

**City of Forest Hills, Tennessee**  
**Board of Zoning Appeals**  
**November 8, 2024 – 8:00 AM**  
***Chair Janie S. Rowland Presiding***



1. **Approval of the minutes of the September 6, 2024, meeting**
2. **New Business**

**A. 6109 Montecrest Dr      #8319      Zone: RA      Overlay: None**

(October BZA)

**Applicant:** Peter Anderson

**Description:** Construct addition

**Requests:** 1) Variance for side setback

**B. 1913 Kingsbury Dr      #8327      Zone: RA      Overlay: None**

(October BZA)

**Applicant:** Chris & Jessica Mioton

**Description:** Construct swimming pool house

**Requests:** 1) Variance for side setback  
2) Variance to front setback - swimming pool in front yard (corner lot)

**C. 4708 Stuart Glen Dr      #8286      Zone: NC2      Overlay: Hillside Protection**

(October BZA)

**Applicant:** Mike Jones

**Description:** Deck and Stairs

**Requests:** 1) Permission to construct  
2) Variance for side setback  
3) Variance to not tie footings to bedrock

**D. 1416 Chickering Rd      #8282      Zone: E1A      Overlay: Hillside Protection**

(Unfinished from October)

**Applicant:** Gaffnery Marks Construction

**Description:** Construct new house and accessory structures

**Requests:** 1) Permission to construct  
2) Variance for side setback  
3) Variance for structure (bridge and wall) in front yard

**E. 2126 Old Hickory Blvd      #8267      Zone: RA      Overlay: Floodplain**

(Unfinished from October)

**Applicant:** John Helmer

**Description:** Construct new house

**Requests:** 1) Variance for side setback

- F. 6249 Hillsboro Pk      #8347      Zone: EA      Overlay: Floodplain**  
**Applicant:** Troy Outman  
**Description:** Deck addition  
**Requests:** 1) Variance for side setback  
2) Variance to construct in stream buffer
- G. 2004 Kingsbury Dr      #8380      Zone: RA      Overlay: None**  
**Applicant:** Kate Reynolds  
**Description:** Construct patio and parking area  
**Requests:** 1) Variance for rear setback  
2) Variance for side setback
- H. 1712 Tyne Blvd      #8381      Zone: EB      Overlay: Hillside Protection**  
**Applicant:** Mike Jones  
**Description:** Construct a pool  
**Requests:** 1) Permission to construct  
2) Variance to not tie pool equipment and pergola foundation to bedrock
- I. 2615 Hemingway Dr      #8383      Zone: RA      Overlay: None**  
**Applicant:** Mike Jones  
**Description:** Install a generator and generator pad  
**Requests:** 1) Variance for accessory set back  
2) Accessory in side yard
- J. 39 Bancroft Pl      #8384      Zone: EB      Overlay: Hillside Protection**  
**Applicant:** Wade Rick  
**Description:** Construct retaining walls  
**Requests:** 1) Permission to construct  
2) Variance to not tie to bedrock  
3) Variance to construct in front yard – retaining wall
- K. 1112 Park Ridge Dr      #8386      Zone: EB      Overlay: Hillside Protection**  
**Applicant:** Wade Rick  
**Description:** Construct pool and hardscape  
**Requests:** 1) Permission to construct  
2) Variance to construct in front yard – pool  
3) Variance to not tie footings to bedrock

**L. 1944 Edenbridge Way    #8378                      Zone: RA                      Overlay: Hillside Protection**

**Applicant:**    Amanda Stone

**Description:** Construct a pool

**Requests:**    1) Permission to construct  
                    2) Variance for ISR  
                    3) Variance to not tie to bedrock

**M. 4335 Chickering Ln                      #8379                      Zone: EB                      Overlay: Hillside Protection**

**Applicant:**    Amanda Stone

**Description:** Construct a pool

**Requests:**    1) Permission to construct  
                    2) Variance for side setback