

DOCKET

5/21/2015

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).

Use-Single Family

Map 91-12 Parcel(s) 23

RESULT

CASE 2015-043 (Council District - 20)

Mike Kenner, appellant and William Cate, owner of the property located at 5012 Illinois Ave., requesting special exception height , street setbacks and rear setbacks. Variance parking angle , driveway distance from intersection and rear buffer requirement in the CS District, to construct a new 2000 sq ft retail 3-750 sq ft live work units and 17-600 sq ft single family units includes parcel 58. Referred to the Board under Section 17.12.035D1, 17.12.060F1,17.20.060, 17.20.160 A2, 17.24.240C5. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-multi family, retail

Map 91-11 Parcel(s) 57

RESULT

CASE 2015-044 (Council District - 24)

Ashley Silva, appellant and Ashley Silva, owner of the property located at 5510 Vaught Drive, requesting insufficient front setback required 30' requesting 19' in the RS7+ District, to construct a new front porch 10' x 18'. 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 103-2 Parcel(s) 178

RESULT

CASE 2015-045 (Council District - 11)

Betty Turner, appellant and Robert & Eunice Thompson, owner of the property located at 4334 Old Hickory Blvd., requesting change in non conforming use in the R6 District, change of non conforming use to art studio. Referred to the Board under Section 17.40.180D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Personal Instruction

Map 64-13 Parcel(s) 22

CASE 2015-046 (Council District - 20)

Stacy Owen & Alisha Burns, appellant and Frank R. & Mildred A. Cirrincione trustees, owner of the property located at **6218 Claifornia Ave.**, requesting insufficient side street setback 20' required 5' requested insufficient front setback 30'6" required 20' requested. setback for solid fence 10' required 0' requested in the R6 District, to construct new duplex. Referred to the Board under Section 17.12.030C-2 17.12.030A 17.12.040 E 26. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-duplex

Map 91-2 Parcel(s) 39

RESULT

CASE 2015-047 (Council District - 14)

Ryan Alford, appellant and YMCA, owner of the property located at **3001 Lebanon Pike**, requesting special exception in the R10 District, to construct additions to existing ymca and new parking lot additions. Referred to the Board under Section 17.16.220G. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Recereation Center

Map 85 Parcel(s) 32

RESULT

CASE 2015-048 (Council District - 20)

Miken Development Inc., appellant and Bellar Auto Parts Inc., owner of the property located at **670 James Avenue**, requesting change of non conforming use in the R8 District, change of non-conforming use from scrap operation to multi family. Referred to the Board under Section 17.40.180D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Multi Family

Map 91-5 Parcel(s) 122

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CASE 2015-049 (Council District - 06)

Jeff Flowers, appellant and Jeff flowers, owner of the property located at **411 S. 14TH. St.**, requesting variance in street setback for privacy fence in the R6 District, to erect privacy fence. Referred to the Board under Section 17.12.040 E 26. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 83-13 Parcel(s) 357

RESULT