

D O C K E T

January 15, 2015

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**

**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 2015-001 (Council District - 25)

Bank of America, appellant and Family Trust Under the Will of Robert E. Harwell, owner of the property located at **2031 Richard Jones Road**, requesting a variance in the tree density requirement at the side perimeter in the UDO/SCR District, to legally use the Bank of America. Referred to the Board under Section 17.24.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Financial Institution

Map 117-14 Parcel(s) 144.01

RESULT

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CASE 2015-002 (Council District - 23)

Richard Feldman, appellant and owner of the property located at **6448 Bresslyn Road**, requesting a variance in the street setback in the RS40 District, to reflect the change in the size of addition approved under BZA Case 2013-121. Referred to the Board under Section 17.12.030 C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 115-14 Parcel(s) 28

RESULT

CASE 2015-003 (Council District - 6)

Montessorri East, appellant and Urban Housing Solutions, Inc., owner of the property located at **801 Porter Road**, requesting a special exception in the R6 District, to change the use of the existing day care center to a reduced lot size school for 75 children. Referred to the Board under Section 17.16.040 A5. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Community Education

Map 83-6 Parcel(s) 304

RESULT

CASE 2015-004 (Council District - 08)

Patricia G. Williams, appellant and owner of the property located at **519 Freda Villa**, requesting a variance in height in the RS20 District, to legally use the 6' solid fence along Saunders Drive, which was denied under BZA Case 2014-033. Referred to the Board under Section 17.12.040 E 26 a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Fence

Map 51-11 Parcel(s) 84 & 105

RESULT

CASE 2015-005 (Council District - 06)

Jeff Middlebrooks, appellant and owner of the property located at **1416 Shelby Avenue**, requesting a variance in the street setback in the RS5/UZO District, to construct a single family residence with 1,500 square feet of living area. 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 83-13 Parcel(s) 542

RESULT

CASE 2015-006 (Council District - 06)

Jeff Middlebrooks, appellant and, owner of the property located at **1412 Shelby Avenue**, requesting a variance in the street setback in the RS5/UZO District, to construct a single family residence with 1,500 square feet of living area. 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 83-13 Parcel(s) 541

RESULT

CASE 2015-007 (Council District - 06)

Jeff Middlebrooks, appellant and owner of the property located at **1418 Shelby Avenue**, requesting a variance in the street setback in the RS5/UZO District, to construct a single family residence with 1,500 square feet of living area. 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 83-13 Parcel(s) 543

RESULT

CASE 2015-008 (Council District - 34)

Michael Shaw, appellant and Whaley Family, LLC, owner of the property located at **2211 Castleman Drive**, requesting a variance in the street setback in the R20 District, to construct a duplex. 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-Duplex

Map 131-1 Parcel(s) 117

RESULT

CASE 2015-009 (Council District - 17)

Duane Cuthbertson, appellant and Shelby Street Partners, GP, owner of the property located at **1002 Lawrence Avenue**, requesting variances in the side street (10th Avenue South) setback and the garage door facing the side street in the R8/UZO District, to construct a 2nd new single family 2,467 square foot residence. Referred to the Board under Section 17.12.030 C2, 17.20.060 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 105-13 Parcel(s) 162

RESULT

CASE 2015-010 (Council District - 17)

Blaine Bonadies, appellant and Brittain, Evan L. & Dabney Landis, owner of the property located at **901 Caruthers Avenue**, requesting a variance in the street setback (Caruthers Avenue) in the R8/UZO District, to construct a front porch addition. 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 118-1 Parcel(s) 267

RESULT

CASE 2015-011 (Council District - 34)

Focus Builders, LLC, appellant and Iroquios Investment Trust, owner of the property located at **157 Cheek Road**, requesting a variance in the street setback in the RS20 District, to construct a new 4,897 square foot 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 130-9 Parcel(s) 60

RESULT

CASE 2015-012 (Council District - 20)

Stephanie Lowe and Ed Sieffert, appellant and Eagle Eye Properties, LLC, owner of the property located at **809 45th Avenue, North**, requesting an Item A appeal in the R6/UZO District, appealing the Zoning Administrator's interpretation regarding the minimum lot area required for a buildable lot for a single family residence. Referred to the Board under Section 17.40.670. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Single Family

Map 91-12 Parcel(s) 23

RESULT

CASE 2015-013 (Council District - 19)

Andy Mumma, appellant and Formosa, Angelo M., III & Joanne B., owner of the property located at **1230 4th Avenue, North**, requesting a variance in the green space and perimeter landscaping along Monroe Street (side street) in the IR/UZO/HPR District, to renovate 2,860 square feet for a new barista parlor /convenience market. Referred to the Board under Section 17.12.020 C, 17.24.150 A2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Restaurant/Retail

Map 82-9 Parcel(s) 321

RESULT