

D O C K E T
METROPOLITAN BOARD OF ZONING
APPEALS

The 1/21/21 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

WATCH THE MEETING LIVE

- Watch on your computer via live streaming on Nashville.gov
- Watch on cable TV (Comcast channel 3 or AT&T Uverse 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 1/21/2021 docket. If anyone opposes one of these cases, they should email bza@nashville.gov and state their opposition for the board's review.

2021-009 (2430 A CHAPMAN DR.) requesting a variance from side setback

2021-012 (4115 GALLATIN PIKE) requesting a variance from sidewalk requirements

2021-015 (2740 WHITES CREEK PIKE) requesting a special exception to construct additions to church.

CASE 2021-009 (Council District - 6)

YOUNGBLOOD, MEGAN MICHELE & JOHNSON, appellant and owner of the property located at **2430 A CHAPMAN DR**, requesting a variance from side setback requirements in the R10 District. The appellant is building 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-Two-Family

Map Parcel 083120T00100CO

Results-

CASE 2021-010 (Council District - 2)

ALPINE DEVELOPMENT PARTNERS, appellant and **O.I.C. THIRTYTWO-TWENTY ALPINE AVENUE**, owner of the property located at **3220 C ALPINE AVE**, requesting a variance from front setback requirements in the R10 District. The appellant is constructing to 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 070050F90000CO

Results-Withdrawn

CASE 2021-011 (Council District - 21)

FINEMAN, JAMES, appellant and owner of the property located at **1806 B 15TH AVE N**, requesting a variance from sidewalk requirements in the R6 District. The appellant is requesting to construct a single-family residence without building sidewalks but instead pay into 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 081073C00200CO

Results-

CASE 2021-012 (Council District - 8)

BOYD, NATALIE HOPE & ROBERT DEWEY, JR., appellant and owner of the property located at **4115 GALLATIN PIKE**, requesting a variance from sidewalk requirements in the OR20-A District. The appellant is constructing an addition for multi-media production company without building sidewalks but instead requesting to pay into 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-Multi-Media

Map Parcel 06111012500

Results-

CASE 2021-013 (Council District - 21)

JAY FULMER, appellant and **THE CROSSROADS CAMPUS**, owner of the property located at **1757 16TH AVE N**, requesting to expand front porch of an existing building within the rear setback in the MUL-A District. Change in non-conforming use. 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-Cafe

Map Parcel 08111024000

Results-Withdrawn

CASE 2021-014 (Council District - 17)

JAY FULMER, appellant and **MAD DOG INVESTMENTS, LLC**, owner of the property located at **1425 4TH AVE S**, requesting a special exception from front and rear setbacks and sky plane restrictions in the CS District. The appellant is building a mixed-use building. Referred to the Board under Section 17.16.030 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 10507041500

Results-

CASE 2021-015 (Council District - 2)

FAITH UNITED BAPTIST CHURCH, appellant and owner of the property located at **2740 WHITES CREEK PIKE**, requesting a special exception in the R6 District. The appellant is seeking to construct additions to a church. Referred to the Board under Section 17.16.170.E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 05900017700

Results-

CASE 2021-016 (Council District - 15)

KILGORE, JIMMY E., II, appellant and owner of the property located at **2832 BLUE BRICK DR**, requesting a variance from maximum allowed square footage for a detached garage in the RS10 District. The appellant is building a detached garage. Referred to the Board under Section 17.12.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Single Family

Map Parcel 09606001400

Results-

Short Term Rental Cases to Hear

CASE 2020-237 (Council District - 29)

RASHELLE RULE, appellant and **RULE, MARTIN**, owner of the property located at **288 CLEARLAKE DR W**, 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 R10 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 13606013100

Results-

CASE 2020-249 (Council District - 3)

STUMP, GARY P. & EMILY J., appellant and owner of the property located at **6114 LICKTON PIKE**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant operated after the issued short-term rental permit expired in the AR2A District. The appellant is seeking to apply for a permit sooner than one year from the date of the 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 01700003900

Results-

2021-017 (Council District - 20)

COLTON AND CATHERINE ASHBY, appellant and **5604 MORROW ROAD TRUST**, owner of the property located at **5604 MORROW RD**, requesting an Item A appeal, challenging the zoning administrator's cancellation of a short term rental permit. Appellant changed ownership while the STRP permit was active in the CS District. The appellant is requesting 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 091060P00300CO

Results-