

**DOCKET**

**12/17/2015**

**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 2<sup>nd</sup> Avenue South**

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**MS. CYNTHIA CHAPPELL  
MR. DAVID EWING  
MR. DAVID HARPER  
MS. CHRISTINA KARPYNEC  
MR. RICHARD KING, Vice-Chair  
MR. DAVID TAYLOR  
MR. CHRIS WHITSON, Chair**

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**CASE 2015-95 (Council District - 24)**

**Jim Wallner, appellant and Jim Wallner, owner of the property located at 189 53rd Avenue North Nashville, TN 37209, requesting a variance for an insufficient rear setback in the RS7-5 District, to construct rear and side additions. 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 103-03 Parcel(s) 42**

**RESULT**

CASE 2015-106 (Council District - 19)

**Baker, Donelson, Bearman, Caldwell & Berkowitz**, appellant and **Primera, LLC**, owner of the property located at **809 13th Avenue South**, requesting to be able and rent both sides of unit in the R6 District, appealing the zoning administrator's interpretation of short term rental as it relates to attached duplex units. Referred to the Board under Sections 17.40.180, 17.16.250(E), and 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-One & Two Family

Map 093-13-Q Parcel(s) 02CO

**RESULT**

CASE 2015-107 (Council District - 17)

**William Snyder**, appellant and **New, LLC**, owner of the property located at **759 A Alloway Street**, requesting permit denied based on maximum number of non-owner occupied units already having been met for short term rental per census tract in the R6 District, to be able and use this property for short term rental. Referred to the Board under Sections 17.40.180(A) and 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-One & Two Family

Map 105-6-E Parcel(s) 01CO

**RESULT**

CASE 2015-108 (Council District - 17)

**William Snyder**, appellant and **New, LLC**, owner of the property located at **759 B Alloway Street**, requesting permit denied based on maximum number of non-owner occupied units already having been met for short term rental per census tract in the R6 District, to be able and use this property for short term rental. Referred to the Board under Sections 17.40.180(A) and 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-One & Two Family

Map 105-6-E Parcel(s) 02CO

**RESULT**

CASE 2015-111 (Council District - 17)

**William Snyder**, appellant and Alloway Street Partners, LLC, owner of the property located at **761 A Alloway Street**, requesting permit denied based on maximum number of non-owner occupied units already having been met for short term rental per census tract in the R6 & Mul-A District, to be able and use this property for short term rental. Referred to the Board under Sections 17.40.180(A) and 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-One & Two Family

Map 105-6-D Parcel(s) 02CO

**RESULT**

CASE 2015-112 (Council District - 24)

**Barge Cauthen & Associates**, appellant and Westminster Presbyterian Church, owner of the property located at **3900 West End Avenue**, requesting special exceptions in the R8 & RM40 Districts, requesting side street special exception in the R8 portion and special exception for use in the RM40 portion, with the side and rear additions. Referred to the Board under Section 17.12.035 and 17.16.170(E). The appellant has alleged the Board would have jurisdiction under Sections 17.40.180(B) & (C).

Use-Religious Institution

Map 103-12 Parcel(s) 262

**RESULT**

CASE 2015-115 (Council District - 6)

**Josh Denton**, appellant and Christopher Scoma, owner of the property located at **406 North 17th Street**, requesting no availability in tract for non-owner occupied, applicant appealing Zoning Administrator interpretation of zoning ordinance, in the R6 District, this is a detached unit and currently must be considered as a non-owner occupied no available units in this tract. Referred to the Board under Section 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-One & Two Family

Map 83-10 Parcel(s) 452

**RESULT**

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CASE 2015-116 (Council District - 6)

**Timothy Kenefick**, appellant and Timothy Kenefick, owner of the property located at **608 South 16th Street**, requesting front and rear setbacks in the RS5 District, to build a new 2000 sqft single family residence. Referred to the Board under Section 17.12.020, 17.12.030(C)(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 94-1 Parcel(s) 486

**RESULT**

CASE 2015-117 (Council District - 7)

**James Clauer**, appellant and James Clauer, owner of the property located at **1301 B Porter Road**, requesting variance-property does not meet the required 40' front setback in the R6 District, to build a new 2 story family residence. 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-One & Two Family

Map TMP-083 Parcel(s) 3-436

**RESULT**

CASE 2015-118 (Council District - 7)

**James Clauer**, appellant and James Caluer, owner of the property located at **1301 A Porter Road**, requesting variance-property does not meet the required 40' front setback in the R6 District, to build a new 2 story family residence. 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-One & Two Family

Map TMP-083 Parcel(s) 3-435

**RESULT**