

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

FEBRUARY 15, 2008

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on February 15, 2008 at the City’s Offices, 4012 Hillsboro Road, Nashville, Tennessee, and beginning at 8:00 a.m. Chairperson Janie Rowland presided. Also present were Mr. Jim Littlejohn, Mr. Tim Douglas, City Manager Al Deck, and City Assistant Cynthia Despot. Others present are shown on the attached sign-in sheet. A copy of the Agenda is also attached to these minutes.

1. Approval of the minutes of the January 18, 2008 meeting. Upon a motion by Mr. Jim Littlejohn, which was seconded by Mr. Tim Douglas, the minutes for the January 15, 2008 meeting were approved.

2. Letters of Credit: No action required

3. Mr. Dave Parker representing Mr. Walt Baker & Ms. Melinda Pate, owners of 37 Annandale, requested a variance to build retaining walls near the side property lines. During the presentation the Members discovered the construction exceeds the required 15% coverage ratio for critical lots. The proposed construction covers 18% of the lot. After a lengthy discussion Mr. Jim Littlejohn, offered a motion to deny the request, which was seconded by Mr. Tim Douglas, and the Board unanimously voted to deny.

4. Ms. Jenney Petrekin of Residential Designs, representing Mr. & Mrs. Wes Kennedy, owners of 2808 Tyne Boulevard, requested a variance to increase the maximum building coverage ratio from 10% to 13.5% and to also encroach on the rear yard setback for ten (10) feet. Ms. Petrekin offered a revised plan with a maximum coverage ration of 12.5% and sited other lots in the neighborhood with similar ratios. Upon motion by Mr. Jim Littlejohn, which was seconded by Mr. Tim Douglas, the Board unanimously voted to approve the revised plan at 12.5% maximum coverage ratio and a 10 foot variance on the read setback; on the condition the owners present the City Engineer with an engineered grading and drainage plan for the back yard.

5. Red Rock Development: requested deferral

6. Mr. Dave Parker, representing Mr. & Mrs. Berry Holt, owners of 1201 Beddington Park, requested a variance to build a pool and pool house closer to the existing than is currently allowed under the Zoning Ordinance. The variance is for approximately 16 feet. Upon motion by Mr. Tim Douglas, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve the request to build the pool and pool house closer to the house than the rearmost corner, a variance of approximately 16 feet.

7. Mr. George Bauer of Bauer Askew Architecture, representing owners Mr. & Mrs. Edward Goodrich, of the property at 6224 Hillsboro Road, requested a variance of 8 feet on the side setback, in adding a proposed garaged to the current nonconforming

home. Upon Mr. Tim Douglas, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve an 8 foot side setback to add a garage to the existing house.

There being no further matters to be discussed and there being no further business to come before the Board, the meeting was adjourned.

Recorder

Chairperson