

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

NOVEMBER 20, 2009

The Forest Hills Board of Zoning Appeals (herein also the "Board") held its regular monthly meeting on November 20, 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 September 18, 2009 meeting. Upon a motion by Mr. Jim Littlejohn, which was seconded by Mr. Lanson Hyde, the minutes for the September 18, 2009 meeting were approved.

2. Letters of Credit: no action required

3. Mr. Mike Smith of Will Andrews Contractors will be representing Mr. and Mrs. Clay Jackson in their variance request for entranceway gates approximately 13 feet in height to be installed to the existing entranceway gate houses at the front of the Jackson's property. The proposed gates are on plans dating back to March of 1932.

The requested height variance is for approximately 9 feet. The Members viewed the original 1932 drawings of the proposed gates and noted the hinges were installed on the gatehouses when constructed. Since the gates were in keeping with the size of the existing gatehouses, Mr. Jim Littlejohn offered a motion to approve the height variance for the gates. Mr. Lanson Hyde seconded the motion and the Board unanimously voted to approve a nine (9) foot height variance.

4. Mr. Tom Ford will be representing Mr. and Mrs. Les McClimans in their variance request to reduce the rear yard setback in constructing a proposed covered porch addition to their existing home. The variance request is for approximately 5 feet.

The Board previously approved a variance to construct a free standing garage. The proposed covered porch will not extend beyond the existing garage and will not encroach of the rear neighbor than the garage. The yard has extensive screening material on the west side and rear boundaries and there were no objections from neighbors. Upon motion by Mr. Lanson Hyde, which was seconded by Mr. Jim Littlejohn, the Board unanimously voted to approve a five (5) foot variance on the rear setback.

5. Dr and Mrs. James Gentry request a variance to reduce the front yard setback by an additional 16 feet, in the proposed renovation to the front of their existing, non-conforming home. The home is currently approximately 94.8 feet from the front property line and the proposed addition would decrease the distance to approximately 79 feet from the property line. The variance request is for approximately 16 feet, from the existing house. Upon motion by Mr. Jim Littlejohn, which was seconded by Mr. Lanson Hyde, the Board unanimously voted to approve a variance of 16 feet for the front setback, on the already non-conforming home.

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

Recorder

Chairperson