

D O C K E T

4/6/2017

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 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 condominium complex. Referred to the Board under Section 17.40.180(D). The appellant alleged the Board has jurisdiction under Section 17.40.180(D).

Use-Condominium

Map 91-2 Parcel(s) 259

RESULT

Page two

CASE 2017-036 (Council District - 06)

Jared Whitman, appellant and owner of the property located at **402 S. 11th Street**, requesting a variance from design standards for detached accessory dwellings in the R6 District, to convert an existing detached garage for living space. Referred to the Board under Section 17.16.030(G)(8). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map 83-13 Parcel(s) 8

RESULT

CASE 2017-055 (Council District - 18)

John Piovarcy, appellant and **John & Kelly Piovarcy**, owners of the property located at **2414 Oakland Avenue**, 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. Referred to the Board under Section 17.40.080(A), 6.28.030. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 104-16 Parcel(s) 281

RESULT

CASE 2017-066 (Council District - 18)

T. Scott Smith, appellant and **TVB, LLC**, owner of the property located at **1910 & 1912 21st Avenue South**, requesting a variance from sidewalk requirements in the MUN District, to construct a modified sidewalk. Referred to the Board under Section 17.20.120(B). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 104-12 Parcel(s) 80

RESULT

Page three

CASE 2017-072 (Council District - 01)

Roger Brown, appellant and owner of the property located at **6246 Freudeman Rd.**, requesting a variance from side setback requirements in the AR2a District, to install a modular single family residence. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 93 Parcel(s) 5

RESULT

CASE 2017-079 (Council District - 20)

Simons Properties, LLC, appellant and owner of the property located at **814 W. Trinity Lane**, requesting variances from side and front setback requirements and height restrictions in the R6 District, to construct a single family residence. Referred to the Board under Section 17.40.670(A), 17.12.030(C)(3), 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 070-080 Parcel(s) 16

RESULT

CASE 2017-082 (Council District - 11)

John Lanier, appellant and owner of the property located at **100 Rolling Mill Road**, requesting variances from rear and side setback requirements in the RS30 District, to construct a new boat house. Referred to the Board under Section 17.12.020. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Boat House

Map 54-9 Parcel(s) 38

RESULT

Page four

CASE 2017-083 (Council District - 23)

Lynne Wilkinson, appellant and Peggy Joseph, owner of the property located at **622 Davidson Road**, requesting a variance from side setback requirements in the RS40 District, to construct an addition to the existing residence. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Addition

Map 115-7 Parcel(s) 33

RESULT

CASE 2017-084 (Council District - 17)

Taylor Lohan, appellant and Connie Thompson, owner of the property located at **804 Montrose Avenue**, requesting variances from front setback and height requirements in the R8 District, to keep an existing privacy fence. Referred to the Board under Section 17.12.040(E)(26). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Fence

Map 118-1 Parcel(s) 475

RESULT

CASE 2017-085 (Council District - 17)

Carla Stephenson, appellant and owner of the property located at **1004 Waverly Avenue**, 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 alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 109-9-0 Parcel(s) 2-CO

RESULT

Page five

CASE 2017-086 (Council District - 21)

Billye Sanders, appellant and Billye Sanders, owner of the property located at **3307 Albion Street**, requesting an Item A appeal for a revoked short term rental permit that was issued in error in the RS5 District, to reinstate permit. Referred to the Board under Section 17.40.080 (A), 6.28.030. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 95-5 Parcel(s) 341

RESULT

CASE 2017-087 (Council District - 21)

Billye Sanders, appellant and Billye Sanders, owner of the property located at **3303 Albion Street**, requesting Item A appeal for a revoked short term rental permit that was issued in error in the RS5 District, to reinstate permit. Referred to the Board under Section 17.40.080(A), 6.28.030. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 95-5 Parcel(s) 342

RESULT

CASE 2017-089 (Council District - 26)

Billie McClaran, appellant and owner of the property located at **5112 Overton Road**, requesting a variance from side and rear setback requirements in the RS20 District, to construct 900 square foot addition. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 146-15 Parcel(s) 129

RESULT

Page six

**** MOTION FOR REHEARING ****

CASE 2017-021 (Council District - 13)

Seth Atofey, movant, on behalf of Farah Salah, owner of the property located at **308 Philfre Court**, filed a request for rehearing. If the motion is granted, the rehearing of this case will be set for the May 4, 2017 BZA docket.

RESULT