

BOARD OF ZONING APPEALS

Meeting Minutes

August 13, 2025



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, August 13, 2025, at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215. Acting Chairwoman Janie Rowland, Jim Littlejohn and alternate member David Waller, were present. Also, present were City Manager Mark Hill, City Attorney Marshall Albritton, Engineer Luke Sullivan from the City Engineering firm of Neel Schaffer and City Recorder Charlotte Hunter. Ms. Rowland opened the meeting at 8:30 a.m.

1. Approval of the minutes of July 9, 2025

Upon motion made by Mr. Waller, and seconded by Mr. Littlejohn, the Board unanimously approved the minutes of the July 9, 2025, meeting.

2. New Business

A. 1206 McGrace Lane #8698 Zone: RA Overlay: Hillside Protection
Applicant: Patrizio Murdocca
Description: Driveway Addition
Requests: 1) Permission to construct
2) Variance for impervious surface

Alex Seidou provided a video of one of the homeowners explaining his declining health and why he needs to live with his daughter in a newly built garage apartment. Right now, there is no access by EMS up the hill to the property. Seidou acknowledges the previous build of the steps in the driveway are causing the hardship. Two options were given, and the Board doesn't prefer either one. Rowland asked if the property was still for sale. No. Rowland asked if you could just take the steps out? Too expensive. Owner Winingham says this project has been wrong from the beginning and it's not her fault. Her topo and survey were done wrong. Littlejohn says 34% is too steep for a driveway. Waller asked about the access road and why she couldn't negotiate with a neighbor. And verified that she already used the Lingo property for a driveway. Rowland says it will be too tight to turn around if all is built.

Waller says front step removal is the best option. Littlejohn says plans need more engineering plans.

The applicant requested a 30 day deferral.

B. 1414 Chickering Road #8768 Zone: E1A Overlay: Hillside Protection

Applicant: Wade Rick

Description: Construct a pool, reconfigure parking area

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

Wade Rick with Daigh Rick presented the plans for the 6.51-acre lot in the E1A bulk zoning district. It was built in 1973 with the front entrance located at the rear of the property. The homeowners would like to add a pool and a guest house. The hardships are in the Hillside Protection Overlay, the house is non-conforming, it is already outside the side yard setbacks and the service drive is over the property line. They would like to put the pool in the front yard as it is a flat area. It would be totally screened as the lot is completely wooded. Rowland asked if any neighbors would like to speak, none were present. Littlejohn would like to see in the permit process a cleaned-up drainage plan including 2 masonry culverts. Ryan Shields agreed and said he would also have a series of channels to drain away from the house. Engineer Sullivan says the plan meets the cities requirements.

Upon consideration of the application and the presentation, and upon the motion of Mr. Littlejohn, duly seconded by Mr. Waller, the Board unanimously approved the application with the condition to follow the geological plans.

C. 1416 Chickering Road #8769 Zone: E1A Overlay: Hillside Protection

Applicant: Gavin Duke

Description: Clarification of front setbacks

Requests: 1) Variance for front setback

Gavin Duke is requesting the Board clarify the front setbacks for the soon-to-be-selling property. After much discussion, the 4 properties to be considered would be 1404, 1410, 1418 & 1500. The house next door would not be considered because the entrance is in the rear of the lot. Rowland asked if any neighbors would like to speak. Ryan Holt attorney for the Gambills at 1418 Chickering, spoke about the 4 houses and the distance and balance. A consistent street scape is the goal. Gavin Duke believes the neighbor house should be included in the calculations.

Upon consideration of the application and the presentations, the Board advised the houses at 1404, 1410, 1418 and 1500 will be used to establish guidelines for the front setbacks.

D. 6242 Hillsboro Pike #8770 Zone: EB Overlay: Hillside/ Floodplain
Applicant: Mike Jones
Description: Construct accessory structure
Requests: 1) Permission to construct

Mike Jones with the property manager, Chuck Corts explained his need for an equipment storage barn for the farm. The barn is in the steep slopes area, but they will not disturb it. The placement causes the least amount of tree loss.

Rowland asked if any neighbors would like to speak.

Ann Thorton of 6230 Gardendale is concerned about more water on her property. Ryan Shields assured her the plan would improve the flow.

Upon consideration of the application and the presentations, and upon the motion of Mr. Littlejohn, duly seconded by Mr. Waller, the Board unanimously approved the application.

1. Old Business

A. 1833 Laurel Ridge Drive #8476 Zone: RA Overlay: Hillside Protection
Applicant: Austin Rogers
Description: Demo and construct a new dwelling
Requests: 1) Permission to construct
2) Variance for front setback
3) Variance for footing to not tie to bedrock
4) Permission for a buried partition (accessory) attached to driveway

Mike Jones presented the newest plans for the RA lot in steep slopes. They have pushed it to the front setbacks and reduced the ISR, FAR and the square footage is down to 9520. The house is shaped in an "H" which will help save some oak trees. It will be one story in the front and 3 in the back. Rowland asked if any neighbors would like to speak.

Jack Hawiger, 1836 Laurel Ridge, which is across the street, said he is concerned about any changes for the neighborhood and the impact on nature and environment, the proposed house is too big for the hill.

Bill Yeaman, 1809 Laurel Ridge, says the house is too big and will be seen from the hill below and stand out. He has lived on Laurel Ridge since 2009.

Beth Werner, building at 1849 Laurel Ridge, says the house doesn't fit the neighborhood. She doesn't prefer a spec house, removal of trees and parking on the street during construction.

Luke Sullivan says engineering meets the city's requirements and the bedrock is 100 feet down.

Rowland loves the front of the house, but the back is overwhelming. There isn't a height issue, it is the bulkiness of side of the hill.

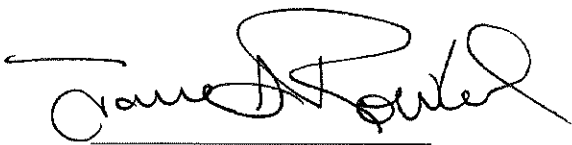
Waller says he is concerned about the downhill side since it will be so visible, and it looks like a Mayan temple. Waller says you have a clean slate, for a spec house, so make it right. Littlejohn says Hillside Protection is why we are here as it is the spirit of Ordinance. There is too much mass for one location.

Austin Rogers is the lot owner. He spoke about the current house is a 2 store and built in the 60's. With the slope the house will have to have at least 2 stories.

The Board would like to see the percentage of disturbance.

The applicant requested a 60-day deferral.

With no further items of business before the Board, the meeting was adjourned.



Chairwoman Janie Rowland



City Recorder Charlotte Hunter