

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

**SEPTEMBER 18, 2009**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on September 18, 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 August 21, 2009 meeting. Upon a motion by Mr. Jim Littlejohn, which was seconded by Mr. Lanson Hyde, the minutes for the August 21, 2009 meeting were approved.

2. Letters of Credit: no action required

3. Mr. James Edwards, Architect, representing Mr. and Mrs. Steven Singleton owners of the home at 1837 Laurel Ridge, requested permission to expand the existing home, which is nonconforming and located entirely outside of the building envelope.

Mr. Edwards explained that the topography is such that many Laurel Ridge lots do not have a buildable area within the setbacks required by the Zoning Ordinance.

The proposal is to remove an open deck and replace it with a screen porch, which will be much smaller than the deck and will not encroach into the side setback as much as the

exist deck. The deck is within five (5) feet of the neighbor's property line and the porch will be 20+ feet from the line. Mr. Edwards also presented a letter from the neighbor supporting the proposed change. After reviewing the proposed landscape plan and additional questions, Mr. Jim Littlejohn offered a motion to approve the request, conditioned on a review of the final landscape installation by the City Arborist. The motion was seconded by Mr. Lanson Hyde and the Board unanimously voted to approve the plan.

4. Mr. Will Andrews, representing, the 1152 Crater Hill Trust, requested construction of walls, fences and gates higher than the 48" requirements.

The first area is a proposed 10' stone wall, with an adjoining 6' wood planking to hide a trash enclosure and pet house.

The second area contains automated wood gates (6'8") with stone columns (9'6") which features urns (18" tall) atop the finished caps. Additionally, the proposed adjoining stacked stone walls on either side of the entrance, varies in height from 3 to 8 feet in height.

After a through review and discussion, the Members asked several questions of Mr. Andrews. The Members noted that both non-conforming conditions will be located well within the property and do not appear to be visible from the street and seems to have little effect on neighbors.

Upon motion by Mr. Jim Littlejohn, which was seconded by Mr. Lanson Hyde, the Board unanimously voted to approve the following request, conditioned upon a final inspection by the City Arborist of the installed landscaping materials:

(a.) walls, fence and a gate attached to the garage to conceal the trash bins and dog pen, using a stone wall of ten (10) feet in height and a six (6) foot board gate.

(b) a wooden gate (6 feet, 8 inches high) across the private driveway, which will be flanked by stone columns (9 feet, 6 inches high), with 18 inches tall urns mounted on top of the finished caps. Attached to each column will be a stacked stone wall, sloping away and varying from eight (8) feet to three (3) feet in height.

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