

DOCKET

2/2/2017

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-Chair**

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

Page two

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 2017-023 (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 2017-027 (Council District - 20)

Dave Clark, appellant and **Radius Investments**, owner of the property located at **6200 California Avenue**, requesting a variance from front setback requirements in the R6 District, for proposed two home development. 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- Residential Two Family

Map 91-2 Parcel(s) 31

RESULT

CASE 2017-028 (Council District - 5)

Jenica McQuiddy, appellant and **James Endsley**, owner of the property located at **116 Douglas Avenue**, requesting a variance from rear setback requirements in the R6-A District, to construct a new single family residence. 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-Single Family

Map 71-15 Parcel(s) 295

RESULT

CASE 2017-029 (Council District - 05)

William Baldwin, appellant and owner of the property located at **1334 Lischey Avenue**, requesting variances from rear setback and side setback requirements in the RS5 District, to construct a detached 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 071-15 Parcel(s) 238

RESULT

CASE 2017-031 (Council District - 17)

Duane Cuthbertson, appellant and **Aspen Construction Holdings, LLC**, owner of the property located at **1015 Wade Avenue**, requesting a variance from lot size requirements in the R8 District, to construct a second residential unit on the property. 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 105-9 Parcel(s) 269

RESULT

CASE 2017-032 (Council District - 06)

Lucas Chesnut, appellant and JGLAC, GP, owner of the property located at **1914 Long Avenue**, requesting variances from front and side setback requirements in the RS5 District, to construct a single family residence with a detached garage. Referred to the Board under Sections 17.12.030(C)(3), 17.20.060(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family and Garage

Map 94-2 Parcel(s) 169

RESULT