

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

JUNE 15, 2007

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on June 15, 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. 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 May 18, 2007 meeting. Upon a motion by Mr. Tim Douglas, which was seconded by Chairperson Janie Rowland, the minutes for the May 18, 2007 meeting were approved.

2. Letters of Credit: Safe Deposit Box—Pinnacle Financial Partners (**No action Required**)

3. Mr. & Mrs. Jeff Scarbro, owners of 4640 Tara Drive, requested a variance for a 10 foot side yard setback, for a proposed addition to their existing, nonconforming home. Upon motion by Mr. Tim Douglas, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve a ten (10) foot setback, conditioned on submission of a landscape plan, by a Tennessee certified landscape Architect, to the City Manager.

4. Mr. Jason Sheer, owner of the home under construction at 39 Bancroft Place, is seeking a 25 foot variance in the location of their pool, which was constructed without a permit. The pool is located within the “L” of the house, rather than behind the rear most point of the house, as required by the Zoning Ordinance. Upon motion by Mr. Tim Douglas, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve the 25 foot set back variance, as requested.

5. Mr. Matt Foster & Dr. Karen Stevens, owners of the house located at 2715 Hemingway Drive, requested a variance to exceed the 10% maximum building coverage ratio, and build an addition that would result in coverage of approximately 12%.

The Board informed the Fosters that they did not submit sufficient information. The Board would like to know of any houses in the neighborhood (Hemingway) that are larger than the 10% ratio. Also the Board requested a landscape plan, designed by a Tennessee certified Landscape Architect, which would indicate any trees to be removed. Also provide an engineered drainage plan for the property. The owners asked that the matter be deferred so they might gather the additional information.

6. Mr. Pat Poe, representing the owners of 1200 Vintage Place, is requesting a 9 foot variance for a stone wall that is under construction, without a permit. The wall was built within one foot of the front property line. Upon motion by Mr. Tim Douglas, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve the nine (9) foot variance, subject to obtaining permits and payment of all fees and penalties.

7. Mr. Bill Bickley & Ms. Renee Bell, owners of the home located at 1115 Crater Hill, requested a variance for approximately 5 feet for a stone wall, constructed without a permit, as well as a 4 foot rear yard setback variance for an addition to the rear of the home. Upon motion by Mr. Tim Douglas, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve both variance requests, subject to a landscape plan, by a Certified Tennessee Landscape Architect, obtaining a permit and payment of all fee and penalties.

8. Mr. Tom White, representing Michael & Charlotte Goldstone, owners & developers of Cambridge Downs subdivision requested a variance or special exception for previously constructed columns in the entranceway, which were constructed in excess of eight (8) feet without prior approval by the Board of Zoning Appeals. After a lengthy question and answer period, Mr. Tim Douglas made a motion, which was seconded by

Chairperson Janie Rowland, to approve the grant of a special exception allowing the stone entryway to remain at the existing height, provided that (1) the gas lamps mounted on the tops of the columns be removed and mounted to the front of the columns and (2) the applicants reimburse the City for the legal expenses it has incurred responding to the applicants' request up to a maximum of \$8,000. The motion was unanimously approved.

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