

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

**JULY 18, 2008**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on July 18, 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, 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 16, 2008 meeting. Upon a motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the minutes for the May 16, 2008 meeting were approved.

2. Letters of Credit: no action

3. Mr. John Broderick, representing Mr. & Mrs. Glenn Webb, owners of the home located at 1224 Vintage Place, requested a variance for the rear and side setbacks. The proposed construction is a breakfast nook on the rear and a covered screened porch on the east side of the existing house. The home is non-conforming and was originally built outside the envelope. The additions will not be any closer to the property lines than the existing house. Mr. Broderick did not present a landscaping plan, stating that the house is totally secluded, sets at the top of the hill, and is surrounded by hundreds of trees.

Upon motion by Chairperson Janie Rowland, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve the variance request without a landscaping plan, noting that the heavy wood lot and the seclusion were the only reasons for foregoing the landscape plan.

4. Ms. Sharon Pigott, representing Mr. Terry Yound & Ms. Mary Duvanich, owners of 2223 Chickering Lane, requested two variances. The first is an additional six feet on the front of the house in constructing a den. The house is currently nonconforming at 96 feet rather than the required 125 feet. The second request is for a family room on the north side of the house and a master bedroom on the south side. The additions will not be any closer to the side property lines than the existing house.

Upon motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve both variance requests.

5. Ms. Sharon Pigott, representing Mr. & Mrs. Joseph Scarlett, owners of the lot located at 3 Strawberry Hills, requested a variance for a front facing garage door. Ms Pigott explained when the house was originally permitted; this area was not intended as a garage and had french doors across the front. The owners have now expressed a desire to change the space into a garage. The plans and photographs submitted established the presence of a stone retaining wall and extensive landscaping, which will make the garage door almost unseen from the street. She also offered photos of three other houses on the street, each with garage doors which can be seen from the street.

Upon motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve the request, conditioned on the

thirteen (13) proposed junipers (all scheduled to be between 7 and 8 feet tall) be increased in height to between 10 and 12 feet tall. The Architect and Contractor, Mr. Rogan Allen, both agreed to the condition.

There being no further matters to be discussed and there being no further business to come before the Board, Mr. Jim Littlejohn offered a motion, which was seconded by Chairperson Janie Rowland, and the meeting was adjourned.

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Recorder

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Chairperson