

**DOCKET**

**1/19/2017**

**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 2<sup>nd</sup> Avenue South**

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

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**CASE 2016-127 (Council District - 1)**

**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**

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CASE 2016-158 (Council District - 21)

EDH Properties Group, LLC, appellant and owner of the property located at 1806 Heiman Street, requesting variance from side setback requirements and an Item A appeal on property that lost its legally non-conforming status in the RS5 District, to build a duplex. Referred to the Board under Section 17.40.650, 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A&B).

Use-Duplex

Map 811-5 Parcel(s) 19

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 2016-191 (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 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 2017-017 (Council District - 26)

**Yoseph Beki**, appellant and **Yesef Beki**, owner of the property located at **520 Harding Place**, filing 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 147-2 Parcel(s) 181

**RESULT**

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CASE 2017-018 (Council District - 25)

**Bill Morton**, appellant and **John Rochford**, owner of the property located at **3846 Cross Creek Road**, requesting a variance from front setback requirements in the R20 District, to construct a new 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 117-14 Parcel(s) 10

**RESULT**

CASE 2017-019 (Council District - 17)

**Arthur Ray**, appellant and owner of the property located at **521 Waycross Drive**, requesting variances from rear setback and structure size restrictions in the R6 District, to permit an existing garage. Referred to the Board under Section 17.12.020(A), 17.12.050(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Garage

Map 105-16 Parcel(s) 32

**RESULT**

CASE 2017-020 (Council District - 35)

**Rabbi Tiechtel**, appellant and **Center for Jewish Awareness, Inc.**, owner of the property located at **95 Bellevue Road**, requesting a special exception in the RS15 District, to use existing non-residence building for a day care. Referred to the Board under Section 17.16.170(C)(1-3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Day Care

Map 142 Parcel(s) 117

**RESULT**

CASE 2017-021 (Council District - 13)

Seth Afotey, appellant and owner of the property located at 308 Philfre Court, requesting variances from rear setback, street setback, and parking and buffer requirements in the CS District, to construct a new Auto Repair shop. Referred to the Board under Section 17.12.020(C) , 17.24.150(A)(2), 17.24.160(E)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Auto Repair

Map 106-16 Parcel(s) 76

**RESULT**

CASE 2017-022 (Council District - 06)

Jason Hitchcock, appellant and owner of the property located at 2664 Barclay Drive, requesting a variance from front setback requirements in the R10 District, to construct a 20x8 square foot front porch on existing house. 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-Porch

Map 83-16 Parcel(s) 14

**RESULT**

CASE 2017-023 (Council District - 20)

Carolyn Spencer, appellant and Mattie Lee Price, owner of the property located at 610 45th Avenue North, requesting a variance from lot size and side setback requirements in the R6 District, to construct a two family residence. Referred to the Board under Section 17.40.670, 17.12.030(C)(2). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 911-2 Parcel(s) 116

**RESULT**

CASE 2017-024 (Council District - 19)

**Destiny Johnson**, appellant and **Harold Johnson**, owner of the property located at **300 McMillin Street**, requesting a variance from lot size and rear setback requirements in the MUI-A District, to construct two single family units. 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-Duplex

Map 092-12 Parcel(s) 329

**RESULT**

CASE 2017-025 (Council District - 05)

**Frank Smith**, appellant and **Deven Patel**, owner of the property located at **717 Cherokee Avenue**, requesting a variance from landscape buffer requirements in the RM20-A District, to construct 16 new residential units. Referred to the Board under Section 17.24.240(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-New Constructin

Map 0711-2 Parcel(s) 289

**RESULT**

CASE 2017-026 (Council District - 21)

**Build Nashville, LLC**, appellant and **Green Light Real Estate Development, LLC**, owner of the property located at **410 36th Avenue North**, requesting a variance from height restrictions in the RM20-A District, to construct 8 single family townhomes. Referred to the Board under Section 17.12.020(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Townhomes

Map 92-9 Parcel(s) 249

**RESULT**