

City of Forest Hills, Tennessee

Board of Zoning Appeals

August 11, 2017, 8:00 AM

Chairperson Janie Rowland Presiding

Chairperson Janie Rowland called the meeting to order. Alternate Members David Waller and Scott Hayduk were present, as were City Manager Amanda Rhinehart and City Attorney Chad White. A quorum was confirmed.

The first two items of business were approval of the April 2017 and July 14, 2017 meeting minutes. Member Hayduk made a motion to defer until the next meeting, seconded by Member Waller. The motion carried unanimously.

The first item of Old Business was an application that was deferred by the Board from July 14, 2017 and was consideration of a variance request submitted by William and Bethany Liles, 2209 Hemingway Drive. The property owners seek relief from height and material requirement regarding fence regulations in Article 4, Section 4.08. Mr. Liles presented a brief overview of the request, which was to erect a 6' privacy fence to match an existing one in the rear of their property. Mr. Liles indicated there was support from adjoining neighbors. Member Hayduk asked about the possibility of screening the fence with foliage. Mr. Liles responded affirmatively that was their intent. Chairperson Rowland called for staff comment, to which City Manager Rhinehart recommended approval of the request. Chairperson Rowland called for public comment. Hearing none, Mr. Hayduk made a motion to approve the variance as presented, seconded by Mr. Waller. The motion carried unanimously.

The first item of New Business was consideration of approval of construction in the Hillside Protection Overlay District, located at 39 Bancroft Drive. Isaac Wantland of Wantland, Ink represented property owners Allen D. Lentz, Trustee. Mr. Wantland explained the nature of the request to extend a wall in the rear of the property that incorporated and repurposed a previously existing pool cabana. Mr. Hayduk questioned the availability of parking on site in the area denoted on the site plan; Mr. Wantland indicated there was sufficient room on site, and that the Bancroft Architectural Committee had indicated their concurrence of sufficient parking in their approval of the design. Chairperson Rowland called for staff comment, to which City Manager Rhinehart recommended approval of the request. Ms. Rowland then called for public comment. Hearing none, Mr. Hayduk made a motion to approve construction within the Hillside Protection Overlay District as presented, seconded by Mr. Waller. The motion carried unanimously.

The second item of New Business was consideration of a variance request relating to relief from side yard setback located at 2208 Tyne Boulevard. Owners Rick and Linda Sullivan were represented by Jennifer Bagwell of Bagwell Design. Mr. Sullivan was present in the audience. Ms. Bagwell explained that the need for the side yard variance was so the homeowners could add a garage to their home, and that without the variance, a mature English cottage garden would have to be removed and views obscured of the property. Member Hayduk asked what the side yard setback would be if the variance was granted. Ms. Bagwell responded it would be 42', and that

the building coverage and impervious surface ratio was not exceeded with this request. Member Waller asked if the primary hardship was the obscured view, which was confirmed by Ms. Bagwell. Mr. Waller then asked if the homeowners would be willing to remove the privet hedges currently on site, as they are an invasive species, and replace more suitable plantings in their stead. Landscape Architect Chris Wood addressed the question of landscaping, indicating that different varieties of evergreens could be planted where the privet is currently. Mr. Sullivan concurred from the audience. Member Waller requested removal of the privet on the east side of the property. City Attorney White then indicated for the record that the landscape architect had marked on a sheet the exact location specified by Mr. Waller that would be entered as part of the minutes, should a motion come forward relating to that discussion. Chairperson Rowland asked for public comment. Hearing none, she then asked for Staff recommendation, to which City Manager Rhinehart responded staff had no objection to the approval of the project subject to any conditions placed by the Board. Mr. Waller made a motion to approve the variance, subject to the removal of the privet and replacing it with similar landscaping to the point indicated on the exhibit mentioned by Attorney White. Mr. Hayduk seconded the motion, which passed unanimously.

