

**D O C K E T**

**5/6/2021**

**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**

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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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**Previously Heard Case Requiring Board Action**

**Case 2021-021 (1911 B 10<sup>th</sup> Ave N) Motion to Rehear variance from minimum lot size to build two single family residences heard on 3/18/21.**

**CASE 2021-052 (Council District - 31)**

**GBT Reality Corp**, appellant and **BRENTWOOD UNITED METHODIST**, owner of the property located at **7236 OLD BURKITT RD**, requesting a variance from the minimum raised foundation requirement. in the CL-A, MUL-A District. The appellant is constructing a multi-tenant building. Referred to the Board under Section 17.12.020.D.3.F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Mixed-Use

Map Parcel 18600000300

**Results- Withdrawn**

**CASE 2021-059 (Council District - 5)**

**STAUFFER, BENJAMIN P**, appellant and owner of the property located at **118 LUCILE ST**, requesting a rear setback variance from 20' rear setback, 5' min. setback in the R6-A District. To allow existing detached structure to be used as a second dwelling. Referred to the Board under Section 1.08.010. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Duplex

Map Parcel 07115004800

**Results-**

**CASE 2021-061 (Council District - 8)**

**ALL PROFESSIONAL CONSTRUCTION**, appellant and **GASHO, DEBORAH**, owner of the property located at **99 S GRAYCROFT AVE**, requesting a variance from setback requirements in the RS20 District. The appellant is seeking to construct a covered front porch. Referred to the Board under Section 17.12.030.C.3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 04215000200

**Results-**

**CASE 2021-063 (Council District - 9)**

**RIDEOUT, STEVEN**, appellant and owner of the property located at **1452 PAWNEE TRL**, requesting a variance from street setback requirements in the RS15 District. The appellant is seeking to construct a garage and maintain an existing porch. Referred to the Board under Section 17.12.030(c)3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 06302012900

**Results-**

**CASE 2021-064 (Council District - 26)**

**FOSTER, STEPHANIE L.**, appellant and owner of the property located at **415 BRAMBLEWOOD DR**, requesting an Item A appeal challenging the zoning administrator's revocation of home occupation permit 2020058785 in the RS20 District. The appellant is seeking to continue operate a pet grooming business at the residence. Referred to the Board under Section 17.15.250. D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single Family

Map Parcel 14608012800

**Results-**

**CASE 2021-065 (Council District - 22)**

**A+ STORAGE OLD HICKORY BELLEVUE LP**, appellant and owner of the property located at **505 OLD HICKORY BLVD**, requesting a variance from sidewalk requirements in the SP District. The appellant is seeking to construct a self-storage facility 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-Self Storage

Map Parcel 12803001300

**Results- Withdrawn**

**CASE 2021-067 (Council District - 5)**

**MARK WALLACE**, appellant and **SWAFFORD, MARTHA CAROL**, owner of the property located at **1235 DICKERSON PIKE**, requesting a Special Exception to the front setback and a variance to the rear setback requirements in the CS, MDHA-SL District. The appellant is constructing a 17-unit townhome development. Referred to the Board under Section 17.16.030.F and 17.16.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Multi-Family

Map Parcel 07115026100

**Results-**

**CASE 2021-068 (Council District - 15)**

**GLENN, KEVIN W. & TRACY N.**, appellant and owner of the property located at **241 GRAEME DR**, requesting variances from side setback and maximum allowable square footage in the RS10 District. To construct a garage. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09502004700

**Results-**