

DOCKET

9/17/2015

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 2015-047 (Council District - 14)

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

Use-Recreation Center

Map 85 Parcel(s) 32

RESULT

Page two

CASE 2015-057 (Council District - 02)

Douglas Berry, for appellant and C8H Properties, owner of the property located at **3100 Dickerson Pike**, with an Item A appeal of the zoning administrator's decision to post a stop work order in the CS District. Referred to the Board under Section 17.40.180 (A). The appellant alleges the Board would has jurisdiction under Section 17.40.180 (A).

Use-Cash Advance

Map 60-8 Parcel(s) 4

RESULT

CASE 2015-68 (Council District - 19)

Wendell Harmer, appellant and Harold Moore, owner of the property located at **1723 Jo Johnston Avenue**, request a special exception from street setback requirements in a CS District, to construct a 7 unit residential development. Referred to the Board under Section 17.12.035(D)(1) and 17.12.060(F)(1). The appellant alleges the Board has jurisdiction under Section 17.40.180 (C).

Use-multi-family

Map 92-8 Parcel(s) 101

RESULT

CASE 2015-69 (Council District - 06)

Ben Delcarmen, appellant and owner of the property located at **1909 B Truett Avenue**, requests a variance from side setback requirements in the R6 District for the legal use of a residence as constructed. Referred to the Board under Section 17.12.020(A). The appellant alleges the Board has jurisdiction under Section 17.40.180(B).

Use-single family

Map 83-6-M Parcel(s) 200CO

RESULT

CASE 2015-70 (Council District - 19)

Erica Garrison, appellant and Bird Dog Development, owner of the property located at 1201 Division Street, request a special exception for height in the DTC District, to construct a 150,000 sq.ft., 38 story multi-family and mixed use development. Referred to the Board under Section 17.40.340(A)(1), 17.12.060(F)(1), and 17.37.010 DTC. The appellant alleges the Board has jurisdiction under Section 17.40.180(C).

Use-Mixed-Use/Multi Family

Map 93-13 Parcel(s) 205

RESULT

CASE 2015-71 (Council District - 7)

Thomas Saffell, appellant and owner of the property located at 2605 Morganmeade Drive, requests a continuation of a non-conforming use in the RS10 District for duplex use of property damaged by the May 2010 Flood. Referred to the Board under Section 17.40.180(D). The appellant alleges the Board has jurisdiction under Section 17.40.180(D).

Use-Duplex

Map 73-10 Parcel(s) 36

RESULT

CASE 2015-72 (Council District - 6)

Sarah Ekstrom, appellant and Joseph Rebeiro, owner of the property located at 1135 Granda Avenue, request a variance from the required street setback in the R6 District, to install a 6' privacy fence. Referred to the Board under Section 17.12.040(E)(26). The appellant alleges the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 8-3-1 Parcel(s) 361

RESULT

CASE 2015-73 (Council District - 17)

Allen Clifton, appellant and House of God Church, owner of the property located at **2101 Heiman Street**, request a special exception in the R-6 District, to add 15' to existing celltower for overall height of 129'. Referred to the Board under Section 17.12.060(F)(1). The appellant alleged the Board has jurisdiction under Section 17.40.180(C).

Use-Cell Tower

Map 81-15 Parcel(s) 459

RESULT

CASE 2015-74 (Council District - 5)

Sean Patton, appellant and owner of the property located at **906 Granada Avenue**, requests a continuation of a non-conforming use in the RS5 District for continued duplex use. Referred to the Board under Section 17.40.180(D). The appellant alleges the Board has jurisdiction under Section 17.40.180(D).

Use-Duplex

Map 82-04 Parcel(s) 369

RESULT

CASE 2015-75 (Council District - 13)

Pleasant Hill Church of Christ, appellant and Robert Weaver, owner of the property located at **3354 Bell Road**, request a special exception in the R15 District, to construct a new 7,400 sq.ft. church. Referred to the Board under Section 17.16.170(E). The appellant alleges the Board has jurisdiction under Section 17.40.180(C).

Use-RELIGIOUS INSTITUTION

Map 108 Parcel(s) 147

RESULT

CASE 2015-76 (Council District - 32)

Erica Garrison, appellant and D3 Hickory Hollow, owner of the property located at **5330 Cane Ridge Rd.**, request a variance from height requirements in a PUD-C District, to install an 80' ground sign. Referred to the Board under Section 17.32.130. The appellant alleges the Board has jurisdiction under Section 17.40.180(B).

Use-Sign

Map 163-00 Parcel(s) 272

RESULT

CASE 2015-77 (Council District - 16)

Rick Jones, appellant and D & D Investments, owner of the property located at **2971 Kraft Drive**, request a sign variance in the IR District to install three signs on parapet tower. Referred to the Board under Section 17.32.070(D)(3). The appellant alleges the Board has jurisdiction under Section 17.40.180(B).

Use-Office

Map 118-16 Parcel(s) 80

RESULT

CASE 2015-78 (Council District - 24)

Jay Fulmer, appellant and Deborah L. Street, owner of the property located at **714 Woodleigh Drive**, request a variance from setback requirements in the RS20 District for subdivision of the parcel. Referred to the Board under Section 17.12.030. The appellant alleges the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 117-10 Parcel(s) 134

RESULT

CASE 2015-79 (Council District - 24)

D.J. Farris, appellant and Mike Ford Custom Classic Homes, owner of the property located at **3606 West End Avenue**, request a special exception from setback requirements in the RM40 District, for a 32 unit townhome development. Referred to the Board under Section 17.12.035 (D)(1). The appellant alleges the Board has jurisdiction under Section 17.40.180(C).

Use-Multi-Family

Map 104-09 Parcel(s) 14

RESULT

REQUEST FOR REHEARING OF CASE 2015-12 (Council District - 20)

Melissa Morton requests a rehearing of the case decided by the BZA on May 21, 2015. The request submitted by Ms. Morton is included in your Board packet. Today, the Board will consider whether to grant the request for a rehearing. If the Board votes to grant the request, then the rehearing will be set for the October 15, 2015 BZA meeting. If the Board voted to deny the request, then the matter will be final.

PROPOSED AMENDMENT TO BZA RULES AND REGULATIONS

Zoning Staff recommends an amendment to BZA Rule 9(D)(2)(d) to require neighborhood meetings for Special Exception cases to be noticed to neighboring property owners within a 600 foot radius of the property, rather than the current 300 foot radius. This amendment will bring BZA Rules into conformity with the recent updates to the Metro Zoning Code for appeal case notices.