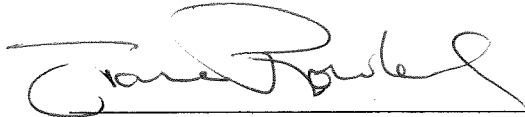
The third item of New Business was consideration of a variance request relating to relief from front yard setback at 1819 Laurel Ridge Drive, owned by Clay Blevins and Haley West. The property owners were represented by Todd Breyer; Mr. Blevins was present in the audience. Mr. Breyer presented a brief overview of the variance request, which stemmed from the presence of a 55% drop off from the back of the house in the rear yard, making development in the rear of the property unfeasible. The applicants also desired to embark on minimal grading and maximum tree preservation on site. The improvements proposed in the front yard, if granted the variance, would result in a 30' front setback. Mr. Hayduk and Mr. Waller discussed with Mr. Breyer about the resulting front setback and the visual impact of a reduced front setback with a steep front slope. Mr. Hayduk then inquired about the impact of noise additional recreation type improvements might make on the neighborhood. Mr. Breyer indicated the owners are very private, that there would be heavy screening of the sauna, pool, and fireplace, and would be used more for meditation than hosting parties. Mr. Hayduk inquired about staging for parking on-site during construction; Mr. Breyer assured the Board there was room to stage and park equipment on-site. Inquiries were made by the Board about tree surveys and the new fence being erected, both of which were submitted to the City for review and approval. Chairperson Rowland asked for public comment. Hearing none, she then asked for Staff recommendation, to which City Manager Rhinehart responded staff recommend approval of the request. Mr. Waller made a motion to approve the variance. Mr. Hayduk seconded the motion, which passed unanimously.

The fourth item of New Business was consideration of variance request relating to relief from side yard setbacks and construction in the Hillside Protection Overlay District at 1800 Tyne Boulevard (Goose Hill). Owners Donald and Elizabeth Miller are represented by Jason Gabbard of Page Duke Landscape Architects. Architect Preston Shea was present in the audience. The lots were consolidated months earlier. Mr. Gabbard gave a brief description of the request to allow the pool to be constructed in the side yard, and that the request stemmed from the desire to protect mature trees and utilize a space on the property that provided a natural building footprint. The pool straddles the rear and side yard setback lines. Civil Engineer Peter Romano indicated the pool

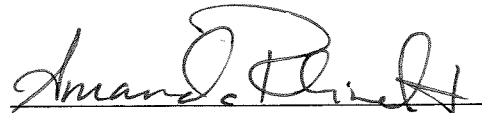
location also contributed to the most efficient method for pool drainage with minimal impact to the subject or adjoining property owners. Letters of support are included in the BZA packet and verbal support was also gained. Chairperson Rowland asked for public comment. John Marshall of Vintage Place spoke to the project. He stated he did not have any objection to the placement of the pool but wanted to be sure ground water runoff would be addressed. City Attorney White indicated that would be addressed at the permitting phase of the project, if approved. Mr. Hayduk inquired about blasting for installation of the pool. Mr. Romano indicated there was rock present, and some ramming may be needed to break it up, but that blasting was not anticipated. City Attorney White indicated that blasting has not been discussed as an imminent or needed activity to-date for this project. Mrs. Rowland then asked for Staff recommendation, to which City Manager Rhinehart responded staff had no objection to the technical nature of the proposal. Mr. Hayduk made a motion to approve the variance and construction in the Hillside Protection Overlay District subject to City approval of blasting prior to approval. Mr. Waller seconded the motion, which passed unanimously.

Next on the agenda was reports from staff. City Manager Rhinehart provided an update on revised Board of Zoning Appeals administrative review and submittal procedures. Ms. Rhinehart showed the Board where the procedural information was located on the City of Forest Hills website.

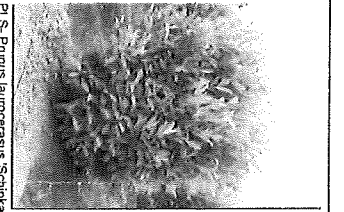
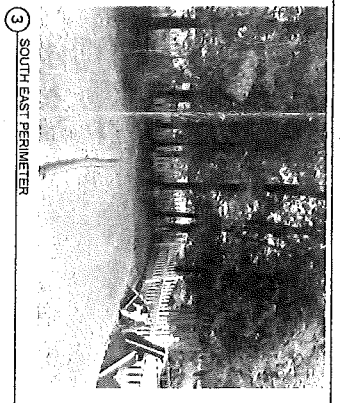
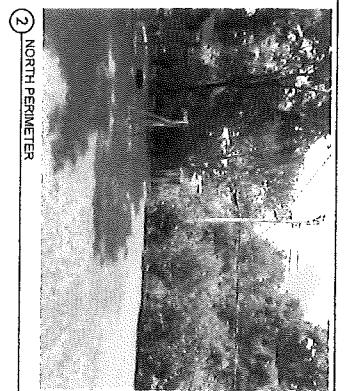
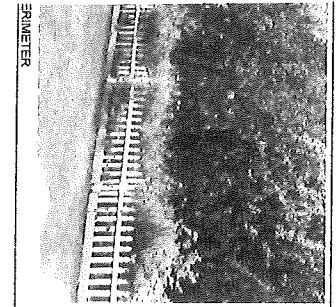
With no further items of business, the meeting adjourned at 8:56 AM.



