

**DOCKET**

**3/17/2016**

**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 2016-008 (Council District - 6)**

Ed Clay, appellant and Joe Swanson, Trustee, owner of the property located at 209 S. 5th Street, on a rehearing of the appellant's request for a special exception in the R8 Zoning District to use the existing residence and property for Historic Home Events. Referred to the Board under Section 17.16.150 & 17.16.160(B). The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Historic Home Events

Map 82-15 Parcel(s) 211

**RESULT**

Page two

CASE 2016-011 (Council District - 18)

Barry Cleveland, appellant and Tristan Kinsley, owner of the property located at 519 Chesterfield Avenue, requesting special exceptions for front and rear setbacks and height in the RM20/UZO District, to build four units. 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 104-10 Parcel(s) 109

**RESULT**

CASE 2016-015 (Council District - 01)

DSS Distribution Inc., appellant and David & Kathy McDonald, owner of the property located at 5298 Ashland City Highway, requesting a change of legally non-conforming use in the AR2a District, to change use from light industrial to warehouse/distribution.. Referred to the Board under Section 17.40.180(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(D).

Use-Agricultural

Map 67 Parcel(s) 142

**RESULT**

CASE 2016-016 (Council District - 23)

Thomas Brett, appellant and George & Deborah Grenshaw, owner of the property located at 600 Vosswood Drive, requesting a variance from front setback requirements in the RS40 District, to build new 25X32 carport and attach to existing home. 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 115-12 Parcel(s) 45

**RESULT**

CASE 2016-017 (Council District - 17)

**Ron McCulloch**, appellant and Treg Warner, owner of the property located at **1505 12th Avenue South**, requesting a variance from setback requirements in the CS District, to change existing ground sign from market to food service use. Referred to the Board under Section 17.40.6390(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial Services

Map 105-9 Parcel(s) 47

**RESULT**

CASE 2016-018 (Council District - 17)

**Michael Bolton**, appellant and Cam Properties, owner of the property located at **1205 2nd Avenue South**, requesting a variance from front and side setback requirements in the R6 District, to construct a new single 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 105-3 Parcel(s) 249

**RESULT**

CASE 2016-019 (Council District - 4)

**RealTracs Solutions**, appellant and MTRMLS, INC., owner of the property located at **301 Seven Springs Way**, requesting a variance from street setback requirements in the OR40 District, to construct a 10'x 8' ground sign within the street setbacks. Referred to the Board under Section 17.32.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Office/Residential

Map 160 Parcel(s) 241

**RESULT**

CASE 2016-020 (Council District - 21)

M.D.H.A, appellant and M.D.H.A, owner of the property located at **715 A & B 27th Avenue South**, requesting a variance in front setback requirements in the RS5 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 92-6 Parcel(s) 552

**RESULT**

CASE 2016-021 (Council District - 21)

M.D.H.A., appellant and M.D.H.A., owner of the property located at **2511 Herman Street**, requesting a variance in front setback requirements in the RS5 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 92-6 Parcel(s) 256

**RESULT**

CASE 2016-022 (Council District - 05)

M.D.H.A., appellant and M.D.H.A., owner of the property located at **908 A & B Ramsey Street**, requesting a variance in front setback requirements in the RM20 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 82-121 Parcel(s) 211

**RESULT**

CASE 2016-023 (Council District - 05)

M.D.H.A., appellant and M.D.H.A., owner of the property located at **822 A & B Ramsey Street**, requesting a variance in front setback requirements in the RM20 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 82-12 Parcel(s) 387

**RESULT**

CASE 2016-024 (Council District - 05)

M.D.H.A., appellant and M.D.H.A., owner of the property located at **404 Neill Avenue**, requesting a variance from front setback requirements in the RS5 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 82-12 Parcel(s) 58

**RESULT**

CASE 2016-025 (Council District - 21)

M.D.H.A., appellant and M.D.H.A., owner of the property located at **732 A & B 26th Avenue**, requesting a variance in side street setback requirements in the RS5 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 92-6 Parcel(s) 592

**RESULT**

Page six

CASE 2016-026 (Council District - 17)

M.D.H.A., appellant and M.D.H.A., owner of the property located at **1323 Little Hamilton Avenue**, requesting a variance in side street setback requirements in the R6 District, to renovate and construct a new covered porch on an existing duplex. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 105-7 Parcel(s) 159

**RESULT**