

D O C K E T

1/5/2017

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 Chairman**

CASE 2016-113 (Council District - 24)

John Lott, appellant and Robert Lott, owner of the property located at **209 Craighead**, 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 17.40180(A), MCL 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Short Term Rental

RESULT

Page two

CASE 2016-127 (Council District - 24)

Brenda Smith, appellant and Terry & Janet Wilkes, owners of the property located at **5056 Pine Valley Road**, requesting special exception for a camp use, for individuals and small groups, in the AR2a zoning district. Referred to the Board under Section 17.16.220, 17.40.280. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use- Camp

RESULT

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, for 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 jurisdiction under Section 17.40.180 (B).

Use-Warehouse

Map 134 Parcel(s) 118

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 2016-190 (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 2017-001 (Council District - 33)

Jose Gonzalez, appellant and Michael Martin, owner of the property located at 4057 Maxwell Road, requesting special exception and variance in the AR2A District, to use existing out buildings for stable. Referred to the Board under Section 17.16.175(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B & C).

Use-Stable Arena

Map 175 Parcel(s) 64

RESULT

Page four

CASE 2017-004 (Council District - 03)

Historic Cedarwood, LLC, appellant and owner of the property located at **3831 Whites Creek Pike**, requesting a special exception in the RS20/RS15 District, to approve recently built pavillion. Referred to the Board under Section 17.16.160(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Pavilion

Map 49 Parcel(s) 305

RESULT

CASE 2017-005 (Council District - 23)

Barry Cleveland, appellant and JLBW Properties, LLC, owner of the property located at **201 Haverford Avenue**, requesting a change in legally non-conforming use and a varaince from contextual setback requirements in the RS20 District, for a front addition. Referred to the Board under Section 17.40.180(D), 17.40.660(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C) & (D).

Use-Addition

Map 129-4 Parcel(s) 48

RESULT

CASE 2017-006 (Council District - 17)

Andi Crooks, appellant and owner of the property located at **2008 Rosemary Lane**, 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 17.40.080(A), 6.28.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-Short Term Rental

Map 106-13 Parcel(s) 110

RESULT

CASE 2017-007 (Council District - 06)

Zev Goering, appellant and owner of the property located at 1619 Electric Avenue, requesting variance from front setback requirements in the RS5 District, to construct a new single family house. 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 94-2 Parcel(s) 36

RESULT

CASE 2017-008 (Council District - 07)

Greg Heckmon, appellant and Steve North, owner of the property located at 1215 Gallatin Pike, requesting four variances for the required bypass lane, materials for required front fence, perimeter buffer and no masonry wall on north boundary line in the CL District, to construct a new car wash. Referred to the Board under Section 17.20.070, 17.16.070(J), 17.24.150(A)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Car Wash

Map 051-12 Parcel(s) 400

RESULT

CASE 2017-009 (Council District - 17)

Wiggs Thompson, appellant and Groove Constructin, Inc, owner of the property located at 509 Wedgewood Avenue, requesting a special exception from front and side street setback requirements and height restrictions. Also seeking a variance from sidewalk requirements and landscape buffer in the CS District, to construct twelve single family units in two buildings. Referred to the Board under Section 17.12.035 (D)(1), 17.12.060(F)(1), 17.24.230(B) & 17.20.120(C & E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B & C).

Use-Multi Family

Map 105-11 Parcel(s) 296

RESULT

CASE 2017-010 (Council District - 24)

Shannon Spence, appellant and First American National Bank of Nashville, owner of the property located at **5100 Charlotte Avenue**, requesting variance from street setback and lot requirements in the CS District, new monument type ground sign. 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-Bank

Map 91-15 Parcel(s) 151

RESULT

CASE 2017-011 (Council District - 24)

Robert Taedkashani, appellant and owner of the property located at **204 38th Avenue North**, requesting a variance from front setback requirements in the RS7.5 District, to construct a 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 104-1 Parcel(s) 228

RESULT

CASE 2017-013 (Council District - 20)

Will Hostettler, appellant and 57th Avenue North, LLC, owner of the property located at **1601 57th Avenue North**, requesting a change in legally non-conforming use in the CS District, to construct a 48 unit condominium complex. Referred to the Board under Section 17.40.180(D), 17.40.650(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (D).

Use-Condominium

Map 91-2 Parcel(s) 259

RESULT

CASE 2017-014 (Council District - 20)

Krish Hospitality, LLC, appellant and owner of the property located at **270 Venture Circle**, requesting a variance from roof line restrictions in the MUL District, to construct a wall sign. 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-Hotel

Map 70-16 Parcel(s) 39

RESULT

CASE 2017-015 (Council District - 25)

Glen Hutchinson, appellant and **Mary Hooks & Robert Hines**, owners of the property located at **112 Longwood Place**, requesting a variance from side setback requirements in the R20 District, to construct a 14x22 carport. 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-Carport

Map 117-9-B Parcel(s) 7-CO

RESULT