

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

March 10, 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, March 10, 2017 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. Chairperson Janie Rowland noted that it would be Mrs. Deaton-Moyer's last BZA meeting. She said that they were excited for her next step, but sad to see her go. She thanked Mrs. Deaton-Moyer for the organization and dedication to the process.
2. **Approval of the minutes of the meeting dated January 13th, 2017.** Mr. Banks motioned to approve the minutes as presented. Mr. Littlejohn seconded and they were approved unanimously.
3. **Approval of the minutes of the meeting dated February 10, 2017.** These minutes were deferred until next meeting when more of those present could attest the minutes' accuracy.
4. Rob Tallman represented Luke and Beth Laird, owners of 1809 Otter Creek Road. They requested a variance for an accessory structure to not be located in the rear yard in relationship to their proposed new home. The Laird's wished to restore an old cabin on the property, which was located in front of the proposed residence. The cabin was proposed to be used as a guest house.

Mr. Tallman reminded the Board of the August meeting where they brought a concept and received feedback. The project had developed since that time. Mr. Tallman introduced the team working on the project which included his partner Steph Gilmore, architect Kevin Coffey, and landscape architect, Skip Heibert. The goal of the project was to keep the land and trees as close to the original state as possible. The cabin would have a reduced footprint as they sought to restore it to its original structure, not the additions over the years. All other accessory structures would be removed. The neighbors had all seen the project and offered positive feedback. Mr. Tallman detailed all of the neighbors to whom he had spoken, including the Chapmans, Woods, Gardners, Taylors, and McCabes. He stated that they were committed to a clean worksite with exemplary erosion sediment control. The entry point from Sherwood would make that easier to accomplish. He also outlined his drainage plan that included culverts at the entrance and several swales.

Ms. Gilmore showed the rendering of the home. They had picked natural dark materials to blend with the environment and match the existing cabin. It would have a "modern lodge feel."

Mrs. Deaton-Moyer stated that this property had undergone many different purposes in the last three years. One contractor tried to build-on to the cabin but abandoned the construction and in the process leaving the cabin open to the elements causing further dilapidation. Later there was threat of subdivision. The project before the Board addressed both of these concerns. The cabin would be restored and no subdivision would occur. The hardship of the existing cabin was well-stated and she recommended approval.

Mr. Littlejohn asked if the Gardners and other residents would still have access to Sherwood during flooding. Mr. Tallman stated that the design was built with that need in mind and that they would have access. Mr. Littlejohn asked for clarification of what would be torn down as far as pavement and accessory structure. Mr. Tallman approached and showed the Board the carport, shed and rear drive that would be demolished. There was a brief discussion of the floodplain and assurance that the finished floor elevation would meet requirements. While the flood plain did not reach the portion of the property where the house was proposed, they had still met FEMA requirements and kept the house at an elevation more than 3 feet above the base flood elevation.

Mr. Banks asked about the long-term plan for the pond. Mr. Tallman said that this pond caught drainage from Sherwood and Otterwood and stayed wet all year long. His best estimate was it was 5 feet deep at the deepest point. They planned to dredge the pond and place a fountain in it for water circulation. Chairperson Rowland asked if there were any neighbors there to speak. None were present but Mrs. Deaton-Moyer stated that Mr. Gardner's letter of support had been provided at the beginning of the meeting.

After discussion, Mr. Littlejohn posed a motion to approve the application as submitted. Mr. Banks seconded the motion and it was approved unanimously.

5. Steve Durden represented Ryan and Mary Harrington, owners of the home located at 1040 Lynnwood Blvd. He requested a side setback variance of 9 feet 4 inches for a proposed addition. The proposed addition extended no further than the existing home and would not be visible from the streets. The home was nonconforming in terms of side setbacks, impervious surface ratio, and building coverage ratio. The proposal did not increase the ratios.

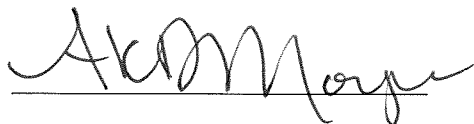
Mr. Durden described the project and noted he had received no dissension from neighbors. Mrs. Deaton-Moyer stated that the architect and designers had taken significant effort to not worsen the impervious and building coverage ratios. They discussed the unusual nature of the home as it had several additions over time.

Mr. Littlejohn understood that they were discussing the addition but wondered if this was an opportunity to deal with the wall encroachment associated with the pool. Mr. Durden stated that the Harrington's had engaged Anne Daigh to work on the landscaping and it would be forth coming. They planned to address the encroachment.

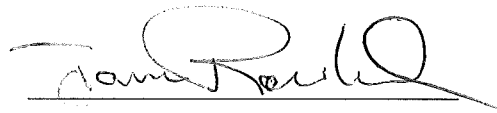
Mr. Littlejohn made a motion to approve the application conditioned upon a landscape plan being submitted that addresses a buffer on the left side of the

property near the addition and the encroachment of the wall near the pool. Mr. Banks seconded the motion and it was approved unanimously.

- 6. Adoption of the 2017 Amended BZA Calendar.** Mr. Banks motioned to approve. Mr. Littlejohn seconded it and it was approved unanimously.



Recorder



Chairperson

BOARD OF ZONING APPEALS

March 10, 2017, 8:00 AM

AGENDA

CHAIRPERSON JANIE ROWLAND PRESIDING

1. Approval of the minutes of the January 13, 2017 meeting (February 10, 2017 will be deferred).
2. Rob Tallman, representing Luke and Beth Laird, owners of 1809 Otter Creek Road, requests a variance for an accessory structure not located in the rear of the home. The request is related to a proposed new home. The owners wish to restore a cabin located on the property which is located in the front of the proposed main residence and use it as a guest house.
3. Steve Durden, representing Ryan and Mary Harrington, owners of the home located at 1040 Lynnwood Boulevard, requests a variance for a proposed addition, which will be 9 feet, 4 inches over the existing side yard setback, and will extend no further than the existing home. The house is nonconforming because it encroaches into the side setbacks and exceeds impervious surface and building coverage ratios. The proposal does not increase the impervious and building coverage ratios.
4. Adoption of amended 2017 calendar.
5. Adjourn meeting.

SIGN IN SHEET

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

Date: _____

NAME:

ADDRESS:

Rob Tallman

1809 Otter Creek Rd

STEPHANIE GILLIS

" "

Jim Littlejohn

222 CHICKERING, W.

Kevin Coffey

230 Franklin Rd, Franklin Tenn.

Luke Laird

1809 Otter Creek

Connor Bull

172 Riverwood Dr. Franklin 37068.

Janie Rowland

City

Alison Maye

City

Mark Banks

City

John Hook

City

Char White

City

Jim O'Connell

City
