

City of Forest Hills, Tennessee  
Board of Zoning Appeals  
January 12, 2024 – 8:00 AM  
*Chair Jane S. Rowland Presiding*



1. Approval of the minutes of the November 2023 meeting

2. Unfinished Business

A. 1242 Jefferson Davis Ct #7835 Zone: RA Overlay: Hillside Protection

**Applicant:** Byron Houston

**Description:** Construct retaining walls

**Request:** 1) Permission to construct in the Hillside Protection Overlay District  
2) Variance for front setback for retaining wall  
3) Variance for side setback for retaining wall

3. New Business

A. 1142 Balbade #7919 Zone: EB Overlay: Hillside Protection

**Applicant:** Natalie Parker

**Description:** Changes to previously approved BZA #7091  
Approved to construction in HP District  
Approved front and side setback variance for retaining wall

**Requests:** 1) Change stairs from concrete to wood to avoid excavation  
2) Reduce patio size to save tree

B. 6205 Melbourne #7925 Zone: EB Overlay: Floodplain

**Applicant:** Mike Jones

**Description:** Reconstruct existing pool & remodel existing garage to function as pool house

**Requests:** 1) Disturb buffer  
2) Change use from existing garage to pool house  
3) Variance to exceed 1% for accessory structure  
4) Variance for front setback  
5) Variance for side setback  
6) Variance for location of accessory structure in the front yard

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|------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>D. <u>1801 Laurel Ridge</u> #7928</b> | <b>Zone: RA</b>                                                                                               | <b>Overlay: Hillside Protection</b> |
| <b>Applicant:</b>                        | Jason Brewer                                                                                                  |                                     |
| <b>Description:</b>                      | Modify existing pool                                                                                          |                                     |
| <b>Request:</b>                          | 1) Permission to construct in Hillside Protection Overlay District<br>2) Accessory structure in front setback |                                     |