

BZA Results 6/1/2017
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
MR. DAVID TAYLOR, Vice-Chair
MS. ALMA SANFORD

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- Variance granted, Height was denied and appellant will need to lower roof to meet codes, and no 2nd dwelling allowed

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CASE 2017-123 (Council District - 05)

Gordon Griel, appellant and LV Homes, LLC, owner of the property located at **926 Marina Street**, requesting a side setback variance for the expansion of a non-conforming structure in the RS5 District. 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-Granted

CASE 2017-132 (Council District - 28)

Paulette Black, appellant and Paulette Black, owner of the property located at **1605 Clingmans Court**, requesting filled 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 135-14-A Parcel(s) 22-CO

RESULT -Upheld the zoning administrator. Appellant can apply for permit 6/1/2017

CASE 2017-133 (Council District - 15)

Mark Miller, appellant and Douglas & Mary Depies, owners of the property located at **211 Cumberland Circle**, requesting a variance from front setback and non-conforming requirements in the District, to construct a covered front porch 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-Porch

Map 96-1 Parcel(s) 122

RESULT -Granted

CASE 2017-134 (Council District - 03)

New Life Apostolic Assembly, appellant and owner of the property located at **3399 Creekwood Drive**, requesting a special exception in the RS10 District, to use an existing residential property for a church. 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 50-15 Parcel(s) 203

RESULT -Granted

CASE 2017-135 (Council District - 17)

Shiloh Baptist Church, TRS, appellant and owner of the property located at **1117 2nd Avenue South**, requesting special exception in the R6 District, to use an existing residence for a church. 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 105-3 Parcel(s) 81

RESULT-Deferred 6-15-17

CASE 2017-136 (Council District - 9)

Adrienne Caldwell, appellant and Bert & Willie Taylor, owner of the property located at **938 Snow Avenue**, requesting 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 43-2 Parcel(s) 5

RESULT -Upheld the Zoning Administrator. Appellant can apply for permit 6/1/2017

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CASE 2017-137 (Council District - 13)

Seth Afotey, appellant and owner of the property located at **308 Philfre Court**, requesting requesting variances from rear and street setback requirements, required parking, garage bay placement, and landscape buffer requirements in the CS District, to construct an auto repair shop. Referred to the Board under Section 17.12.020(C) , 17.24.160(E)(1), 17.20.030. 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 -Deferred 6/15/2017

CASE 2017-139 (Council District - 05)

Jared Romano, appellant and owner of the property located at **1109 Pennock Avenue**, requesting 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 82-3 Parcel(s) 318

RESULT - Upheld the Zoning Administrator. Appellant can apply for permit 6/1/2017

CASE 2017-140 (Council District - 03)

Jasma Hall Coleman, appellant and 808 Flint Trust, owner of the property located at **808 Flint Ridge Drive**, requesting a special exception in the R10 District, to use existing residence for a day care. Referred to the Board under Section 17.16.170(D)(1-7). The appellant alleged the Board has jurisdiction under Section 17.40.180(C).

Use-Day Care

Map 49-15 Parcel(s) 56

RESULT-Granted with Conditions must follow planning recommendations. Business hours 6am to 6pm no signage on property.

CASE 2017-141 (Council District - 05)

Reggie Howard, appellant and Rhow Properties, LLC, owner of the property located at **17 Fern Avenue**, requesting variances from height, number of stores, and raised foundation requirements in the RM20-A District, to construct three duplexes. Referred to the Board under Section 17.12.020(D), 17.12.020(A), 17.12.020(D)(3)(f). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 71-14 Parcels 308, 309, J-900

RESULT -Granted