

DOCKET

11/17/2016

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 2nd Avenue South**

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

CASE 2016-117 (Council District - 19)

Mack Props, LLC, appellant and owner of the property located at 1809 6th Avenue North, requesting a variance from height requirements in the R6 District, to build a detached duplex. Referred to the Board under Section 17.12.020(A)(4). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use- Two Family

Map 81-8 Parcel(s) 222

RESULT

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CASE 2016-132 (Council District - 24)

Harry Wilkinson, appellant and owner of the property located at 5009 Wyoming Avenue, requesting a variance from side setback requirements in the RS7.5 District, tfor construction of a small raised platform. Referred to the Board under Section 17.20.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Deck

Map 103-3 Parcel(s) 198

RESULT

CASE 2016-136 (Council District - 13)

Kurt Richards, appellant and owner of the property located at 1234 Antioch Pike, requesting a variance from sidewalk requirements in the IWD District, to construct a new 48x128 warehouse. Referred to the Board under Sections 17.20.060(G) and 17.20.110(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Warehouse

Map 134 Parcel(s) 118

RESULT

CASE 2016-137 (Council District - 02)

Harold Thompson, appellant and Infinity Fellowship, owner of the property located at 641 West Nocturne Drive, requesting a special exception in the RS20 District, to convert an existing residence to a worship facility. Referred to the Board under Section 17.16.170(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Religious

Map 70-3 Parcel(s) 19

RESULT

CASE 2016-150 (Council District - 21)

Dewey Engineering, appellant and Sam Hirshberg, owner of the property located at **3131 Long Blvd.**, requesting a variance from side setback requirements in the RM40 District and an Urban Design Overlay (UDO), to construct six residential units. 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 104-2 Parcel(s) 139

RESULT

CASE 2016-154 (Council District - 24)

Ron Runyeon, appellant and Matthew Rollings, owner of the property located at **5009 Nevada Avenue**, requesting a variance from height requirements in the RS7.5 District, to obtain permit for previously built detached accessory structure. Referred to the Board under Section 17.12.060(C)(2). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use- Accessory Structure

Map 911-5 Parcel(s) 231

RESULT

CASE 2016-164 (Council District - 17)

Robert Spessard, appellant and owner of the property located at **1113 Clayton Avenue**, requesting variances from rear and side setback requirements. DADU not allowed in the R8 District, to construct new second house (Duplex). 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-Duplex

Map 118-5 Parcel(s) 32

RESULT

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CASE 2016-165 (Council District - 20)

Brooks Robinson, appellant and owner of the property located at **5505 Urbandale Avenue**, requesting a variance from rear setback requirements in the R6 District, to construct a 5x12 addition. 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-Closet

Map 911 Parcel(s) 314

RESULT

CASE 2016-166 (Council District - 34)

Gary Robinson, appellant and Forest Hills Baptist Church, owner of the property located at **2101 Old Hickory Blvd**, requesting special exception in the R40 District, to add a portable trailer to rear of property for study group. Referred to the Board under Section 17.16.170(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Religious Institution

Map 158 Parcel(s) 13

RESULT

CASE 2016-167 (Council District - 23)

Dewey Engineering, appellant and 121 Lincoln Court Partners, owner of the property located at **121 B Lincoln Court**, requesting a variance from height requirements in the RS10 District, to construct a single family residence. Referred to the Board under Section 17.40.670(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 130-01 Parcel(s) 220

RESULT

CASE 2016-168 (Council District - 23)

Dewey Engineering, appellant and 121 Lincoln Court Partners, owner of the property located at **121 C Lincoln Court**, requesting a variance from height requirements in the RS10 District, to construct a single family residence. Referred to the Board under Section 17.40.670(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 130-01 Parcel(s) 219

RESULT

CASE 2016-169 (Council District - 19)

Pizzuti Development, LLC, appellant and NP 5th, LLC, owner of the property located at **410 5th Avenue South**, with an Item A appeal challenging the zoning administrator's revocation of a permit. Referred to the Board under Section 17.20.130(D) and (E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Hotel

Map 93-10 Parcel(s) 49

RESULT

CASE 2016-171 (Council District - 11)

Josh Kurtz, appellant and Global Outreach Development, Inc., owner of the property located at **401 Center Street**, requesting a special exception in lot size and variance in street setback requirements in the R8 District, for a church addition. Referred to the Board under Section 17.16.170(E), 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B&C).

Use-Religious Institution

Map 63-8 Parcel(s) 114

RESULT

CASE 2016-173 (Council District - 16)

Ennyx, TN, appellant and **Mark Neal**, owner of the property located at **111 Dodge Drive**, requesting a variance from street setback requirements in the RS10 District, to construct a new single family residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 119-7 Parcel(s) 164

RESULT

CASE 2016-174 (Council District - 17)

Masoud Fathi, appellant and **Kyle Felts**, owner of the property located at **807 Bradford Avenue**, requesting a special exception on height and street setback requirements in the OR20 District, to construct a two story addition. Referred to the Board under Section 17.12.035(D)(1), 17.12.060(F)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Office Addition

Map 105-14 Parcel(s) 207

RESULT

CASE 2016-175 (Council District - 24)

Fulmer Engineering, appellant and **Chandelier Development**, owner of the property located at **3929 Woodlawn Drive**, requesting a variance from contextual front setback requirements in the R10 District, to construct a single family residence. 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-Single Family

Map 116-4-M Parcel(s) 1-CO

RESULT

CASE 2016-176 (Council District - 7)

Matt Read, appellant and Fernwood Ranch, LLC, owner of the property located at **2103 Fernwood Drive**, requesting a variance from façade requirements in the RS10 District, to construct another single family residence. Referred to the Board under Section 17.040.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 721-2-H Parcel(s) 1-CO

RESULT

CASE 2016-177 (Council District - 20)

Joseph & Constance Mielke, appellants and owners of the property located at **1007 Trice Drive**, requesting a variance from street setback requirements in the R6 District, to keep existing fence. Referred to the Board under Section 17.12.030 (C3). The appellants alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Fence

Map 91-6 Parcel(s) 122

RESULT

CASE 2016-178 (Council District - 24)

West Nashville Law Group, appellant and Lonnie Goodard, owner of the property located at **4424 Westlawn Drive**, requesting a change in legally non-conforming use in the RS7.5 District, to construct a 16 unit condo development. Referred to the Board under Section 17.40.650(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Condo Development

Map 103-8 Parcel(s) 272

RESULT

CASE 2016-181 (Council District - 23)

James Karlik, appellant and owner of the property located at 108 Groom Drive, requesting a variance from side setback requirements in the RS40 District, to construct an attached garage. Referred to the Board under Section 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Garage

Map 129-7 Parcel(s) 32

RESULT