

City of Forest Hills, Tennessee
Board of Zoning Appeals
October 13, 2023 – 8:00 AM
Chair Jane S. Rowland Presiding



1. Approval of the minutes of September meeting

2. Unfinished Business

A. 1206 McGrace Ln #7755 Zone: RA Overlay: Hillside Protection

Applicant: Matthew Cramer

Description: Make modifications to previously approved BZA plans

Requests: 1) Permission to modify previously approved BZA plans
2) Variance for side setback for deck
3) Variance for wall height

3. New Business

A. 6124 Melbourne Dr #7792 Zone: RA Overlay: None

Applicant: Matt Clark

Description: Construct additions to an existing home and new swimming pool

Requests: 1) Variance for front setback
2) Variance for Impervious Surface Ratio (ISR)
3) Variance for Building Cover (BC)
4) Variance for roof pitch in Height Zone 1
5) Variance for non-retaining wall height

B. 31 Annandale #7803 Zone: NC1 Overlay: Hillside Protection

Applicant: Bruce Rainey

Description: Combine lots 31 and 35 in Annandale subdivision

Requests: 1) Permission to combine lots 31 and 35

C. 5137 Stanford Dr #7795 Zone: EB Overlay: Hillside Protection

Applicant: Jennifer Bagwell

Description: Add a new porch and patio to an existing home

Requests: 1) Permission to construct in the Hillside Protection Overlay District
2) Variance not to tie foundations to bedrock
3) Variance for front setback for porch
4) Variance for side setback for retaining wall

D. 2014 Otter Valley Ln #7788 Zone: EB Overlay: Hillside Protection

Applicant: Chet Rhodes

Description: Change previously approved BZA plans

Requests:

- 1) Permission to modify previously approved plans
- 2) Variance for front setback
- 3) Variance for side setbacks
- 4) Variance for driveway in the side setback with retaining wall attached
- 5) Variance for privacy fence