

BZA Results 7/6/2017

**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 2017-113 (Council District - 16)

Tune, Entrekin & White, P.C., appellant and Our Landy of Guadalupe Catholic Church, owner of the property located at **316 Sunrise Avenue**, requesting a special exception from parking requirements in the RS-7.5 District, for an off site parking lot. Referred to the Board under Section 17.163.170(E)(2). The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Religious Institution

Map 119-14 Parcel(s) 302

RESULT-Granted, with conditions that the appellant provide traffic management on Nolensville Road.

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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, for a group day care home. Referred to the Board under Section 17.16.170(C)(1-7). The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Day Care

Map 15-4 Parcel(s) 124

RESULT-Deferred September 7, 2017

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 July 20, 2017

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-Granted, with conditions that the appellant make payment to the sidewalk fund and provide cross walk striping as required.

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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-Denied

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-Granted, with conditions that no opaque fence shall be placed on property.

CASE 2017-156 (Council District - 15)

Adam Epstein, appellant and Carol G. Anderson, owner of the property located at **2317 Pennington Bend Road**, requesting variance from front and side setback requirements in the R15 District, to construct three single family residence on each individual lot. Referred to the Board under Section 17.12.030 C3, 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single Family

Map 62-9 Parcel(s) 61

RESULT-Deferred August 3, 2017

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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 alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

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

RESULT-Denied

CASE 2017-159 (Council District - 07)

Jerry W. Brockus, appellant and owner of the property located at **1246 Kenmore Place**, requesting a variance from height requirements in the RS7.5 District, to keep an existing garage. Referred to the Board under Section 17.12.060(B). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map 72-7 Parcel(s) 149

RESULT-Granted

CASE 2017-163 (Council District - 17)

Duane Cuthbertson, appellant and Mark Nevers, owner of the property located at **2021 & 2023 Beech Avenue**, requesting a special exception to reduce street setback and also a variance from sidewalk requirements in the RM20 District, to construct nine single family units. Referred to the Board under Section 17.12.035(A&D), 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B& C).

Use-Single Family

Map 105-1 Parcel(s) 162

RESULT-Deferred August 3, 2017

CASE 2017-164 (Council District - 07)

Lila Hall, appellant and owner of the property located at **4212 Brush Hill Road**, requesting variance from height requirements in the RS20 District, to construct a 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 61-4 Parcel(s) 148

RESULT-Granted

CASE 2017-165 (Council District - 16)

Jennifer Bagwell, appellant and **Douglas Ribeiro**, owner of the property located at **69 Jay Street**, requesting a variance from street setback requirements to construct a 5 x 33.2 foot 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-Front Porch

Map 119-6 Parcel(s) 181

RESULT-Granted

CASE 2017-166 (Council District - 35)

Helene Elle Harvey, appellant and **Leslie Mondelli**, owner of the property located at **7484 Charlotte Pike**, requesting a special exception in the R80 District, to use existing residence for a class one day care center. Referred to the Board under Section 17.16.035(A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Day Care

Map 114 Parcel(s) 55

RESULT-Deferred July 20, 2017

CASE 2017-167 (Council District - 05)

Rob Cushman, appellant and Stratos Development Group, LLC, owner of the property located at **1041 A East Trinity Lane**, requesting a variance from landscape buffer requirements in the MUL-A District, to construct a four story mixed use building with restaurant space. Referred to the Board under Section 17.24.230, 17.24.240(C). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Map 72-5 Parcel(s) 105

RESULT-Granted

CASE 2017-168 (Council District - 25)

Sharon Pigott, appellant for Snyder Living Trust, owner of the property located at **2318 Woodmont Blvd.**, requesting a variance from side street setback requirements in the RS40 District, to construct a 900 square foot living area addition and 483 square foot garage addition. 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-Single Family

Map 117-6 Parcel(s) 100

RESULT-Deferred August 3rd