

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

**JULY 17, 2009**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on July 17, 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. 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 June 19, 2009 meeting. Upon a motion by Mr. Lanson Hyde, which was seconded by Chairperson Janie Rowland, the minutes for the June 19, 2009 meeting were approved.

2. Letters of Credit: no action required

3. Mr. Nick Dryden, Architect, Mr. Shawn Henry, Attorney and Mr. Michael Taylor represented the homeowners of 47 Bancroft Place, in their requests for three proposed variances: 1) side setback variance of approximately 24 feet  
2) guest house not in rear yard  
3) garage doors facing the street

An existing car pad in the side yard with a three sided retaining wall is proposed to become a garage and guest house.

Mr. Henry addressed the Board of Zoning Appeals’ ability to grant the variance. The architect and landscaper informed the Members of the difficulty of the slope in the rear yard and the hardship of attempting to build the garage in that area.

One resident spoke, Mr. Mark Woolwine of 1149 Balbade, and was concerned about his view, if the proposed garage and guest house is approved by the Members. The Members discussed the landscape plan again and the possibility of better shielding Mr. Woolwine’s view.

Upon motion by Mr. Lanson Hyde, which was seconded by Chairperson Janie Rowland, all requested variances were granted, conditioned on a revised landscape presented to the City and reviewed and approved by the City Arborist and Mr. Hyde , with an on-site inspection of the final plantings. The Board unanimously voted to approve variances for

side setback of 24 feet; garage constructed in the side yard; and garage doors facing the street, on the stated condition.

4. Ms. Sharon Pigott represented Mr. and Mrs. Dan Crockett, owners of the home located at 6145 Hillsboro Road, in their requests for the following variances:

- 1) An approximate 1 foot side yard setback on the north to accommodate a second story over the master bedroom
- 2) An approximate 19 foot side yard variance on south side to allow construction of a carport attached to the home
- 3) A request for a 6 foot wall on the north side for privacy outside the master bedroom French doors.

Ms. Pigott presented the design plan for the remodel of the master bedroom and the new carport. The Members questioned creating a carport in the front, with the entrance facing the street. Ms Pigott informed the Members the goal was to reduce the number of steps into the house and that the proposed carport is four feet higher than the existing garage. In order to enter the carport from the side rather the front would require a retaining wall on the south of the lot and at least another eight feet of space which would further increase the need for a variance in that area.

Upon motion by Chairperson Janie Rowland, which was seconded by Mr. Lanson Hyde, the Board unanimously voted to approve the three variances requested: one foot on the north side yard, an approximate nineteen foot variance on the south side yard setback for construction of a carport; and a six foot wall on the north side for privacy in the master bedroom; conditioned on additional screen on the north side for the wall and the City Arborist to do a final inspection to confirm plantings.

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