

BOARD OF ZONING APPEALS

Meeting Minutes

November 12, 2025



The City of Forest Hills, Tennessee Board of Zoning Appeals met on Wednesday, November 12, 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 October 9, 2025

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

2. New Business

A. 4321 Chickering Lane #8851 Zone: EB Overlay: Hillside Protection

Applicant: Jason Gabbard

Description: Replace an accessory structure and construct turf lawn

Requests: 1) Permission to construct

2) Variance for location of accessory structure

Jason Gabbard had a simple request for permission to construct in Hillside Overlay District, and they will not be disturbing any of the sloped area. Ms. Rowland thanked Jason for a complete packet. She asked if any neighbors were here to speak, none were.

Littlejohn asked about the turf lawn and since it is artificial, is it also permeable and it is.

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

B. 1723 Kingsbury Drive #8853 Zone: EB Overlay: Hillside Protection

Applicant: Melanie Lobel

Description: Construct accessory structure

Requests: 1) Variance for area of disturbance

Melanie Lobel with Gardens of Babylon presented her presentation asking for a variance for area of disturbance for going from a gravel yard to landscaped. As the yard is dangerous terrain now. Littlejohn asked about how steep the steps are in front? They won't be making any changes to the stairs. There will be minor grade changes so limited site impact. They will use lots of topsoil. No changes to the drainage plan. Rowland asked if any neighbors were here to speak, none were. Sullivan said the EPSC will be done at the permitting stage.

Upon consideration of the application and the presentation, and upon the motion of Mr. Waller, duly seconded by Mr. Littlejohn, the Board unanimously approved the application with the condition to add more sediment control

C. 33 Northumberland #8863 Zone: NC1 Overlay: None

Applicant: Jason Brownlee

Description: Replace pool, hardscaping, and landscaping

Requests: 1) Variance for rear setback
2) Variance for impervious surface

Jason Brownlee showed his plans for the pool and backyard renovation. Rowland asked if the pool is the same size as the old one, yes, it is. Littlejohn asked Jason to explain the process. Jason plans to remove and replace all the landscaping since it is such a tight area. Sullivan says the plans meet the City's requirements. Rowland asked if any neighbors were here to speak on this application, none were.

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

**D. 4412 Alcott Drive #8897 Zone: RA Overlay: Hillside
Protection**

Applicant: Jamie Sinz

Description: Replace accessory structure

Requests: 1) Permission to construct

2) Variance for impervious surface

3) Variance for location of accessory structure

Jamie Sinz as the landscape Architect explained his plans to tear down the existing carport and add a garage in the Hillside Protection. The site is very wooded, and the house can't be seen from the road. It is a Robert Anderson home built in 1970's. Rowland asked if any neighbors were there to speak, none were. Rowland asked about the landscape plan and said additional plantings would be needed. Sullivan said the geo looked good and meets the city requirements. Waller said the garage would look better than the carport.

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 add additional evergreens to screen the garage doors from the street

E. 2005 Otter Valley Lane #8898 Zone: EB Overlay: Hillside Protection

Applicant: Paul Lebovitz

Description: Construct an accessory structure

Requests: 1) Permission to construct

2) Variance for side setback

3) Variance for location of accessory structure

Paul Lebovitz described his plans and explained he doesn't want to push back into the Hillside, and the patio is already there. Jesse Felker said you can't see the project from the street. It is a spec house but most of their buyers prefer a pool. Rowland asked if any neighbors would like to speak, none were present. Waller asked for additional screening for the neighbors.

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 of adding more evergreen screening around the pool

F. 32 Northumberland #8899 Zone: NC1 Overlay: None

Applicant: Tipton Fowlkes

Description: Demo and Remodel landscaping and hardscaping

Requests: 1) Variance for rear setback

2) Variance for impervious surface

3) Variance for building coverage

4) Variance for floor area ratio

Tipton Fowlkes with Studio Topo explained his project in the platted lot of Northumberland. He plans to remove the stone patio in the rear, remove the free-standing site walls on the rear terrace, remove the fountain and replace with the pool (8 x33). The driveway will also be replaced with brick drive and a concrete apron to help with drainage. The drainage will flow to a ditch on the property line, and he will add a French drain. He explained his landscape plans and described the FAR request for the porch roof which will be an extension of the new kitchen. Rowland asked if any neighbors would like to speak, none were present. Littlejohn asked what material would be around the pool and its natural lawn not concrete or artificial. The green will be artificial turf. ISR will be reduced. Littlejohn said it is a nice project. Sullivan says it meets the city's 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.

G. 2209 Hemingway Drive #8902

Zone: RA

Overlay: None

Applicant: Anne Daigh

Description: Demo and construct new dwelling, driveway, and associated hardscapes

Requests: 1) Variance for impervious surface
2) Variance for building coverage

Ms. Daigh explained the plans for a new house for a growing family. The lot is non-conforming and very narrow. The third car garage will be used for storage for now. Littlejohn asked if the new ISR number includes the permeable pavers, yes. Waller is concerned about the excessive ISR. Daigh says it is only over 3.8% and 1.4% is the driveway. Rowland asked if any neighbors would like to speak, none present but several support letters were sent. Littlejohn asked about the soil. Jake Willington is the civil engineer and he has added a filtration system with hydraulic bead to bolster the storm water. There will be an improvement. The lot is level. Sullivan says in general Hemingway has a drainage problem but this site hasn't had issues. Peter Romano said they will have 3 types of drainage which is a good trade off for the small overage in ISR.

