

DOCKET

8/18/2016

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South**

**MS. CYNTHIA CHAPPELL
MR. DAVID EWING, Chairman
MR. DAVID HARPER
MS. CHRISTINA KARPYNEC
MR. RICHARD KING
MR. DAVID TAYLOR, Vice Chair
MS. ALMA SANFORD**

CASE 2016-073 (Council District -20)

L & S Development, appellant and owner of the property located at **5615 Tennessee Avenue**, requesting variance from side setback requirements in the R6 District, for three single family residences. Referred to the Board under Section 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 091-60 Parcel(s) 385

RESULT

CASE 2016-086 (Council District - 02)

Bill & Sue Munson, appellants and owners of the property located at **407 W. Trinity Lane**, requesting a variance from sidewalk requirements in the CL District, to construct a new day care center. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Daycare

Map 071-5 Parcel(s) 17

RESULT

CASE 2016-093 (Council District - 19)

Victoria Parker, appellant and **Joe Dixon**, owner of the property located at **812 18th Avenue South**, requesting special exception from height requirements and from setback requirements in the ORI-A District, to construct a new office building. Referred to the Board under Section 17.12.035(D1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Office Building

Map 92-16 Parcel(s) 358

RESULT

CASE 2016-044 (Council District - 10)

Douglas Beets, appellant and owner of the property located at **5508 Brick Church Pike**, requesting a special exception for a historic home event permit and a variance for use of gravel parking area in the R10 District. Referred to the Board under Sections 17.16.160(A), 17.16.160(B), and 17.20.060(G). The appellant has alleged the Board would have jurisdiction under Sections 17.40.180(B) and (C).

RESULT

CASE 2016-095 (Council District - 15)

Gil Smith, appellant and Precision Homes, Inc., owner of the property located at **O Miami Avenue Lot 29**, requesting a variance from front and side setback requirements in the R15 District, to construct a new single family residence. Referred to the Board under Section 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 52-90 Parcel(s) 153

RESULT

CASE 2016-096 (Council District - 15)

Gil Smith, appellant and Precision Homes, Inc., owner of the property located at **O Miami Avenue Lot 30**, requesting a variance front and side setback requirements in the R15 District, to construct a single family residence. Referred to the Board under Section 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 52-90 Parcel(s) 154

RESULT

CASE 2016-097 (Council District - 15)

Gil Smith, appellant and Precision Homes, Inc., owner of the property located at **2655 Miami Avenue**, requesting a variance from front and side setback requirements in the R15 District, to construct a single family residence. Referred to the Board under Section 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 52-90 Parcel(s) 151

RESULT

CASE 2016-098 (Council District - 05)

Paul McCulloch, appellant and Gary Baker, owner of the property located at **2803 Gallatin Pike**, with an Item A appeal of the zoning administrator's denial of the application for an illuminated sign on a parapet wall in the MUL-A/UDO District. Referred to the Board under Section 17.32.070 (D)(3) & 17.32.160(B)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Illuminated Sign

Map 72-10 Parcel(s) 82

RESULT

CASE 2016-099 (Council District - 25)

Gregory M. North, appellant and Matt North, owner of the property located at **4005 General Bate Road**, requesting a variance from minimum lot size in the R20 District, to construct a 1500 square foot second home on the property. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-One & Two Family

Map 118-13 Parcel(s) 151

RESULT

CASE 2016-100 (Council District - 06)

Landmark Homes of Tennessee, Inc, appellant and owner of the property located at **2613 A Airpark Drive**, requesting a variance from front and side setback requirements in the R10 District, to construct a new single family residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 84-1 Parcel(s) 0-D-1

RESULT

CASE 2016-101 (Council District - 18)

Thomas Verges, appellant and owner of the property located at **3000 Belmont Blvd.**, requesting a variance from setback and height requirements in the R8 zoning district and UZO and NHC Districts, to replace a fence on the public right of way. Referred to the Board under Section 17.12.040(E)(26). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Fence

Map 117-08 Parcel(s) 0-316

RESULT

CASE 2016-103 (Council District - 08)

Jenny Nooe, appellant and owner of the property located at **910 Due West Avenue North**, with an Item A appeal of the zoning administrator's denial of an STRP permit due to prior short term rental operation without the legally required permit. Referred to the Board under Section 17.40.080(A), 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 51-1 Parcel(s) 16

RESULT

CASE 2016-106 (Council District - 24)

Kathleen Murphy, appellant regarding the property located at **3929 Woodlawn Drive**, requesting an Item A appeal of the zoning administrator's decision to issue permit 2016031250 in the R10 District. Appellant seeks revocation of the building permit. Referred to the Board under Section 17.40.080(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Single Family

Map 116-4-M Parcel(s) 1-CO

RESULT

CASE 2014-093 (Council District - 24)

Resha Louis, appellant and owner of the property located at 212 Woodmont Circle, appearing upon Order for remand of the case by the Chancery Court, for review of the appeal's conformity with the zoning code, specifically MCL 17.40.360. Referred to the Board under Section 17.40.180(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(D).

Use- Multi Family

RESULT