

Revised BZA Docket

11/2/2017

**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 2017-117 (Council District - 21)

Kevin Cane, appellant and **Jim Attar**, owner of the property located at **2618 Buchanan Street**, requesting a special exception and variances from sidewalk, landscaping, access perimeter landscaping and parking surface requirements in the RS5 District, to install modular for day care and church use. Referred to the Board under Section 17.16.170(E)(3), 17.16.170(E)(3)(c), 17.20.120, 17.20.060(G), 17.24.150(A)(2). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B&C).

Use-Religious Institution

Map 81-6 Parcel(s) 168

RESULT

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 and a variance from sidewalk requirements in the RS15 District, to construct a new 14,400 square foot Church. Referred to the Board under Section 17.16.170 E3,17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B&C).

Use-Religious Institution

Map 98 Parcel(s) 208

RESULT

CASE 2017-178 (Council District - 24)

Scott Reynolds, appellant and John R. Dean, owner of the property located at **105 45th Avenue North**, requesting variances from side buffer and parking stalls in the MUL District, to surface parking lot. Referred to the Board under Section 17.20.060(G), 17.20.060(F)6, 17.24.240(A), 17.20.060, 17.12.020(C). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Parking Lot

Map 103-8 Parcel(s) 5

RESULT-Withdrawn

CASE 2017-205 (Council District - 32)

Karen Fairbend, appellant and owner of the property located at **312 Clark Hill Xing**, 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 17.40.080(A), 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 164-13 Parcel(s) 74

RESULT

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CASE 2017-228 (Council District - 06)

Dean Design Group, appellant and Lyla Tov Hospitality, owner of the property located at **809 Main Street**, requesting a variance from parking requirements in the MUG-A District, to allow the applicant to construct commercial space with reduced parking. Referred to the Board under Section 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Retail

Map 82-12 Parcel(s) 28

RESULT

CASE 2017-230 (Council District - 03)

John Stancil, appellant and Anchor Property Holdings, LLC, owner of the property located at **7435 Old Hickory Blvd**, requesting variances from sidewalk requirements in the CS District, for already existing 60x200 building. Referred to the Board under Sections 17.120.120, 17.20.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Auto Repair

Map 31 Parcel(s) 68

RESULT-Deferred 11/16/17

CASE 2017-246 (Council District - 14)

300 Sep, LLC, appellant and Paul J. Heil, owner of the property located at **300 Stewarts Ferry Pike**, requesting variance from sidewalk requirements in the RM20 District, to construct a multi-family development. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Residential

Map 96-07 Parcel(s) 6

RESULT

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CASE 2017-262 (Council District - 25)

Chris Anderson, appellant and TA Properties, LLC, owner of the property located at **4204 Hood Avenue**, requesting a variance from front setback requirements in the R15 District, to construct a duplex within the Horizontal regime. Referred to the Board under Section 17.12.030(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 131-6 Parcel(s) 12

RESULT-Withdrawn

CASE 2017-272 (Council District - 21)

HP Architecture, appellant and AJ Capital, owner of the property located at **2000 West End Avenue**, requesting a variance from parking requirements in the MUI-A District, to reduce parking spaces from 202 to 117. Referred to the Board under Section 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Hotel

Map 92-16 Parcel(s) 4

RESULT

CASE 2017-274 (Council District - 16)

Stone & Horworth, appellant and Compass Partners, LLC, owner of the property located at **2926 Foster Creighton Dr.**, requesting a variance from sidewalk requirements in the IR District, to construct a two story office building. 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-Sidewalk

Map 118-16 Parcel(s) 42

RESULT-Deferred 11/16/17

CASE 2017-280 (Council District - 05)

Mehrdad Rabiei, appellant and owner of the property located at **2408 Dickerson Pike**, requesting a variance from sidewalk requirements in the CS District, to construct a 7000 square foot warehouse. Referred to the Board under Section 17.20.120(C)(1)(e). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 71-3 Parcel(s) 51

RESULT

CASE 2017-301 (Council District - 07)

Jeremy McCoy, appellant and owner of the property located at **2437 Branch 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 72-7 Parcel(s) 225

RESULT

CASE 2017-302 (Council District - 06)

Terri Richardson, appellant and TKR Residential Carehome, LLC, owner of the property located at **821 Shelby Avenue**, requesting a change in non-conforming use from adult care to supported living for adult residence in the R8 District. Referred to the Board under Section 17.40.180(D). The appellant alleged the Board would have jurisdiction under Section 17.40.180(D).

