

## **BOARD OF ZONING APPEALS**

### **Meeting Minutes**

**January 14, 2026**



*The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, January 14, 2026, at 8:30 a.m. at City Hall, 6300 Hillsboro Pike, Nashville, Tennessee 37215.*

*Chairwoman Janie Rowland, alternate members David Waller and James Lennon, 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 November 12, 2025**

*Upon motion made by Mr. Waller, and seconded by Mr. Lennon, the Board unanimously approved the minutes of the November 2025 meeting.*

#### **2. New Business**

##### **A. 2100 Timberwood Drive      #8852      Zone: EB      Overlay: Hillside Protection**

**Applicant:**    Gavin Duke

**Description:** Accessory structure, hardscaping, and landscaping improvements

**Requests:**    1) Permission to construct

Gavin Duke, Landscape Architect Duke Design Group, reviewed the plans as submitted for the request for permission to construct in the Hillside Overlay Protection District. Rowland asked for neighbor input. Scott Peterson of 2071 Timberwood expressed his concerns about water runoff. Ryan Shields addressed these issues.

After Questions from the board were addressed, and a period of discussion, the Board voted.

*Upon consideration of the application and the presentation, and upon the motion of Mr. Lennon, duly seconded by Mr. Waller, the Board unanimously approved the application with the condition to follow the geotechnical report.*

##### **B. 5825 Robert E Lee Drive      #8909      Zone: RA      Overlay: Hillside Protection**

**Applicant:** Brian Glasser

**Description:** Construct a pool with hardscaping

**Requests:** 1) Permission to construct

The applicant requested a 30-day deferral to address drainage issues, property line for correct setbacks, pool equipment location, correct ISR numbers, and exact height of retaining wall.

**C. 6105 Chickering Court #8944      Zone: EB    Overlay: Hillside Protection**

**Applicant:** Merrill Construction/Daniel Dunn

**Description:** Construct additions to existing dwelling, proposed patio and drive

**Requests:** 1) Permission to construct

Daniel Dunn with Merrill Construction reviewed the plans as submitted for the request for permission to construct in the Hillside Overlay Protection District. Rowland asked for neighbor input. None were present.

After Questions from the board were addressed, and a period of discussion, the Board voted.

*Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Lennon, the Board unanimously approved the application*

**D. 24 Northumberland #8946      Zone: NC1 Overlay: None**

**Applicant:** Collected Civil Engineering/Mary Caton Williams

**Description:** Demo and construction of accessory structure and hardscape improvements

**Requests:** 1) Variance of impervious surface

Mary Caton Williams with Collected Civil Engineering reviewed the plans as submitted for the request for a variance for impervious surface. Rowland asked for neighbor input. None were present.

After Questions from the board were addressed, and a period of discussion, the Board voted.

*Upon consideration of the application and the presentation, and upon the motion of Ms. Rowland, duly seconded by Mr. Waller, the Board approved the Application.*

**E. 7 Northumberland      #8957      Zone: NC1 Overlay: None**

**Applicant:** Greg Nicholson

**Description:** Construct additions to existing dwelling

**Requests:** 1) Variance for floor area ratio

Greg Nicholson reviewed the plans as submitted for the request for a variance for floor area ratio. Rowland asked for neighbor input. None were present.

After Questions from the board were addressed, and a period of discussion, the Board voted.

*Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Ms. Rowland, the Board approved the Application. Mr. Lennon voted nay.*

**F. 6117 Chickering Court #8962      Zone: EB Overlay: Hillside Protection**

**Applicant:** Spectrum Builders/Greg Davis

**Description:** Demo and construct new hardscaping

**Requests:** 1) Permission to construct

2) Variance for side setback

3) Variance for front setback

The applicant requested a 60-day deferral to provide a sheet describing what work has been already completed and what is still needing to be completed, verify the setbacks, provide correct ISR calculations, to show the spec for walls, and provide details for the outdoor kitchen.

**G. 4 St James Place      #8960      Zone: EB      Overlay: Hillsboro  
Protection**

**Applicant:** Wantland Ink Landscape

**Description:** Construct accessory structure, retaining wall and hardscaping

**Requests:** 1) Permission to construct

2) Variance for wall height

The applicant requested a 60-day deferral to provide an updated geotechnical report.

**H. 1845 Tyne Boulevard #8956  
Hillside Protection**

**Zone: EB Overlay: Floodplain and**

**Applicant:** Les Enoch

**Description:** Construct a new dwelling

**Requests:** 1) Permission to construct

The applicant requested a 30-day deferral to provide scale drawings, provide photos of the material to be used, additional landscape plan, show shed on drawings, correct diagram to show the grassy areas on property and provide slope drawings. The geotechnical report needs to show global stability and load bearing numbers for the driveway.

**I. 1845 Tyne Boulevard #8963  
Hillside Protection**

**Zone: EB Overlay: Floodplain and**

**Applicant:** Les Enoch

**Description:** Construct accessory structure

**Requests:** 1) Permission to construct  
2) Variance of accessory structure

Ed Tessier and team reviewed the plans as submitted for the request for a variance for the location of an accessory structure and permission to construct in the Hillside Overlay Protection District. Rowland asked for neighbor input. None were present.

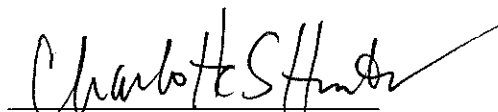
After Questions from the board were addressed, and a period of discussion, the Board voted.

*Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Ms. Rowland, the Board approved the Application with the condition to add additional screening*

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



*Chairwoman Janie Rowland*



*City Recorder Charlotte Hunter*