

D O C K E T

5/4/2017

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 2017-084 (Council District - 17)

Taylor Lohan, appellant and **Connie Thompson**, owner of the property located at **804 Montrose Avenue**, requesting variance 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 has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Fence

Map 118-1 Parcel(s) 475

RESULT

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

RESULT

CASE 2017-100 (Council District - 24)

Remick Moore, appellant and Pat Martin Fresh Capital, owner of the property located at **4816 Charlotte Avenue**, requesting a variance to change sign panel and extend canopy in the CS District, to change sign panel. 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-Sign

Map 911-5 Parcel(s) 254

RESULT

CASE 2017-102 (Council District - 15)

CWM, LLC, appellant and Jeff Maddox, owner of the property located at **511 Cave Road**, requesting variances from lot size and fence requirements in the IR District, to use as a recycling facility. Referred to the Board under Section 17.16.110 D1, 17.16.110 (D)(3)(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Recycling Facility

Map 94 Parcel(s) 167

RESULT

CASE 2017-103 (Council District - 34)

Justin Burk, appellant and owner of the property located at **4008 Copeland Drive**, requesting a variance from front setback requirements in the RS20 District, to construct an addition. 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-Residential

Map 116-16 Parcel(s) 49

RESULT

CASE 2017-104 (Council District - 10)

Scott Long, appellant and Miracle Temple, owner of the property located at **1335 Plum Street**, requesting a special exception in the R6 District, to replace existing modular unit with a larger multipurpose building. Referred to the Board under Section 17.16.170 (E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Religious Institution

Map 34-11 Parcel(s) 1

RESULT

CASE 2017-105 (Council District - 28)

Jose Lopez, appellant and owner of the property located at **124 Apollo Court E**, requesting variances from height and rear setback requirements in the RS7-5 District, to construct a detached accessory garage. Referred to the Board under Section 17.12.060(B), 17.12.020(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map 149-9 Parcel(s) 85

RESULT

CASE 2017-106 (Council District - 26)

William Crossman, appellant and owner of the property located at **3109 Nolensville Pike**, with 1) an Item A appeal challenging the zoning administrator's denial of a permit in the IR District based on determination of the change in use, 2) a change in non-conforming use, and 3) a variance request from the conditions for the use, to use 5,025 square foot for grocery store. Referred to the Board under Section 17.16.070(S)(4), 17.40.180(A), 17.40.180(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Grocery Store

Map 133-6 Parcel(s) 214-1

RESULT

CASE 2017-109 (Council District - 25)

Jason Keckley, appellant and owner of the property located at **4204 Belmont Blvd**, requesting a variance from front setback requirements in the R10 District, to cover an existing front porch. 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-Front Porch

Map 131-4 Parcel(s) 53

RESULT

CASE 2017-110 (Council District - 25)

Jason Keckley, appellant and owner of the property located at **4204 Belmont Blvd**, requesting a variance from height requirements in the R10 District, to construct a detached accessory dwelling. 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-Detached Accessory Dwelling Unit

Map 131-4 Parcel(s) 53

RESULT

CASE 2017-111 (Council District - 05)

Lee Schaffer, appellant and David Dunn, owner of the property located at **1300 Stainback Avenue**, requesting a change in legally non-conforming use in the RS5 District, to construct six residential units. Referred to the Board under Section 17.40.180(D), 17.40.650(C)(3)(b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(D).

Use-Auto Dealer

Map 71-15 Parcel(s) 209

RESULT

CASE 2017-112 (Council District - 25)

Tyler Hawkins, appellant and LMS Homes, owner of the property located at **1910 Warfield Drive**, requesting variances from front and rear setback requirements in the R10 District, to construct two single family residences. Referred to the Board under Section 17.12.020, 17.12.030(C)(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 131-03 Parcel(s) 1Y-2-CO

RESULT

CASE 2017-114 (Council District - 05)

Andrew Tilghman, appellant and owner of the property located at **1216 Pennock Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. No Type 2 permits availability in this census tract. 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 711-5 Parcel(s) 415

RESULT

CASE 2017-115 (Council District - 25)

Barlow Builders, appellant and owner of the property located at **4514 Shys Hill Road**, requesting a variance from front setback requirements in the RS20 District, to construct a 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 131-7 Parcel(s) 18

RESULT

CASE 2017-116 (Council District - 17)

RWN Development, appellant and owner of the property located at **949 Southside Place**, requesting an Item A appeal, challenging the height restrictions in the R6 District, and seeking to cancel a permit. Referred to the Board under Section 17.40.180(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Single Family

Map 105-21B Parcel(s) 100CO

RESULT