

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

**MAY 18 , 2007**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on May 18, 2007 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, and City Manager Al Deck. 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 April 20, 2007 meeting. Upon a motion by Mr. Tim Douglas, which was seconded by Mr. Jim Littlejohn, the minutes for the April 20, 2007 meeting were approved.

2. Letters of Credit, Safe Deposit Box---AmSouth Bank **(no action required)**.

3. Dr. Tianlai Tang, 1766 Tyne Blvd., requests a variance to build a proposed property line fence on the north and south property lines. The front and rear fence will comply with the Zoning Ordinance.

Upon motion by Mr. Jim Littlejohn, which was seconded by Mr. Tim Douglas, the Board unanimously voted to approve the request for locating the fence on the side property lines, provided that no trees, greater than four inches DBH, be removed in construction of the fence.

4. Dr. & Mrs. West, of 4417 Chickering Lane requests a variance to build a property line fence around the back yard. The West presented their plan for the fence and the Board heard from the only neighbor to appear for this matter, Mr. Alex Joyce. Mr. Joyce expressed concern if he would be held responsible for a damaged property line fence caused by falling limbs. Dr. West stated that there are no trees in that area. Upon motion by Mr. Tim Douglas, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve the construction of a property line fence.

5. Mr. Robert Anderson, Architect representing Dr. & Mrs. Gold, owners of lot 7 Northumberland. The Gold's requests a variance to increase the maximum, building coverage ratio, in the construction of their proposed home. The request is to increase the ratio from the required 12% to 19.5%. Mr. Anderson presented the plan and demonstrated how he will mitigate the larger footprint, in relation to the houses on either side. No residents were present to speak for or against the matter. The Northumberland Home Owners Association has approved the request. Upon motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve a variance for 7 Northumberland, and to increase the maximum building coverage ratio from 12 % to 19.5%.

6. Mr. Brannon White & Mrs. Kelly Nickels, owners of the property at 3807 Harding Place, were represented by Tara Armistead. The purpose of this appearance is to present all information previously required by the Board of Zoning Appeals from the April meeting. Items required: an as built survey with topography and square footage of

all impervious surfaces; a landscape plan, prepared by a Tennessee certified Landscape Architect; and a plan to mitigate the wing wall (located on the front, west corner of the house). The owners are requesting a variance of the maximum building coverage ratio from 6 % to 6.5% and acceptance of the existing house plans, which includes a side setback variance for the wing wall and additional square footage constructed without a permit.

Upon motion by Mr. Jim Littlejohn, which was seconded by Mr. Tim Douglas, the Board unanimously voted to approve a variance for both the side set back and maximum coverage ratio, and accept the plans as amended, contingent on revising the grade of the driveway, reworking the parking area, and moving the driveway entrance 10 to 15 feet west. The City Engineer will inspect and properly size the culvert.

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

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Recorder

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Chairperson