

D O C K E T

October 2, 2014

*****2:00 P.M.*****

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

****** NOTE SPECIAL STARTING TIME******

**Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South**

**MS. CYNTHIA CHAPPELL
MR. DAVID EWING
MR. DAVID HARPER
MS. MERCEDES JONES
MR. RICHARD KING, Vice-Chair
MR. DAVID TAYLOR
MR. CHRIS WHITSON, Chair**

CASE 2014-065 (Council District - 19)

Avenue Diner, LLC, appellant and Smith, Timothy Steve & Leah, owner of the property located at **200 3rd Avenue, South**, requesting appealing the Zoning Administrator's interpretations of zoning code sections 17.20.120 (c) (2) regarding sidewalk requirements and 17.40.660 regarding damage or destruction of a non-conforming structure in the DTC/MDHA-RH District, to construct an 11,400 square foot three-story addition to existing non-residential building for Avenue Diner. Referred to the Board under Section 17.20.120, 17.40.660,. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A/B/D).

Use-Restaurant

Map 93-6-4 Parcel(s) 85

RESULT

Page two

CASE 2014-087 (Council District - 08)

Art Henry, appellant and owner of the property located at **105 B Hart Lane**, requesting Item A in the RS10 District, appealing the Zoning Administrator's interpretation regarding the 2nd residence on lot. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Single Family

Map 60-12 Parcel(s) 55

RESULT

CASE 2014-088 (Council District - 06)

Audrey Leder, appellant and owner of the property located at **1701 Sevier Street**, requesting Item D in the RS5 District, to construct a 6' X 30' side porch addition to a nonconforming structure. Referred to the Board under Section 17.40.660. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Single Family

Map 94-2 Parcel(s) 235

RESULT

CASE 2014-089 (Council District - 06)

Shamrock Homes & More, LLC, appellant and owner of the property located at **114 S 17th Street**, requesting Item D - nonconforming 2nd residence in the R6/NHC/UZO District, to demolish and reconstruct a new single family residence. Referred to the Board under Section 17.40.660. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-One and Two Family

Map 83-10I Parcel(s) 2CO

RESULT

CASE 2014-090 (Council District - 19)

Yeah! Burger, appellant and Dawson, Christopher C. & Carter M., owner of the property located at **1921 Broadway**, requesting variances in required parking spaces and perimeter landscaping in the MUI-A/UZO District, to construct a new restaurant. Referred to the Board under Section 17.20.030, 17.20.060A, 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-

Map 92-16 Parcel(s) 187

RESULT

CASE 2014-091 (Council District - 23)

Michael Romeo, appellant and owner of the property located at **1220 Alfred Drive**, requesting variance in street setback in the RS15 District, to construct a 24' X 24' attached garage to the front of the existing residence. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 102-14 Parcel(s) 48

RESULT