

BZA Results 6/15/2017

**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 2017-130 (Council District - 17)

Charles McTorry, appellant and **Charles Karnoweky**, owner of the property located at **207 Mildred Shute Avenue**, requesting variances from front, rear and side setback requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.12.030(A) and 17.12.020. 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 front and rear setbacks

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 date not set at this time

CASE 2017-137 (Council District - 13)

Seth Afotey, appellant and owner of the property located at **308 Philfre Court**, requesting requesting variances from rear setback requirements, required parking, 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-Granted

CASE 2017-138 (Council District - 17)

Larry C. Felts, appellant and Felts, Kyle & Larry C, owner of the property located at **807 Bradford Avenue**, requesting a variance from sidewalk requirements in the OR20 District, to construct a two story addition to rear of office. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Office Addition

Map 105-14 Parcel(s) 207

RESULT-Deferred July 6, 2017

CASE 2017-142 (Council District - 04)

James Lambert, appellant and Williams RE, LLC, owner of the property located at **5437 Edmondson Pike**, requesting variances from sidewalk, landscaping, and parking requirements in the OL District, to construct a new dentist office. Referred to the Board under Section 17.12.120(C), 17.24.240 (C), 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Office Building

Map 161-9 Parcel(s) 161

RESULT-Granted with conditions: Parking variance is granted based on current square footage and currently proposed use only. Appellant must follow Planning's first two recommendations, but not the third regarding the bus stop.

CASE 2017-143 (Council District - 28)

John Ballard, appellant and Joseph Webster, owner of the property located at **200 B Luna Drive**, requesting a variance from height restrictions in the R10 District, to keep existing detached garage. 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 Garage

Map 148-3 Parcel(s) 9

RESULT-Granted

CASE 2017-144 (Council District - 25)

Walter Scott Dube, appellant and owner of the property located at **2041 Overhill Drive, Suite 401**, 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 131-20V Parcel(s) 1-CO

RESULT-Withdrawn

CASE 2017-145 (Council District - 02)

Michael Winarski, appellant and **Joseph Martinez**, owner of the property located at **625 W. Trinity Lane**, requesting variances from sidewalk, street setback, and rear setback requirements in the CL District, to construct a new two story office building. Referred to the Board under Section 17.12.030(B), 17.12.020(C), 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Office

Map 7-8 Parcel(s) 132

RESULT-Granted, subject to the following conditions: street setback granted contingent upon sidewalk construction per planning recommendations. The rear setback variance was denied.

CASE 2017-146 (Council District - 03)

John Cadwallader, appellant owner of the property located at **1434 Campbell Road**, requesting a variance from sound regulation requirements in the R20 District, in order to obtain a Home Occupation permit. Referred to the Board under Section 17.16.250(C)(4)(b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Home Occupation Permit

Map 32 Parcel(s) 152

RESULT-Denied

CASE 2017-148 (Council District - 06)

Candice Nelson, appellant and owner of the property located at **1914 Holly Street**, 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-14 Parcel(s) 83

RESULT-Deferred Indefinitely

CASE 2017-150 (Council District - 25)

Mark Chalos, appellant, regarding **1309 A & B Lone Oak Circle**, requesting an Item A appeal, challenging the issuance of a building permit in the RS20 District. 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 131-73-A Parcel(s) 100/CO

RESULT-Appellant's request shall be granted, and that the duplex eligibility determination shall be reversed.

CASE 2017-151 (Council District - 06)

Rebecca Devane, appellant and owner of the property located at **1621 Holly Street**, requesting 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-10-I Parcel(s) 1-CO

RESULT-Deferred July 6th

CASE 2017-152 (Council District - 06)

Garett Bjork, appellant and owner of the property located at **603 S. 20th Street**, requesting variances from front and rear setback requirements in the RS5 District, to construct a new single family residence. Referred to the Board under Section 17.12.030. The appellant has alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 94-2 Parcel(s) 212

RESULT-Deferred July 6th

CASE 2017-153 (Council District - 06)

Roland Adams, appellant and owner of the property located at **1303 Edgewood Place**, 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-5 Parcel(s) 257

RESULT-Deferred July 6, 2017

CASE 2017-155 (Council District - 20)

Paul Ziady, appellant and **Mattie Price**, owner of the property located at **610 45th Ave. N**, requesting variances from side street setback and lot size requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.12.030(C)(2), 17.40.670(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-12 Parcel(s) 116

RESULT-Withdrawn

CASE 2017-157 (Council District - 17)

Harold Johnson, appellant and **Progressive Development, LLC**, owner of the property located at **949 & 951 Southside Place**, requesting a variance from height restrictions in the R6 District, to keep the current construction of the residence. 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-Single Family

Map 105-21B Parcel(s) 1-CO

RESULT-Deferred July 6, 2017