

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

**MAY 15, 2009**

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting on May 15, 2009 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. Lanson Hyde, 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 March 27, 2009 meeting. Upon a motion by Mr. Lanson Hyde, which was seconded by Mr. Jim Littlejohn, the minutes for the March 27, 2009 meeting were approved.

2. Letters of Credit: no action required

3. Mr. Eric Snowden, represented Ms. Ruth Harris of 5815 Still Hollow Rd. in a request for a front setback of an additional five feet, due to an incorrect original survey. Additional, they seek a side yard setback of approximately 11 feet, since the existing house is nonconforming. Following a discussion of the original survey, upon motion by Mr. Jim Littlejohn, second Mr. Lanson Hyde, the Board unanimously voted to approve and additional five foot front setback and the side yard setback of eleven feet.

4. Ms. Nancy Moor of The Porch Company represented Dr. Manju Kandula and Dr. Ralf Hamermann of 2012 Tyne Blvd., requesting a front yard setback of two feet. The applicants wish to cover the existing front steps. Previously the City has interpreted any covered area as part of the house and an encroachment into the setbacks. After consulting the City Attorney, it was suggested the matter go before the Board of Zoning Appeals for interpretation and consideration of a variance. This measure was taken to be consistent with applicants. Based on the decision of the Board of Zoning Appeals, the City may consider revision of the Zoning Ordinance and reconsider

inclusion of covered front porches. Follow the discussion, Mr. Lanson Hyde offered a motion, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve a two foot variance for the encroachment into the front setback.

5. Mr. Will Andrews represented Mr. and Mrs. Thomas Frist, III in a request for a special exception to construct an accessory building prior to commencement of construction for a principal dwelling. The accessory building is currently under construction and meets the required setbacks. After hearing from the City Attorney, and the applicant, upon motion by Mr. Lanson Hyde, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve an exception and conditional use of the accessory building. The applicant entered into an agreement restricting use of the property and allowing neighbors access to the property, without supervision of the owners. Copy attached.

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

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Recorder

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Chairperson