing Hillsboro Church of Christ, located at 5800 Hillsboro Pike, requests a variance for lighting of signage on the corner of Hillsboro Pike and Tyne Boulevard. The proposed lighting fixtures are aimed in a horizontal manner to illuminate the granite faces of the signs only.

Forest Hills Zoning Regulations Section 4.09 (b) (i) (9) states “The use of fixtures that are not aimed at zero degrees (straight down), e.g. floodlights and spotlights, is not allowed except as expressly permitted by the City based on the application and acceptable control of glare, light trespass, and sky glow.”

5. Adjourn meeting.

SIGN IN SHEET

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

Date: January 13, 2017

NAME:

ADDRESS:

J. Little, Jr.

City

B. Woody

city

Joseph Binkley

5829 Robert E. Lee Drive

Janie Rowland

City

Jason Wynn

PAVE DIRT LA

Mark Banks

City

Carol Len Portis

6205 Hillsboro Pike
