

**BZA Results 5/18/2017**  
**METROPOLITAN BOARD OF ZONING APPEALS**  
**P O BOX 196300**  
**METRO OFFICE BUILDING**  
**NASHVILLE, TENNESSEE 37219-6300**

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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 Chair**

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**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 a detached accessory dwelling in the R6 District, to convert existing detached garage for living space. Referred to the Board under Section 17.16.030(G)(8). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map 83-13 Parcel(s) 8

**RESULT : Granted**

**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**RESULT: Withdrawn by applicant**

**CASE 2017-108 (Council District - 07)**

**Ernest Alphin**, appellant and owner of the property located at **1507 McGavock Pike**, 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), 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 72-8 Parcel(s) 4

**RESULT: Upheld the Zoning Administrator; however appellant shall be allowed to apply for the short term rental permit immediately.**

**CASE 2017-119 (Council District - 33)**

**Tusca Alexis**, appellant and owner of the property located at **3196 Hamilton Church Road**, requesting a variance from street setback requirements in the AR2a District, to construct a single family residence. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 150 Parcel(s) 108

**RESULT: Granted**

**CASE 2017-120 (Council District - 08)**

**Matt Berlemeier**, appellant and **Matt Berlemeier**, owner of the property located at **3905 Burrus Street**, requesting a variance from rear setback requirements in the RS7.5 District, to keep an already constructed storage building. Referred to the Board under Section 17.12.040(E)(1)(b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Garage

Map 61-14 Parcel(s) 84

**RESULT: Granted**

**CASE 2017-121 (Council District - 16)**

**Mike Freeman**, appellant and Glenclyff Methodist Church, owner of the property located at **2901 Glenclyff Road**, requesting an Item A appeal, challenging the issuance of building permit #2017010925 in the RS10 District. Referred to the Board under Section 17.40.080(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Religious Institution

Map 119-12 Parcel(s) 25

**RESULT : Upheld the Zoning Administrator**

**CASE 2017-123 (Council District - 05)**

**Gordon Griel**, appellant and LV Homes, LLC, owner of the property located at **926 Marina Street**, requesting a variance for the expansion of a non-conforming structure in the RS5 District, to keep an existing structure. Referred to the Board under Section 17.40.660(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 82-12 Parcel(s) 175

**RESULT: Deferred to our next BZA meeting June 1, 2017**

**CASE 2017-124 (Council District - 17)**

**Barry Cleveland**, appellant and Thomas Teague, owner of the property located at **751 A & B Lynwood Avenue**, requesting variances from lot size restrictions and side setback requirements in the R6 District, to construct a new duplex. 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 Parcel(s) 64-A-1

**RESULT: Granted with conditions-Building must be at least 10' from building on the next lot.**

**CASE 2017-126 (Council District - 33)**

**Kim Patterson-Rummage**, appellant and Calpurnia Weathersby, owner of the property located at **4100 Philhall Parkway**, requesting a special exception for day care use in the R10 District, to use residence for a group day care home. Referred to the Board under Section 17.16.170(C)(1-7). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Day Care

Map 15-4 Parcel(s) 124

**RESULT: Deferred to June 15, 2017**

**CASE 2017-128 (Council District - 09)**

**Robin York**, appellant and Red Group, owner of the property located at **505 Sarver Avenue**, requesting variances from front and rear setback requirements in the RS7.5 District, to construct a single family residence. Referred to the Board under Section 17.12.030 & 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 43-6-A Parcel(s) 200-CO

**RESULT: Granted**

**CASE 2017-129 (Council District - 16)**

**Fulmer Engineering**, appellant and Ireland Road South Bend, LLC, owner of the property located at **2906 Foster Creighton Drive**, requesting variances from front and side setbacks as well as height restrictions in the IR District, to repurpose an existing sign. Referred to the Board under Section 17.32.070, 17.32.130(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sign

Map 118-12 Parcel(s) 6

**RESULT: Granted**

**CASE 2017-130 (Council District - 17)**

**Charles McTorry**, appellant and **Charles Karnowecky**, owner of the property located at **207 Mildred Shute Avenue**, requesting variances from front, rear and side setback requirements. The appellant also requests variances from height, lot size and setback for garage doors in the R6 District, to construct a single family residence. Referred to the Board under Section 17.12.030(A), 17.12.020, 17.40.670(A), 17.12.040(E)(1)(b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 105-3 Parcel(s) 9

**RESULT: Granted as to the variances for lot size and garage door setback.**