

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

**FEBRUARY 19, 2010**

The Forest Hills Board of Zoning Appeals (herein also the “Board”) held its regular monthly meeting on February 19, 2010 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 January 15, 2010 meeting. Upon a motion by Mr. Lanson Hyde, which was seconded by Chairperson Janie Rowland, the minutes for the January 15, 2010 meeting were approved.

2. Letters of Credit: Safe Deposit Box ( **no action required** ).

3. Mr. Bob Shaw of McPherson-Shaw Inc., deferred from the January meeting, represented Dr. and Mrs. Steve Humphrey, requested a variance for front facing garage doors and a front setback variance of approximately 18 feet to allow for building of their proposed new home at 1 Wynstone. The Members continued their review and assessment of the proposed construction. Following a discussion between the applicant and the Members, citizens were allowed to address the project. Three residents expressed concern about the proposal. The Members informed both Mr. Humphrey and Mr. Shaw that they did not feel the proposed plan took adequate steps to mitigate the size of the house, the proximity to the street and the front facing garage doors. The Members

requested additional landscaping in order to screen the view from the street; a tree survey; and re-configuration of the garage area. Mr. Shaw requested the matter be deferred until the March meeting. The request was granted.

4. Mr. Mike Ireland, Architect, represented Percy Priest School and the PTO in a request for two variances for construction of a proposed media center. The request was for an increase in maximum building coverage ratio from 9½ % to 13 % and side setback variance. The Members reviewed the plan for the proposed addition, which is entirely contained within the existing footprint of the school. The building is already non-conforming in every area. Upon motion by Mr. Jim Littlejohn, which was seconded by Mr. Lanson Hyde, the Board unanimously voted to approve both the coverage and setback variances, but did request the architect provide civil engineering drawings and a landscape plan, prior to issuance of the building permit

5. Dr. and Mrs. James Gentry of 5890 Willshire Dr. return to ask for a one-foot variance to the front-yard setback, in addition to the variance granted at the November 20, 2009 meeting. The Board previously granted a front yard variance for an addition; however, in the course of constructing the fireplace, they discovered the chimney encroached by one foot. Upon motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve an additional one-foot variance to the front yard setback.

6. Mr. Gavin Duke of Page Duke, representing the owners of 1156 Crater Hill, requested a variance for retaining walls built in excess of the allowed

maximum height. Mr. Page submitted complete plans for the project; however, during the review process the Building Inspector failed to notice the retaining walls ranged in height from six to ten feet, exceeding the four-foot maximum. The inspector conducted inspections during the process and the work was completed to code, but without the required variance. The City of Forest Hills requested approval to rectify this oversight. Upon motion by Mr. Jim Littlejohn, which was seconded by Chairperson Janie Rowland, the Board unanimously voted to approve the variance, based on review on the existing landscape plan.

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