

**BZA Results**

**10/21/2021**

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

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**CASE 2021-129 (Council District - 20)**

**Craig Simpson**, appellant and **STONEHOUSE CONSTRUCTION, LLC**, owner of the property located at **223 MARCIA AVE**, requesting variance from setback requirements in the R6 District. To construct a single-family residence. Referred to the Board under Section 17.12.030 C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10301017400

**RESULT - GRANTED**

**CASE 2021-137 (Council District - 12)**

**HUGHES, ALLEN**, appellant and **HUGHES, ALLEN**, owner of the property located at **1024 TULIP BLOSSOM DR**, requesting variance from rear setback requirements in the RS15 District. To construct a screened in porch. Referred to the Board under Section 17.12.020 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Screened Porch

Map Parcel 075120E01200CO

**RESULT - GRANTED**

**CASE 2021-138 (Council District - 11)**

**Marion George**, appellant and **ST. JOHN CHRYSOSTOM ROMANIAN ORTHODOX CHURCH**, owner of the property located at **4112 UNION ST**, requesting a special exception in the R8 District. To construct a Social Hall Addition. Referred to the Board under Section 17.16.140. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 06409005700

**RESULT - GRANTED**

**CASE 2021-139 (Council District - 21)**

**CATALYST DESGIN GROUP**, appellant and **E3 CONSTRUCTION SERVICES, LLC**, owner of the property located at **745 22ND NORTH CT**, requesting a variance from street setback requirements in the RS5 District. To build a single-family residence. 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-SINGLE FAMILY

Map Parcel 09207021800

**Results-Deferred 11/18/21**

**CASE 2021-140 (Council District - 17)**

**NASHVILLE PHASE II PROPERTY HOLDER, LLC**, appellant and **NASHVILLE PHASE II PROPERTY HOLDER, LLC**, owner of the property located at **1125 4TH AVE S**, requesting variance from allowable signage in the SP District. To install signage on back of former sounds scoreboard. Referred to the Board under Section 17.32.110. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Sign

Map Parcel 10503033100

**RESULT - GRANTED**

**CASE 2021-141 (Council District - 19)**

**KEN KNUCKLES**, appellant and **MARUTI CORP.**, owner of the property located at **925 LEBANON PIKE**, requesting a variance from maximum allowed square footage in the IWD District. To construct a 7-Eleven auto convenience center. Referred to the Board under Section 17.16.070 D4.. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-7-Eleven

Map Parcel 09410000200

**RESULT - GRANTED**