

BZA Results

7/20/2017

**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 2017-135 (Council District - 17)

Shiloh Baptist Church, TRS, appellant and owner of the property located at **1117 2nd Avenue South**, requesting a special exception, to use an existing residence for a church, and a variance from sidewalk requirements, in the R6 zoning district. Referred to the Board under Section 17.16.170(E), and 17.20.120. 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-Granted

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CASE 2017-154 (Council District - 03)

John D. Haas, appellant and Dale C. Morris, owner of the property located at **4225 Whites Creek Pike**, requesting Item A appeal, challenging the Zoning Administrator's interpretation of the term "stage shell" in the applicable SP ordinance as well as the permissibility of the additional community events at the facility. 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).

Map 49 Parcel(s) 14

RESULT-Overtuned the Zoning Administrator

CASE 2017-160 (Council District - 12)

Brandon Williams, appellant and New Beginnings International Ministry, Inc, owner of the property located at **3179 Earhart Road**, requesting a special exception in the RS15 District, to construct a new 14,400 square foot Church. Referred to the Board under Section 17.16.170(E)(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Religious Institution

Map 98 Parcel(s) 208

RESULT-Deferred no date at this time

CASE 2017-161 (Council District - 24)

Dan Cook, appellant and Dragon Park, LLC, owner of the property located at **4710 Charlotte Avenue**, requesting variance from parking requirements and wall height restrictions in the CS District, to operate a Banquet Hall. Referred to the Board under Section 17.20.030, 17.12.040(E)(26). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Religious Institution

Map 911-5 Parcel(s) 261

RESULT-Deferred August 3, 2017

CASE 2017-166 (Council District - 35)

Helene Elle Harvey, appellant and **Mondelli, Leslie L**, owner of the property located at **7484 Charlotte Pike**, requesting 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-Granted with Conditions-Must obtain fire marshal approval for emergency access.

CASE 2017-169 (Council District - 05)

Chip Howorth, appellant and **Triple 4 Homes, LLC**, owner of the property located at **805 Cherokee Avenue**, requesting variances from green space allocation, landscape buffer, house width, and parking requirements and in the RM20-A District, to construct six single family units. Referred to the Board under Section 17.24.240(E), 17.12.020(D)(note 3), 17.20.030, 17.12.020(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

RESULT-Deferred

CASE 2017-170 (Council District - 24)

John Stephenson, appellant and **Sylvan Partners, LLC**, owner of the property located at **4708 Charlotte Ave**, requesting variance from parking and wall height restrictions in the CS District, to renovate and build an outdoor patio area for a new restaurant. Referred to the Board under Section 17.20.030, 17.12.040(E)(26). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Restaurant

Map 91-15 Parcel(s) 393

RESULT-Deferred August 3, 2017

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CASE 2017-171 (Council District - 25)

Jason Swaggart, appellant and Chris Farren, owner of the property located at **1732 Glen Echo Road**, requesting variance from street setback requirements in the R10 District, to construct four single family residences. 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 117-15 Parcel(s) 272

RESULT-Granted with Conditions: Follow planning recommendations and no roof top decks allowed.

CASE 2017-172 (Council District - 05)

Gail Jones, appellant and Sandy Ward, owner of the property located at **308 Arrington Avenue**, requesting special exception in the RS5 District, to use existing residence for a group day care. Referred to the Board under Section 17.16.170(D)(1- 7). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Day Care

Map 82-7 Parcel(s) 167

RESULT-Granted with Conditions-Must follow planning recommendations

CASE 2017-173 (Council District - 17)

Don Kendall, appellant and Frank E. Neal, III, owner of the property located at **2223 8th Avenue South**, requesting a special exception from rear and street setback requirements and from height restrictions in the CS District, to construct a new grocery. Referred to the Board under Section 17.12.020(C) and 17.12.030(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Grocery

Map 105-14 Parcel(s) 6

RESULT-Granted with Conditions, subject to the following conditions: Follow planning recommendations # 1 & 3

CASE 2017-176 (Council District - 16)

Fulmer Engineering, LLC, appellant and Boys & Girls Club, owner of the property located at **2929 Kinross Avenue**, requesting a special exception from setbacks in the RS7.5 District, for continuation of use as a recreation center. Referred to the Board under Section 17.16.220(H)(1). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Recreation Center

Map 119-14 Parcel(s) 199

RESULT-Granted

CASE 2017-180 (Council District - 34)

Alex Darsinos, appellant and owner of the property located at **4600 Granny White Pike**, requesting variance from street setback requirements in the R40 District, to construct a duplex. 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-Duplex

Map 131-11 Parcel(s) 200-CO

RESULT-Granted with Conditions-Applicant agrees to dedicate the required right a way for future sidewalks

CASE 2017-182 (Council District - 17)

Kings Interiors, LLC, appellant and Josh Hellmer, owner of the property located at **1071 2nd Avenue South**, requesting variance from front setback requirements in the R6 District, to construct a 54 square foot staircase to front of existing single family residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Map 105-3 Parcel(s) 95

RESULT -Deferred August 3rd