

April 8, 2026

RE: Zoning Variance for Majors Residence - 1252 W. Hickory Springs Ct

Dear Neighboring Property Owners,

Hi neighbors. I am the new owner at 1252 W. Hickory Springs Ct and have met several of you already. I hope to continue to meet you in person soon. As some of you have probably gone through this process I am seeking to build a new home. Part of this process involves going through Forest Hills Board of Zoning Appeals (BZA) as this is a steep slope lot. The existing home is also nonconforming in several aspects for garage, setbacks and footings. I appreciate your support and feedback.

Per Forest Hills BZA requirements, this letter is to formally inform you that on Wednesday, May 13, 2026 beginning at 8:30 a.m., the Board of Zoning Appeals (BZA) for the City of Forest Hills will meet at City Hall (6300 Hillsboro Pike, Nashville, TN 37215) to review and decide upon our BZA application. Since our lot is under the city Hillside protection district (steep slope), we are required to gain BZA approval simply for permission to build a new home and footings. The current home is also already past the front setbacks along with a technically front facing garage.

Our intent is to request the following variance items:

1. **Permission** to build on a Hillside Protection District (HP District) lot for steep slopes (per Z/O Sections 2.06, 6.01(b) and 6.03).
2. **Permission** that footings not tie to bedrock (per Z/O Section 6.03(b)(ii)).
3. **Front Setback relief** to locate a new home at the current/similar house front location past the already encroached front setback (per Z/O Tables 4.02).
4. **Front Facing Garage relief** to build a new house garage with the current/similar house front facing garage angle at nearly the required 90° (per Z/O 4.07(e)).

We have several hardships as described below:

1. **Unique Protection District:** 1252 W. Hickory Springs Ct. is located in the Hillside Protection District having steep slopes per Z/O definition (per Z/O Sections 2.06, 6.01(b) and 6.03)
2. **Unique Lot Type:** 1252 W. Hickory Springs Ct. is a corner lot seeking construction with current zoning application requiring interior lot bulk standards to be applied to a corner lot resulting in a narrow and limited building envelope (per Z/O Article IV).
3. **Unique Corner Lot Shape:** 1252 W. Hickory Springs Ct. has both a tapering lot shape and obtusely angled tangents from the road that when combined with hardship #2 further limits the allowable building envelope and one that fits the diagrams for corner (per Z/O diagrams 4.02).
4. **Unique Lot Street Location:** 1252 W. Hickory Springs Ct. is a corner lot with a secondary frontage street that does not span the entire lot length (per Z/O definition for "Lot(s), Corner: A Lot situated at the junction of two or more streets that extend the full length of the Lot facing each street. Both Yards between the street Right-of-Way and building shall be considered Front Yards, which is defined and illustrated below." ).

A copy of the current application and document packet are available to review from City upon request. For any questions please contact the City at 615-372-8677 or [charlotte.hunter@cityofforesthills.com](mailto:charlotte.hunter@cityofforesthills.com).

Please contact me for any additional feedback or questions at 615-556-7535 or [doug@majors-construction.com](mailto:doug@majors-construction.com). Any project questions that are more technical in nature may be directed to my landscape architect, Mike Jones at 615-423-1746 or [mcarlosjones@gmail.com](mailto:mcarlosjones@gmail.com)

Thank you for your consideration of our variance requests.

Doug Majors