Chairperson Jane S. Rowland

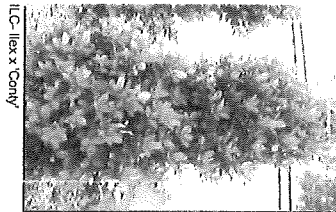
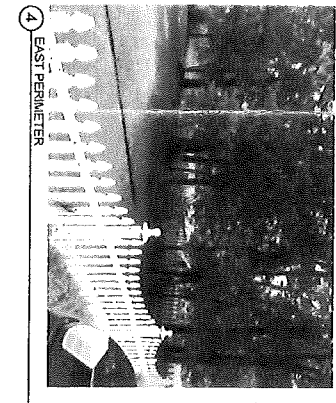
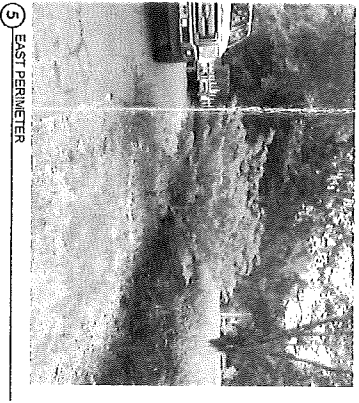
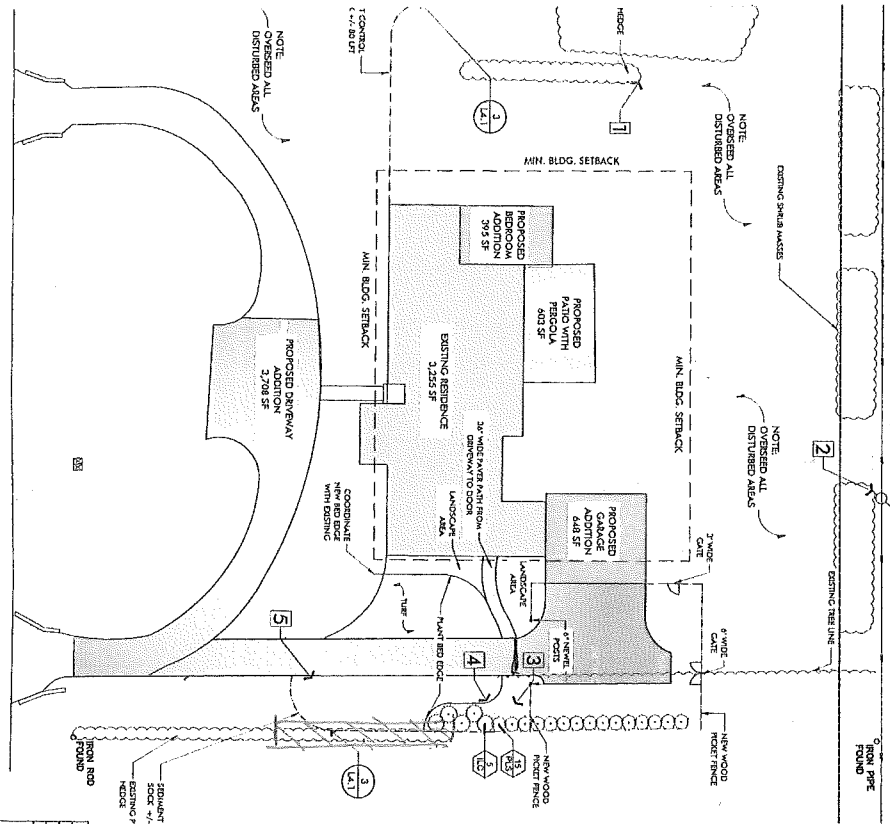
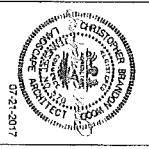


City Manager Amanda Rhinehart



Know what's below.
Call before you dig.