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 for the Storm Water collection on the roof and from piped in to oversized infiltration basin to take the Storm Water out.

1. Old Business

A. 1833 Laurel Ridge Drive #8476 Zone: RA Overlay: Hillsboro Protection

Applicant: Austin Rogers

Description: Demo and construct new dwelling

Requests: 1) Permission to construct

2) Variance for footing to not tie to bedrock

Mike Jones presented the latest plans which are only asking for 2 variances. The new home is the same elevation as the other neighbors. The roof will be raised but within the requirements. Rowland liked the house is not as bulky as it was in other plans and a good reduction in ISR. Rowland asked for neighbor input.

Mike Kelly, 1818 Laurel Ridge, says it is too big for a small street.

Bill Yeaman 1825 Laurel Ridge, losing too many trees

Nancy Marnett, 1884 Laurel Ridge, why not tie to bedrock?

Jack Hawiger, 1836 Laurel Ridge, the street is losing its character

Sullivan says this plan meets the city's requirements. Littlejohn asked about the steep slopes ratio. It is below 10% disturbance. Littlejohn says it is a large house with a lot of square footage. Rowland likes the new design for the pool. Homeowner and builder Austin Rogers spoke of the backyard as flatter than most on Laurel Ridge and it has its own ridge that you can't see from others. It has more mature trees. Waller asked about the distance from structure to street. It is 90.8 feet. Rowland asked if building could be moved forward, no you would lose the trees in the front. Littlejohn would like to see the pool area moved forward.

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 move the template forward 12' (this includes the house, pool, firepit, and covered areas). Move pool & hard surface forward 15'

B. 2409 Hemingway Drive #8804 Zone: RA Overlay: None

Applicant: Chris Bagwell

Description: Construct a new dwelling

Requests: 1) Variance for setback

2) Variance for building cover

3) Variance for floor area ratio (FAR)

4) Variance for impervious surface

Chris Bagwell explained his updated plans for the new house. Rowland says the landscape plans need improvement. Drainage plan has been updated by adding modified French drains. Rowland says it is too much on a little lot. Buying a lot for a spec house is not a hardship. You have an open slate to make this house conform to Forest Hills regulations. This needs more screening and less bulkiness. Rowland asked if any neighbors would like to speak, none present.

The applicant requested a deferral until the January meeting.

**C. 5654 Hillsboro Pike #8834 Zone: EA Overlay: Hillside
Protection**

Applicant: Jim Mullowney

Description: Construct a new dwelling

Requests: 1) Permission to construct

2) Variance for side setback (driveway connecting 5654/5700)

Bert Morton addressed the Board regarding the previous submittal and he updated the following: updated geo, extended footings to bedrock, slopes stabilized with no mix, better landscape plan, entry way with lessened concrete and added grass pavers. The main focus of this house is family use. The Curtis's have a special needs child and this will be his main residence with his caregivers. Waller is good with this project. Littlejohn would like to see more plantings around the foundation

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.

**D. 5140 Stanford Drive #8856 Zone: EB Overlay: Hillside
Protection**

Applicant: Daigh Rick

Description: Construct a new residence

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

The new homeowner spoke about her love for her family and love for this property and the street. John Sease, architect, explained the heavily wooded and steep sloped lot. The new house will be compatible with other houses on the street with the front setback at 191 feet and side setbacks at about 50 feet. This plan moves the house downhill a bit. Anne Daigh thanked the Board for their previous comments, and she is thankful and understands fully why the city has these regulations in place. She has reduced the size of the motor court and courtyard. The biggest changes she made in the new plans are shifted the house 20 feet forward, 6-inch step up to the courtyard for a wall reduced the SE side wall, 5-foot driveway and the tree well was increased. They are aware of the water issues on the property. There are manmade slopes of 12% and steep slopes of 20%. They will be disturbing 4.7% now versus 8.3! Rowland appreciates this new package. Littlejohn asked where the water would go. It will go to the southside property line and hit a natural grade to the street. Rowland asked if any neighbors would like to speak. Frances Andrews, who lives next door, was worried about the water issues but they have been addressed. Peter Romano addressed the capacity of the ditch and the 100 year flood.

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

**E. 1229 Vintage Place #8807 Zone: EB Overlay: Hillside
Protection**

Applicant: Scott Jackson

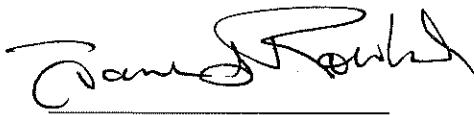
Description: Construct a pool

Requests: 1) Permission to construct
2) Location of accessory structure
3) Variance for side setback

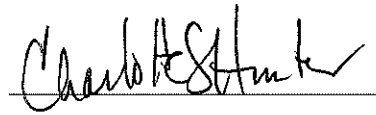
Scott Jackson presented updated plans for the side setback for the new garage and pool with additional Stormwater updates. Neighbor Daniel Hart spoke about the easement and new plans are sufficient. The easement has been agreed to by the neighbors for lifetime and during construction.

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

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

A handwritten signature in dark ink, appearing to read "Janie Rowland", written over a horizontal line.

Chairwoman Janie Rowland

A handwritten signature in dark ink, appearing to read "Charlotte Hunter", written over a horizontal line.

City Recorder Charlotte Hunter