

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

JULY 21, 2006

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting on July 21, 2006 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, 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 June 16, 2006 meeting. Upon a motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the minutes for the June 16, 2006 meeting were approved.

2. Mr. Sid Smith of Regan Smith, representing Mr. & Mr. Michael Goldston of Cambridge Downs, requesting a variance for stone columns and the wrought iron gate. The entrance of Cambridge Downs subdivision, consist of a stone wall, columns (with caps and gas lanterns), and a wrought iron gate. The Forest Hills Zoning Ordinance requires a variance for, "All gates, gatehouses, and entranceways to any Lot, Lots, or developments exceeding eight (8) feet in height shall require a permit issued by the City Manager, after review and approval by the Board of Zoning Appeals. . ." The columns at Cambridge rise to 14' 10" with caps and gas fixtures. The Ordinance also requires a variance for any fence or wall to exceed six (6) feet.

Motion by Chairperson Janie Rowland, which was seconded by Mr. Jim Littlejohn, and the Board unanimously voted to deny the variance request. The Board suggested Mr. Smith present a plan outlining the reduction of the height to conform to the Zoning Ordinance.

3. Mr. Sid Smith of Regan Smith, representing the Hillsboro Church of Christ, located at 5800 Hillsboro Road; seek an interpretation of the maximum building coverage ratio in making renovations and additions to the existing church.

After a review of the plan, a question and answer session by citizens, and a discussion, the Board expressed its opinion on maximum building ratios, as related to both main structures and accessory structures.

The Board expressed concern about landscaping and the driveway to the parsonage. They also suggested that if the two lots were collapsed into one, the parsonage would qualify as an accessory building. Mr. Smith indicated that the Church would entertain the idea of removing the old log house, provided that there is no historic value. Everyone agreed that the bus storage building is a true example of an accessory building and is properly classified.

Neighbors reported that cut-through traffic and late night parkers are both a nuisance and a disturbance to the neighborhood. They proposed that closure of the second Tyne entrance during evening hours and more police surveillance would solve the problem

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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