

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



1. Approval of the minutes of the February 9, 2024 meeting

2. Unfinished Business

A. 2508 Hemingway #7948 Zone: RA Overlay: None

Applicant: Will Finn

Description: Demolish existing house and construct new house

Requests: 1) Variance for front setback
2) Variance to exceed Impervious Surface Ratio (ISR)
3) Variance to exceed Building Cover (BC)
4) Variance to exceed Floor Area Ratio (FAR)

3. New Business

A. 1801 Laurel Ridge #7921 Zone: RA Overlay: Hillside Protection

Applicant: Mark Poe

Description: Construct sport court, putting green, outdoor cooking area and fire pit

Requests: 1) Permission to construct in Hillside Protection Overlay District
2) Permission to proceed without a geotechnical investigation
3) Variance for front setback
4) Variance for side setback
5) Variance for accessory structure in setbacks

B. 5700 Hillsboro #8004 Zone: EA/EB Overlay: Hillside Protection

Applicant: Jim Mallowney

Description: Construct sport court, putting green, outdoor cooking area and fire pit

Requests: 1) Permission to construct in Hillside Protection Overlay District

C. 2021 Earlington #8011 Zone: RA Overlay: None

Applicant: Rob Cochran
Description: Construct addition
Requests: 1) Variance to exceed Impervious Surface Ratio (ISR)
2) Variance to exceed Building Cover (BC)

D. 2121 Chickering Ln #7924 Zone: EB Overlay: None

Applicant: Jim Littlejohn
Description: Construct new home
Request: 1) Variance for rear setback
2) Variance for front setback
3) Variance to exceed Impervious Surface Ratio (ISR)
4) Variance to exceed Building Cover (BC)
5) Variance to exceed Floor Area Ratio (FAR)

E. 1309 Tyne Blvd #8006 Zone: EB Overlay: Hillside Protection

Applicant: Julia Littlejohn Champion
Description: Present updated plans to previous BZA approval
Request: 1) Variance for side setback
2) Variance for front setback
3) Variance to exceed Impervious Surface Ratio (ISR)
4) Variance to exceed Building Cover (BC)
5) Variance for front facing garage doors