

DOCKET

12/15/2016

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 2016-177 (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 2016-136 (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 2016-174 (Council District - 17)

Masoud Fathi, appellant and **Kyle Felts**, owner of the property located at **807 Bradford Avenue**, requesting a special exception for 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 2016-178 (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. Referred to the Board under Section 17.40.650(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (D).

Use-Condo Development

Map 103-8 Parcel(s) 272

RESULT

CASE 2016-184 (Council District - 25)

Barry Cleveland, appellant and **Henry Martin**, owner of the property located at **1732 Glen Echo Road**, requesting a variance from setback requirements in the R10 District, to construct three duplexes on three platted lots. 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 117-15 Parcel(s) 27

RESULT

CASE 2016-186 (Council District - 06)

Gabrielle Saliba & Scott Field, appellants and owners of the property located at **1402 Russell Street**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required short term rental permit. Referred to the Board under Section 6.28.030, 17.40.080(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Short Term Rental

Map 83-13 Parcel(s) 287

RESULT

CASE 2016-187 (Council District - 21)

Tristar Transport, LLC, appellant and **2100 West End Associates**, owner of the property located at **2028 West End Avenue**, requesting a variance from façade requirements in the MUI-A District, to allow applicant to place a sign on the façade. Referred to the Board under Section 17.32.120(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Sign

Map 92-16 Parcel(s) 31

RESULT

CASE 2016-188 (Council District - 21)

Peter Park, appellant and P & M Investments, owner of the property located at **7134 Highway 70 South**, requesting a variance from sidewalk requirements in the SCC zoning district, to construct a new retail building. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Retail Building

Map 142 Parcel(s) 236

RESULT

CASE 2016-189 (Council District - 30)

Lawrence Jones, appellant and Ada B. Jones, owner of the property located at **185 Brenda Court**, requesting a variance from height requirements in the RS10 District, to keep a previously built garage. Referred to the Board under Section 17.12.060(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Garage

Map 148-14 Parcel(s) 137

RESULT

CASE 2016-190 (Council District - 24)

Mike Irwin, appellant and Sylvan Park Retail Partners, owner of the property located at **132 46th Avenue North**, requesting an Item A appeal in an SP District, challenging the required opening and closing times for the proposed restaurant within this SP development. Referred to the Board under 2013SP-012-001. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Restaurant

Map 103-4 Parcel(s) 485

RESULT

CASE 2016-191 (Council District - 02)

Nathan Melson, appellant and L & D Hospitality, LLC, owner of the property located at **2004 3rd Avenue North**, requesting a variance from parking requirements, landscape buffers, and lot size in the MUG-A District, to construct a new hotel. Referred to the Board under Section 17.20.030, 17.24.230, 17.24.240, 17.20.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Hotel

Map 81-4 Parcel(s) 203

RESULT

CASE 2016-192 (Council District - 6)

Barry Booker, appellant and owner of the property located at **1422 Sevier Court**, requesting an Item A appeal, challenging the zoning administrator's decision to revoke short term rental permit based on non-owner occupied status. Permit was issued for owner occupied status. Referred to the Board under Section 6.28.030, 17.40.080(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Short Term Rental

Map 94-1 Parcel(s) 305

RESULT

CASE 2016-193 (Council District - 19)

Tom White, appellant and 11 Music Circle South, LLC, owner of the property located at **11 Music Circle South**, requesting a variance from parking requirements in the ORI District, for an addition to the existing business. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Parking

Map 93-13 Parcel(s) 334

RESULT

CASE 2016-194 (Council District - 25)

Blaine Bonadies, appellant and **Patrick Walsh**, owner of the property located at **3508 Belmont Blvd.**, requesting a variance from height requirements in the R40 District, to construct a detached garage. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Detached Garage

Map 117-12 Parcel(s) 121

RESULT

CASE 2016-195 (Council District - 13)

Cathy Bozeman, appellant and **JJA Properties, TN, LLC**, owner of the property located at **734 Envious Lane**, requesting a sign variance and a variance from rear setback requirements in the CS District, to extend a sign over the roof. Referred to the Board under Section 17.32.070(D), 17.12.020(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Sign

Map 107. Parcel(s) 176

RESULT

CASE 2016-196 (Council District - 07)

Jason Lincoln, appellant and **AM Investments Group**, owner of the property located at **2413 A & B Pafford Drive**, requesting a variance from street requirements in the R10 District, to construct two individual driveways. Referred to the Board under Section 17.36.470 (D)(1)(c). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Duplex Driveways

Map 83-42-A Parcel(s) 100-CO

RESULT