

**D O C K E T**  
**METROPOLITAN BOARD**  
**OF ZONING APPEALS**

**The 2/18/21 meeting has been cancelled due to inclement weather. All cases listed on this docket will be heard at the 3/4/2021 meeting.**

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**MR. DAVID TAYLOR, Chairman**  
**MR. ROSS PEPPER, Vice-Chair**  
**MS. ASHONTI DAVIS**  
**MS. CHRISTINA KARPYNEC**  
**MR. TOM LAWLESS**  
**MR. LOGAN NEWTON**  
**MR. JOSEPH COLE**

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**WATCH THE MEETING LIVE**

- Watch on your computer via live streaming on Nashville.gov
- Watch on cable TV (Comcast channel 3 or AT&T U-verse channel 99)
- Watch on the Roku Metro Nashville Network Channel

**HOW TO PARTICPATE IN THE MEETING**

**Call-in Live directly to the meeting.**

1. Tune into the meeting (instructions above).
2. Wait for the Chair to announce when your item is ready for live call in.
3. Dial the number that comes on the screen when the chairman asks for the public to call, and then wait for operator assistance.
4. You will be asked if you are calling for the case being heard.
5. **Mute your TV or live stream when it is your turn to speak.**
6. Once your testimony begins, state your name and address.
7. Any person besides the appellant who calls in to address the board will be limited to 2 minutes. You will be given a 30 second warning.

**Consent Agenda**

The BZA utilizes a consent agenda for its meetings. One board member reviews the record for each case prior to the hearing and identifies those cases which meet the criteria for the requested action by the appellant. If the reviewing board member determines that testimony in the case would not alter the material facts in any substantial way, the case is recommended to the board for approval. The following items are proposed for the consent agenda on the 2/18/2021 docket. If anyone opposes one of these cases, they should email [bza@nashville.gov](mailto:bza@nashville.gov) and state their opposition for the board's review.

**2021-038** located at **2000 CHURCH ST**, requesting variances from building façade and entrance requirements in the MUI-A and OV-UZO District. The appellant is constructing a new medical office building.

**Previously Heard Case Requiring Board Action**

**Case 2021-018 Located at 1024 Wade Ave.** requesting a variance from minimum lot size requirements in the R8 District to construct two single-family residences preciously heard on 2/4/21. Failed to receive four affirmative votes.

**CASE 2020-230 (Council District - 2)**

**SIMONS PROPERTIES, LLC**, appellant and **HALEY, RANDAL & BUTTERFIELD, MARTHA**, owner of the property located at **1331 BAPTIST WORLD CENTER DR 1, 2, 3, 4 & 5** requesting an Item A appeal challenging the zoning administrator's interpretation of eligibility for use of adaptive residential development standards in the SP District. The appellant is seeking to renovate four townhomes. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Multi-Family

Map Parcel 071141D00100CO

**Results-**

071141D00200CO, 071141D00300CO

071141D00400CO, 071141D00500CO

**CASE 2021-020 (Council District - 19)**

**WARREN SAWYERS**, appellant and **SAWYERS, WARREN A. LIVING TRUST**, owner of the property located at **36 GREEN ST**, requesting a variance from minimum lot size requirements in the R6-A District. The appellant is seeking to build two 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-Two-Family

Map Parcel 09316005500

**Results-**

**CASE 2021-021 (Council District - 21)**

**WARREN SAWYERS**, appellant and **SAWYERS, WARREN A. LIVING TRUST**, owner of the property located at **1911B 10TH AVE N**, requesting a variance from minimum lot size variances in the R6-A District. The appellant is seeking to build two 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-Two-Family

Map Parcel 08107047200

**Results-**

**CASE 2021-031 (Council District - 8)**

**LAWAUN CLENDENING**, appellant and owner of the property located at **0 MORNINGSIDE DR**, requesting a variance from side street setback requirements in the RS10 District. The appellant is building a single-family residence. Referred to the Board under Section 17.12.030.C2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 06008011400

**Results-**

**CASE 2021-032 (Council District - 2)**

**ROBERTO GUTERREZ**, appellant and **O.I.C. TWENTYONE-TWENTYTHREE TWELFTH AVE**, owner of the property located at **2123 C 12TH AVE N**, requesting a variance from street setback requirements in the R6 District. The appellant is building two-single family residences. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 081033U90000CO

**Results-**

**CASE 2021-034 (Council District - 21)**

**DUANE CUTHBERTSON**, appellant and **BIG GREEN TRACTOR 1912, LLC**, owner of the property located at **1912 10TH AVE N**, requesting a variance from minimum lot size requirements in the R6 District. The appellant is seeking to construct two single-family residences on one parcel. 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-Two-Family

Map Parcel 08107048500

**Results-**

**CASE 2021-035 (Council District - 20)**

**GROVES, FAITH**, appellant and owner of the property located at **922 MORROW RD**, requesting an Item D appeal in the RS-5 District. The appellant is seeking to replace an existing four-unit attached structure. 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

Map Parcel 09106032700

**Results-**

**CASE 2021-036 (Council District - 2)**

**SHERLOCK REI, LLC**, appellant and **BURROUGHS, GINA**, owner of the property located at **2306 LLOYD AVE**, requesting a variance from street setback requirements in the R10 District. The appellant is building new two single-family residences on one lot. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 07009003200

**Results-**

**CASE 2021-037 (Council District - 2)**

**SHERLOCK REI, LLC**, appellant and **BURROUGHS, GINA**, owner of the property located at **2308 LLOYD AVE**, requesting a variance from street setback requirements in the R10 District. The appellant is constructing two new single-family residences on one lot. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 07009015700

**Results-**

**CASE 2021-038 (Council District - 21)**

**ANDREW WOLTERS**, appellant and **SAINT THOMAS MIDTOWN HOSPITAL**, owner of the property located at **2000 CHURCH ST**, requesting variances from building façade and entrance requirements in the MUI-A and OV-UZO District. The appellant is constructing a new medical office building. Referred to the Board under Section 17.12.020D.3.h and 17.12.020.3.C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Medical Office

Map Parcel 09211036800

**Results-**