

DOCKET

6/16/2016

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 2nd Avenue South**

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

CASE 2016-041 (Council District - 23)

Ronald Scott, appellant and **Ronald Scott**, owner of the property located at **1124 Davidson Road**, requesting variances from side setback requirements and square footage restrictions in the RS40 District, to build a new detached garage. Referred to the Board under Sections 17.12.020(A) and 17.12.50(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 115-02 Parcel(s) 041

RESULT

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CASE 2016-054 (Council District - 17)

Ian Daykin, appellant and **Ian Daykin**, owner of the property located at **923 S. Douglas Avenue**, appealing the Zoning Administrator's decision to revoke an STRP permit based on having operated an STR before the date on which the appellant obtained the legally required permit. 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-Short Term Rental

Map 105-13 Parcel(s) 0L-CO

RESULT

CASE 2016-063 (Council District - 25)

Rebecca & Richard Hayworth, appellants and owners of the property located at **1304 Clifton Lane**, requesting a variance from front setback requirements in the R10 District, to construct two new single family houses. Referred to the Board under Section 17.12.030 (C)(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 117-12 Parcel(s) 28

RESULT

CASE 2016-064 (Council District - 17)

Carlson Grae, appellant and **Carlson Swafford & Kylie Westmoreland**, owners of the property located at **14 C Garden Street**, appealing zoning staff's denial of a short term rental permit due to prior operation without the legally required permit. Referred to the Board under Section 17.40.180 (A) and 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 105-A Parcel(s) 3-CO

RESULT

CASE 2016-065 (Council District - 24)

Remick Moore, appellant and **Linda Dellwen Smith West**, owner of the property located at **5304 Charlotte Avenue**, requesting a variance to extend a sign height above the roof in the CS District, to install two 3x30 individually mounted letters along top of parapet. Referred to the Board under Section 17.32.070 (D)(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sign

Map 911-50 Parcel(s) 80

RESULT

CASE 2016-066 (Council District - 24)

Frank Santas, appellant and owner of the property located at **2800 Marlin Avenue**, requesting a variance from setback requirements in the RM20 District, to construct 4 units on the parcel. Referred to the Board under Section 17.12.030(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Multi Family

Map 104-24 Parcel(s) 28

RESULT

CASE 2016-067 (Council District - 13)

Susan Peterson, appellant and owner of the property located at **1164 Fitzpatrick Road**, with an Item A appeal of the zoning staff's denial of a short term rental permit due to prior operation without the legally required permit. Referred to the Board under Section 17.40.180(A) and 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 108-4-A Parcel(s) 107-CO

RESULT

CASE 2016-068 (Council District - 21)

MLM Investment Holdings, LLC, appellant and Mary Ann Scales, owner of the property located at **1036 24th Avenue North**, with an Item A appeal of zoning staff's denial of a building permit for a lot with less than 3750. The appellant also requests a variance from the rear setback requirements in the RS5 District, to construct a new 31.5 x 22 single family house. Referred to the Board under Section 17.40.670, 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A&B).

Use-Square Foot

Map 92-30 Parcel(s) 73

RESULT