

D O C K E T
METROPOLITAN BOARD
OF ZONING APPEALS

**The 2/4/21 meeting will be held electronically at 1:00
p.m. pursuant to Governor Lee's Executive Order
No. 71.**

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

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 PARTICIPATE 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 2/4/2021 docket. If anyone opposes one of these cases, they should email bza@nashville.gov and state their opposition for the board's review.

CASE 2021-029 (111 23RD AVE N) located at **111 23RD AVE N**, requesting variances from rear setback, parking, and drive aisle requirements in the MUG-A District. The appellant is constructing a cultural center. This is the same variance granted on expired Order 2018-502.

CASE 2021-030 (804 RUSSELL ST.) requesting a variance from minimum lot size requirements in the R8 District to construct a Detached Accessory Dwelling Unit.

Cases to Be Heard

CASE 2020-259 (Council District - 19)

LUKE PORTER, appellant, and **CHARITY MISSION FOR CHRIST & BAILEY, MICHELLE**, owner of the property located at **1018 MONROE ST**, requesting a variance from street and side setback requirements in the R6-A District. The appellant is constructing a single-family residence. Referred to the Board under Section 17.12.030.A 17.40.660. D The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08116016200

Results- Withdrawn

CASE 2021-018 (Council District - 17)

DUANE CUTHBERTSON, appellant, and **STORY, BARBARA**, owner of the property located at **1024 WADE AVE**, requesting a variance from minimum lot size requirements in the R8 District. The appellant is seeking to construct 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 10505040600

Results-

CASE 2021-019 (Council District - 21)

DUANE CUTHBERTSON, appellant, and **BIG GREEN TRACTOR 1818, LLC**, owner of the property located at **1818 CEPHAS ST**, requesting a variance from minimum lot size requirements in the R6 District. The appellant is seeking to construct 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 08107040900

Results-

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 construct 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 in the R6-A District. The appellant is seeking to construct 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 2021-022 (Council District - 21)

ANDREW WISEMAN, appellant, and **ZVEZDA 1, LLC**, owner of the property located at **2812 BATAVIA ST**, requesting variances from front setback, side setback, and onsite parking requirements in the RS.5 District. The appellant is constructing a single-family residence. Referred to the Board under Section 17.12.020.A 17.20.030 17.40.670. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09206018900

Results-

CASE 2021-025 (Council District - 7)

URBAN DWELL HOMES, GP, appellant and **URBAN DWELL HOMES, GP**, owner of the property located at **1226B MCGAVOCK PIKE**, requesting a variance from sidewalk requirements in the R8 District. The appellant is requesting to construct a single-family residence without building sidewalks but instead in requesting to contribute to the sidewalk fund. 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-Single Family

Map Parcel 072070K00200CO

Results-

CASE 2021-027 (Council District - 27)

JASAREVSKI, DZEMILA & SABRIJA, appellant and **JASAREVSKI, DZEMILA & SABRIJA**, owner of the property located at **5109 PARISHWOOD CT**, requesting variances from front and side setback requirements and fence height restrictions in the R10 District. The appellant is constructing additions to a single-family residence and a fence. Referred to the Board under Section 17.12.020, 17.20.030, 17.12.040.E6. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 16103012000

Results-

CASE 2021-029 (Council District - 21)

JOSH HUTCHESON, appellant, and **CHABAD JEWISH STUDENT CENTER AT VANDERBILT, INC.**, owner of the property located at **111 23RD AVE N**, requesting variances from rear setback, parking, and drive aisle requirements in the MUG-A District. The appellant is constructing a cultural center. Referred to the Board under Section 17.12.020.D, 17.20.030, 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Cultural Center

Map Parcel 09215014500

Results-

CASE 2021-030 (Council District - 6)

BRETT CARTER, appellant and **CARTER, BRETT R. & VIRGINIA W.**, owner of the property located at **804 RUSSELL ST**, requesting a variance from minimum lot size requirements in the R8 District. The appellant is seeking to construct a Detached Accessory Dwelling Unit. 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 08216013800

Results-

SHORT TERM RENTAL CASES

CASE 2021-026 (Council District - 17)

ERIC NYSTROM, appellant and **1025 ARCHER, LLC**, owner of the property located at **1025 11TH AVE S**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after issued short term rental permit expired in the RM20 District. The appellant is seeking to apply for a permit sooner than one year from the date of last operation. Referred to the Board under Section 17.16.250.E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 105014A02800CO

Results-

CASE 2021-028 (Council District - 21)

DANIKA PORTZ, appellant and **PORTZ, DANIKA L. & RANDALL A.**, owner of the property located at **900 42ND AVE N**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after issued short term rental permit expired in the RS5 District. The appellant is seeking to apply for a permit sooner than the one year from the date of last operation. Referred to the Board under Section 17.16.250.E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Short Term Rental

Map Parcel 09108028200

Results-