

D O C K E T
METROPOLITAN BOARD
OF ZONING APPEALS

The 3/4/21 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

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.

Public Input to the Board

Comments on any case can be emailed to the Board of Zoning Appeals at bza@nashville.gov. Comments received by 12:00 noon on Wednesday, March 3rd, 2021, will be included in the board's packet for their review. Alternatively, members of the public may Call-in Live directly to the meeting by dialing the number that comes on the screen when the chairman asks for the public to call, and then wait for operator assistance.

Proposed 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 3/4/2021 docket. If anyone opposes one of these cases, they should email bza@nashville.gov and state their opposition for the board's review.

2021-036 (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.

2021-037 (2308 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.

2021-038 (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.

2021-041 (16 CLAIBORNE ST), requesting variances from side street setback and garage orientation requirements in the R6, OV-UZO District. The appellant is building two single-family residences.

2021-044 (383 BARRYWOOD DR), requesting a variance from side setback requirements in the RS-5 District. The appellant is constructing a 2-story addition to rear of existing family residence.

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.

New Cases to Be Heard

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.

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.

Use-Two-Family

Map Parcel 09316005500

Results-Deferred to 3/18/21

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.

Use-Two-Family

Map Parcel 08107047200

Results-Deferred to 3/18/21

CASE 2021-031 (Council District - 8)

CLENDENING, LAWAUN, 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.

Use-Single Family

Map Parcel 06008011400

Results-

CASE 2021-032 (Council District - 2)

ROBERTO GUTIERREZ, 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.

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.

Use-Two-Family

Map Parcel 08107048500

Results-

CASE 2021-035 (Council District - 20)

GROVES, FAITH, appellant and **GROVES, FAITH**, 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.

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.

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.

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.

Use-Medical Office

Map Parcel 09211036800

Results-

CASE 2021-039 (Council District - 34)

LUPEAR, STEVE & SUSAN KRAUSER, appellant and **LUPEAR, STEVE & SUSAN KRAUSER**, owner of the property located at **4020 ESTES RD**, requesting an Item A appeal challenging the zoning administrator's decision to cancel a building permit. in the RS20 District. The zoning administrator asserts the permit was issued in error because the garage cannot be used as living space.

Use-Single-Family

Map Parcel 11616008900

Results-

CASE 2021-041 (Council District - 21)

RUSS BARGIROV, appellant and **MUSIC CITY FINANCIAL, LLC**, owner of the property located at **16 CLAIBORNE ST**, requesting variances from side street setback and garage orientation requirements in the R6, OV-UZO District. The appellant is building two single-family residences.

Use-Two-Family

Map Parcel 10504001000

Results-

CASE 2021-043 (Council District - 24)

LINDSAY NICKENS, appellant and **BARS, BRADLEY J.**, owner of the property located at **4109 B MURPHY RD**, requesting an Item A appeal challenging the zoning administrator's issuance of a building permit 2020051768 in the RS7.5 District. The appellant argues that the property is not zoned for two single-family residences.

Use-Two-Family

Map Parcel 103080Q00200CO

Results-

CASE 2021-044 (Council District - 26)

BERT MCMAHAN, appellant and owner of the property located at **383 BARRYWOOD DR**, requesting a variance from side setback requirements in the RS-5 District. The appellant is constructing a 2-story addition to rear of existing family residence.

Use-Single-Family

Map Parcel 14612016700

Results-

SHORT TERM RENTAL CASES

CASE 2021-046 (Council District - 7)

BUSHONG, SUSAN H. & WALTON, MICHAEL H., appellant and **BUSHONG, SUSAN H. & WALTON, MICHAEL H.**, owner of the property located at **1715 MARSDEN AVE**, 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.

Use-Short Term Rental

Map Parcel 07212007000

Results-