

D O C K E T

February 19, 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 2015-009 (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 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

Deferred from the Meeting of 2/19/15

CASE 2015-015 (Council District - 25)

Metro Government, appellant and Metro Gov't WW Water & Sewer, owner of the property located at **1630 Harding Place**, requesting special exception and variances in the street setback, parking requirement and the landscape buffer and fence to enclose three sides of dumpster in the R40 District, to construct a new firehall #20. Referred to the Board under Section 17.16.200, 17.12.020, 17.20.030, 17.24.240. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Fire Station

Map 131-9 Parcel(s) 11

RESULT

CASE 2015-021 (Council District - 09)

Denny W. Garrett, appellant and Wilke, Russell, owner of the property located at **1264 Cheyenne Boulevard**, requesting variance in the side street (Canton Pass) setback in the RS10 District, To construct a 12' X 24' storage building to the Canton Pass side of the existing residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single family

Map 53-5 Parcel(s) 42

RESULT

CASE 2015-023 (Council District - 20)

Jim McLean, appellant and Dolphin Properties, owner of the property located at **1404 63rd Avenue, North**, requesting variance in the side street (California Street) setback in the R6 District, to construct a single family residence with 2,000 square feet of living and porch 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 91-2U Parcel(s) 1CO

RESULT

CASE 2015-024-B (Council District - 08)

Christian Paro, appellant and Nine Marks, LLC, owner of the property located at **272 Broadmoor Drive**, requesting Item D - change from one nonconforming use to another in the RS10 District, to rehab the front building and convert to a photography studio. Referred to the Board under Section 17.40.650 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Retail

Map 61 Parcel(s) 13

RESULT

D O C K E T

March 5, 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
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MR. DAVID TAYLOR
MR. CHRIS WHITSON, Chair**

CASE 2015-022 (Council District - 19)

4 Pant, LLC, appellant and owner of the property located at **210 4th Avenue, North**, requesting a special exception in height restrictions of the Downtown Code in the DTC/MDHA-CM District, to renovate existing building and construct an additions across four buildings and covert all to a 10 floor hotel development.. Referred to the Board under Section 17.16.140, 17.16.150, 17.37.010. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Hotel

Map 93-2-3 Parcel(s) 162

RESULT

CASE 2015-024 (Council District - 25)

Jon Sundock & Jane Kelly, appellant and **Hetrick, Aaron**, owner of the property located at **3625-3629 A & B Woodmont Boulevard**, requesting Item A in the R10 District, Appealing the Zoning Administrator's interpretation of the Zoning Code relating to setbacks, lot size requirements for nonconforming lot including parces 183 - 188 map 117-5. Referred to the Board under Section 17.12.010A, 17.40.670, 17.12.030A; C2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Single Family

Map 117-5 Parcel(s) 183-188

RESULT Deferred until the meeting of April 16th.

CASE 2015-025 (Council District - 19)

William F. Snyder, appellant and **Lot 1 Partners, LLC**, owner of the property located at **1210 Hawkins Street**, requesting a special exception for the street setbacks for the right and left side of the front building in the RM20/UZO District, to construct two new 3,200 square foot 2 story, 2 unit condo building and a 1,400 square foot 2 story, 1 unit condo building. Referred to the Board under Section 17.12.035 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Multi-Family

Map 93-13 Parcel(s) 298

RESULT

CASE 2015-026 (Council District - 17)

Land Development & ASM Partners, LLC, appellant and owner of the property located at **1234 2nd Avenue, South**, requesting a special exception in the required street setback in the OR20/UDO District, to approve 4 buildings. Referred to the Board under Section 17.12.035 D1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Single Family Condos

Map 105-3 Parcel(s) 350, 285

RESULT

CASE 2015-027 (Council District - 18)

Trent Roszell, appellant and owner of the property located at **1200 Ashwood Avenue**, requesting a variance in the required setbacks for the front street (Ashwood) and side street (12th Avenue South) in the R8/UZO District, to construct a new two-floor single family residence at 3,300 square feet with an attached garage at 550 square feet. Referred to the Board under Section 17.12.030A, 17.12.030C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 105-13 Parcel(s) 48

RESULT

CASE 2015-028 (Council District - 24)

Gregory Becker, appellant and owner of the property located at **4410 Nevada Avenue**, requesting an Item D appeal in the RS7.5 / UZO District, to renovate the existing one-story detached accessory garage and add one-story. Referred to the Board under Section 17.40.660 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Detached Garage

Map 91-16 Parcel(s) 97

RESULT

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CASE 2015-029 (Council District - 17)

Brandon McDonald, appellant and Urban Dwell Homes, LP, owner of the property located at **1067 2nd Avenue South**, requesting a variance in the street setback in the R6/UZO District, to construct a new duplex at 1,540 square feet in each unit. Three duplexes on TMP-103 030H Parcels 1 thru 6. 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-Duplex

Map 105-3 Parcel(s) 97

RESULT

Page two

CASE 2015-030 (Council District - 17)

JGLAC,GP, appellant and owner of the property located at **922 Bradford Avenue**, requesting a variance in the side setback to construct a single family residence with 3,600 square feet of living, deck and porch areas. Referred to the Board under Section 17.12.030 b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 105-13 Parcel(s) 318

RESULT

CASE 2015-031 (Council District - 25)

Janice Sensing, appellant and Moore, Harold E. & Sensing, Janice L., owner of the property located at **900 Noel Green Court**, requesting variance in the rear setback in the R10 District, to legally use the 16' X 24' screen porch addition to the rear of the residence. Referred to the Board under Section 17.12.030 b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 118-13 Parcel(s) 258

RESULT

CASE 2015-032 (Council District - 01)

Family Dollar, appellant and owner of the property located at **4003 Clarksville Pike**, requesting a variance in the parking requirements in the MUL District, to construct an 8,230 square foot Family Dollar Store. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Retail Store

Map 69-4 Parcel(s) 30

RESULT