**D O C K E T**

**5/7/2015**

**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. CHRISTINA KARPYNEC**

**MR. RICHARD KING, Vice-Chair**

**MR. DAVID TAYLOR**

**MR. CHRIS WHITSON, Chair**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**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 Item A 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).

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| Use-Single Family | Map 91-12 Parcel(s) 23 |

**Deferred**

# RESULT Page two

**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 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).

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| Use-Single Family | Map 117-5 Parcel(s) 183-188 |

**Withdrawn**

**RESULT**

**CASE 2015-033 (Council District – 34)**

**Bethel World Outreach Church,** appellant and Bethel World Outreach Church, owner of the property located at **5652 Granny White Pike,** requesting special exception in the R40 District, to construct a new 36,000 square foot office building for Every Nation Ministries.. Referred to the Board under Section 17.16.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

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| Use-Religious Institution | Map 159 Parcel(s) 264 |

**Deferred**

**RESULT**

**CASE 2015-035 (Council District – 17)**

**Eric Malo,** appellant and Leslie Brown, owner of the property located at **477 Chestnut Street,** requesting item d in the IR District, to construct a 320 sq ft addition to side of the non-conforming residence. Referred to the Board under Section 17.40.660c. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

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| Use-Single Family | Map 105-3 Parcel(s) 142 |

**RESULT**

**Page three**

**CASE 2015-037 (Council District – 34)**

**K. Thomas Sidwell,** appellant and K. Thomas Sidwell, owner of the property located at **1103 Nichol Lane,** requesting variance in street setback in the R-20 District, to reduce street setback from 48.5 feet to 37.5 feet to construct 2 new townhomes. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

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| Use-Single Family | Map 130-5-D Parcel(s) 1,2 CO |

**RESULT**

**CASE 2015-040 (Council District – 17)**

**Nate Roach,** appellant and Larrissa A. Arnault, owner of the property located at **1803B Stewart Place,** requesting variance in rear and side setbacks and rear buffer yard in the R6 District, to construct a new 2nd single family residence 2 story to rear of existing residence, as second dwelling on lot. Referred to the Board under Section 17.12.020A,17.24.240C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

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| Use-Single Family | Map 105-11 Parcel(s) 67 |

**RESULT**

**CASE 2015-041 (Council District – 21)**

**Zach Provonchee,** appellant and Urban Housing Solutions, owner of the property located at **2121 26th Avenue North,** requesting special exception for street setback and height in the RM15 District, to construct a 23 unit apartment building. Referred to the Board under Section 17.12.060F1- 17.12.035.01. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

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| Use-multi family | Map 81-2 Parcel(s) 3 |

**Page four**

**CASE 2015-042 (Council District – 34)**

**Kelly Longenecker,** appellant and Kelly A Clark, owner of the property located at **4523 Beacon Drive,** requesting variance in side setback 15' required requesting 8' in the RS40 District, to construct a 328 sq ft addition to side of existing residence. Referred to the Board under Section 17.20.020a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

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| Use-single family | Map 130-15 Parcel(s) 43 |

**RESULT**