KVD
KISER VOGGIN DESIGN
5005 Maridian Blvd. Ste 100 Franklin, TN 37067
615 813 0860



2 NORTH PERIMETER

3 SOUTH EAST PERIMETER

4 EAST PERIMETER

5 EAST PERIMETER

SITE DATA

Category	Proposed	Allowed
Overall Lot Area (Acres)	69.00	69.00
Overall Building Footprint	3,375 S.F.	10%
Overall Building Footprint	80'	10%
Overall Building Footprint	80'	10%
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Overall Building Footprint	80'	10%
Overall Building Footprint	80'	10%
Overall Building Footprint	80'	10%
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SULLIVAN RESIDENCE PLANT SCHEDULE

ABBV.	QTY	BOTANICAL NAME	COMMON NAME	CALLOUT/REMARKS	NOTES
IC	5	Ilex 'Cantey'	Upright Holly	5' Ht. / 42" Spk.	5' oc.
RS	15	Rhus glabra 'Savannah'	Savannah Red Gum	5' Ht. / 30" Spk.	47" oc.

Key Legend: This column provides suggested plant size when installing. Callout per (diameter of the tree trunk; the height of foliage).
Spk: Spread (diameter of plant foliage). *Center:* Center in color size.
Full: Plant shall have dense growth in height and width. *St:* Single trunk. *Wt:* Multi-trunk (3 stems).
2nd Tr: Growth: A plant that has been growing for 2 years before install.
50' Fall to Ground: Plants to be removed from site to be removed for each season and type. Plants shall exhibit completely heavy, symmetrical appearance as can be unquestionably and consistently superior in form, composition and shape.
Spacing: Refer to how far apart to plant plantings from center to center of plantings when in maturity. Otherwise, if plant stands alone, use rule on drawing to measure how far away to plant in relation to other plants.

- EXISTING HOUSE
- PROPOSED HOUSE ADDITION(S)
- PROPOSED PATIO ADDITION
- PROPOSED DRIVEWAY ADDITION



DATE: 07-21-2017
 DESIGNED BY: CDG
 DRAWN BY: CDG
 CHECKED BY: CDV
 SCALE: 1" = 16'
 PROJECT #: 17003
 SHEET NUMBER: L4.0

REVISIONS
 7-31-17 PER STAFF COMMENTS

SULLIVAN RESIDENCE
 2208 TYNE BOULEVARD NASHVILLE, TN 37215
LANDSCAPE PLAN

City of Forest Hills, Tennessee

Board of Zoning Appeals

Aug. 11, ~~July 14,~~ 2017, 8:00 AM

Chairperson Janie Rowland Presiding

Agenda

1. Approval of the minutes of the April 2017 meeting (deferred from July 2017 meeting)
2. Approval of the minutes of the July 14, 2017 meeting.

Old Business

3. *Deferred from July 14, 2017:* Consideration of a variance request submitted by William and Bethany Liles, 2209 Hemingway Drive. The property owners seek relief from height and material requirement regarding fence regulations in Article 4, Section 4.08.

New Business

4. Consideration of approval of construction in the Hillside Protection Overlay District, located at 39 Bancroft Drive. Isaac Wantland of Wantland, Ink is representing property owners Allen D. Lentz, Trustee.
5. Consideration of a variance request relating to relief from side yard setback located at 2208 Tyne Boulevard. Owners Rick and Linda Sullivan are represented by Jennifer Bagwell of Bagwell Design.
6. Consideration of a variance request relating to relief from front yard setback at 1819 Laurel Ridge Drive, owned by Clay Blevins and Haley West. The property owners are represented by Todd Breyer.
7. Consideration of variance request relating to relief from side yard setbacks at 1800 Tyne Boulevard (Goose Hill). Owners Donald and Elizabeth Miller are represented by Jason Gabbard of Page Duke Landscape Architects.

Reports from Staff:

8. Update on administrative review and submittal procedures.
9. Adjourn.

SIGN IN SHEET

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

Date: Aug 11, 2017

NAME:

ADDRESS:

SAAR WANTLAND

WANTLAND INK LANDSCAPE ARCHITECTURE

Jennifer Bagwell

5031 Marchant Dr. 37211

Chris Wood

5005 Meridian Blvd

PRESCON SHED

P. SHED | DESIGN

David Waller

BZA Alt.

JASON GABBARD

PAGE DUKE LA

TODD BREYER

TODD BREYER, LANDSCP ARCT

MATT CLARK

WANTLAND INK

John Marshall

1233 Vintage Place

Tram Reelard

City

PETER ROMANO

CHAZEN ENGINEERING

William Libes

2209 Hemingway

Rick & Linda Sullivan

2208 Tyne Blvd. 37215

SCOTT HAYDUK

5901 Robert E Lee Ct

SIGN IN SHEET

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

Date: Aug 11, 2017

NAME:

ADDRESS:

Clay Blevins

1819 Laurel Ridge