Use-Adult Living

Map 82-16 Parcel(s) 374

RESULT

CASE 2017-303 (Council District - 19)

Greg Lamas, appellant and PI Investments, LLC, owner of the property located at **11 Music Square East #403**, 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 have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 931-13-A Parcel(s) 4-3-CO

RESULT

CASE 2017-305 (Council District - 26)

Edward Smith, appellant and Stuart Verner, owner of the property located at **5326 Anchorage Drive**, requesting a variance from height restrictions in the RS20 District, to construct a 950 square foot detached garage to rear of existing 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-Detached Garage

Map 16-3 Parcel(s) 87

RESULT

CASE 2017-307 (Council District - 19)

Al Gregory, appellant and owner of the property located at **1536 Arthur Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the 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 811-2-U Parcel(s) 2-CO

RESULT

CASE 2017-310 (Council District - 05)

Brandon McDonald, appellant and Urban Dwell Homes, owner of the property located at **1036 B Zophi Street**, requesting variances from rear setback and rear buffer requirements in the R6 District, to construct two single family houses. Referred to the Board under Section 17.12.020 A, 17.24.240 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 72-5-H Parcel(s) 9-CO

RESULT

CASE 2017-311 (Council District - 20)

Alex Crow, appellant and C & H Properties, LLC, owner of the property located at **5502 A & B Urbandale Avenue**, requesting a variance from sidewalk requirements with a request to pay into the sidewalk fund in the R6 District, to construct two single family homes. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 911-Q Parcel(s) 1-CO

RESULT

CASE 2017-312 (Council District - 20)

Thomas Brett, appellant and 552 Westboro, LLC, owner of the property located at **1108 A 57th Avenue North**, requesting a variance from sidewalk requirements in the R6 District, to construct a new single family residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 91-64-J Parcel(s) 1-CO

RESULT

CASE 2017-313 (Council District - 21)

Robert Hudson, appellant and Arthur Avenue, LLC, owner of the property located at **1926 14th Avenue North**, 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-Sidewalk

Map Parcel(s)

RESULT

CASE 2017-314 (Council District - 09)

Hossein Moradipour, appellant and owner of the property located at **605 Old Hickory Blvd.**, requesting a variance from sidewalk requirements in the CS District, to construct a new 30 x 40 building. Referred to the Board under Section 17.20.120(C). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 43-14 Parcel(s) 1

RESULT

CASE 2017-315 (Council District - 24)

Ricky Scott, appellant and Kingston Group, LLC The, owner of the property located at **4705 Alabama Avenue**, requesting a variance from sidewalk requirements in the RS10 District, to construct a two story 852 addition and 755 to rear of residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sidewalk

Map 91-11 Parcel(s) 318

RESULT

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CASE 2017-316 (Council District - 01)

Carlan Parrott, appellant and owner of the property located at **7178 Harper Road**, requesting a variance from side setback requirements in the AR2A District, to construct a detached carport to rear of existing residence. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Carport

Map 14 Parcel(s) 19-2

RESULT

SHOW CAUSE HEARING - CASE 2017-183

Andrea Smith, appellant and **Thomas Bauer**, owner of the property located at 5229 Earhart Road. This hearing will address information regarding this BZA Case that was not presented to the Board at its August 17, 2017 hearing of the Iem A case involving an STRP permit.

RESULT-Withdrawn