

D O C K E T

9/21/2017

1:00 P.M.

**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 2017-156 (Council District - 15)

Adam Epstein, appellant and Carol G. Anderson, owner of the property located at **2317 Pennington Bend Road**, requesting variance from setback requirements in the R15 district, to construct three single family residences. Referred to the Board under Section 17.12.020 A. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 62-9 Parcel(s) 61

RESULT

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CASE 2017-202 (Council District - 4)

Russell Morris, appellant and Marathon Properties, owner of the property located at **5805 Nolensville Road**, requesting a variance from sidewalk requirements in the SCR zoning district, to construct a new restaurant. Referred to the Board under Section 17.20.070, 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

CASE 2017-231 (Council District - 13)

Todd Grubaugh, appellant and owner of the property located at **1113 Waggoner Ct. W.**, 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 108-3 Parcel(s) 123

RESULT

CASE 2017-232 (Council District - 19)

Regions Bank, appellant and Aew Capital Management, owner of the property located at **150 4th Avenue North**, requesting Item A appeal, challenging the issuance of building permit 2017010076 in the DTC District, to stop construction. 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-Sign

Map 93-61 Parcel(s) 103

RESULT

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CASE 2017-233 (Council District - 16)

Oman Gibson Associates, appellant and 2932 Foster Creighton, owner of the property located at **2932 Foster Creighton Drive**, requesting variances from sidewalk and queuing requirements in the IR District, to construct a new 1,533 square foot addition. Referred to the Board under Section 17.20.060 F6, 17.20.120(C1.a), 17.24.030, 17.20150 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-General Office Building

Map 118-16 Parcel(s) 44

RESULT

CASE 2017-234 (Council District - 17)

Barry Cleveland, appellant and Pamela Poe, owner of the property located at **929 Southside Place**, requesting a variance from sidewalk requirements in the R6 District, to construct a duplex. 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-Duplex

Map 105-2 Parcel(s) 502

RESULT

CASE 2017-235 (Council District - 28)

Linda Demith, appellant and Linda Demith, owner of the property located at **442 Ezell 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 134-8 Parcel(s) 44

RESULT

CASE 2017-236 (Council District - 24)

Joseph Cacchiola, appellant and owner of the property located at **103 A Cherokee Road**, 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 106-16-J Parcel(s) 2-CO

RESULT

CASE 2017-237 (Council District - 31)

Dan Huitt, appellant and Native American Indian Association of Tennessee, owner of the property located at **1466 Bell Road**, requesting a special exception and variance from sidewalk requirements in the AR2a District, to construct a new cultural center and storage building. Referred to the Board under Section 17.16.170A, 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180 (B&C).

Use-Cultural Center

Map 162 Parcel(s) 146

RESULT

CASE 2017-238 (Council District - 02)

Jeffrey Siddiqi, appellant and owner of the property located at **1210 Avondale Circle**, 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 71-2 Parcel(s) 178

RESULT

CASE 2017-240 (Council District - 01)

Murray Mayes, Kathryn, appellant and, owner of the property located at **208 Queens Lane Court**, 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 69-2 Parcel(s) 94

RESULT

CASE 2017-241 (Council District - 11)

John & Marie Golden, appellants and owners of the property located at **804 Cerrito Landing**, requesting a variance from front setback requirements in the RS5 District, to construct a single family residence. Referred to the Board under Section 17.12.030(C)(3). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 53-12 Parcel(s) 274

RESULT

CASE 2017-245 (Council District - 06)

Ninelz Design, appellant and Matthew Campbell, owner of the property located at **1417 Eastland Avenue**, requesting a variance from rear setback requirements in the R6 District, to construct an addition to existing outbuilding to be converted to unit B of proposed detached duplex. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 83-5 Parcel(s) 378

RESULT

CASE 2017-247 (Council District - 08)

Norman S. Harber, appellant and Church of Christ at Broadmoor Ave., owner of the property located at **264 Broadmoor Drive**, requesting a special exception and a variance from sidewalk requirements in the RS10 District, to construct additions to the nursery and classroom spaces. Referred to the Board under Section 17.16.175(E)(1), 17.20.125. The appellant alleged the Board has jurisdiction under Section 17.40.180(B&C).

Use-Religious Institution

RESULT

CASE 2017-248 (Council District - 03)

Elmer Paul & Robin Allen, appellants and owners of the property located at **6964 Old Hickory Blvd.**, requesting a variance from height restrictions in the R15 District, to for a detached 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-Garage

Map 39 Parcel(s) 124

RESULT

CASE 2017-250 (Council District - 17)

Jonathan Saad, appellant and owner of the property located at **1305 2nd Avenue South**, requesting a variance from buffer requirements for a 6' solid fence in the MUL-A District. Referred to the Board under Section 17.24.240(E). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 105-7 Parcel(s) 430

RESULT

CASE 2017-252 (Council District - 07)

Brady O'Rourke, appellant and owner of the property located at **2420 Little 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 permit in the R6 District. Referred to the Board under Section 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 721-43-B Parcel(s) 2-CO

RESULT

CASE 2017-253 (Council District - 25)

John Rochford, appellant and owner of the property located at **3846 Cross Creek Road**, requesting varianace from sidewalk requirements in the R20 District, to construct a single family residence. 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-Single Family

Map 117-14 Parcel(s) 1

RESULT

CASE 2017-254 (Council District - 12)

Philip Neal, appellant and MDHA, owner of the property located at **5636 Old Hickory Blvd.**, requesting a variance from sidewalk requirements in the MUL District, to construct a new apartment complex with 267 units, including clubhouse and pool area. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Apartments

Map 86-0 Parcel(s) 354

RESULT

CASE 2017-255 (Council District - 10)

Clay Curtis, appellant and JG Tennessee Realty, LP, owner of the property located at **2400 Gallatin Pike**, requesting a variance from rear retaining wall in the CS District, to add sign to retaining wall. Referred to the Board under Section 17.04.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Auto Sales

Map 26 Parcel(s) 66

RESULT

CASE 2017-256 (Council District - 19)

Cody Birdwell, appellant and West Properties, owner of the property located at **131 W. Express Drive**, requesting a variance from sidewalk requirements in the IR District, to construct a 60x70 office building. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Office Building

Map 93-16 Parcel(s) 441

RESULT