

D O C K E T

11/16/2017

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 2017-193 (Council District - 17)

Sarah Orrantia, appellant and owner of the property located at **2304 9th Avenue S.**, requesting a variance from lot size requirements in the R8 District, to convert detached garage to an accessory building. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Detached Accessory Dwelling

Map 105-13 Parcel(s) 41

RESULT

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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 a sidewalk variance in the CS District. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Auto Repair

Map 31 Parcel(s) 68

RESULT-Withdrawn

CASE 2017-259 (Council District - 19)

Germantown Commons HOA, appellant and Germantown Phase II, LLC, owner of the property located at **1318, 1322 & 1326 6th Avenue**, requesting Item A appeal, challenging the zoning administrator's determinations that there are not two bars on the same premises and that parking requirements have been met in the MUL-A District.. Referred to the Board under Section 17.40.180(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Commercial

Map 82-9 Parcel(s) 54

RESULT-Deferred 12/21/17

CASE 2017-270 (Council District - 32)

Abraham Whitaker, appellant and Steve Adams, owner of the property located at **3501 Murfreesboro Pike**, requesting a variance from the condition requiring operation within a car wash structure. Referred to the Board under Section 17.16.070(J)3. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Car Wash

Map 164 Parcel(s) 3

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

Use-Sidewalk

Map 118-16 Parcel(s) 42

RESULT

CASE 2017-290 (Council District - 19)

Gong-Yu Hsu, appellant and Grand 7 Development, LLC, owner of the property located at **1305 Grand Avenue**, requesting a variance from front setback requirements in the R6-A District, to construct a 3,548 square foot single family residence. 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-Single Family

Map 105-11F Parcel(s) 1-CO

RESULT

CASE 2017-300 (Council District - 14)

Matt Schlicker, appellant and William Harbison, Trustee, owner of the property located at **5771 Old Hickory Blvd**, requesting a variance from sidewalk requirements in the CL District, to construct a Waffle House. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 86 Parcel(s) 207

RESULT

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CASE 2017-312 (Council District - 20)

Thomas Brett, appellant and 552 Westboro, LLC, owner of the property located at **1108 A 57th Avenue N.**, requesting a variance from sidewalk requirements in the R6 District, to construct a 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-Single Family

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

RESULT

CASE 2017-317 (Council District - 02)

Sherre Bishop, appellant and owner of the property located at **721 Revels Drive**, 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 59-11 Parcel(s) 116

RESULT

CASE 2017-318 (Council District - 19)

Samuel Pritchett, appellant and owner of the property located at **605 Coffee 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 81-82-U Parcel(s) 2-CO

RESULT

CASE 2017-319 (Council District - 11)

Susan Thomas, appellant and owner of the property located at **1401 Riverside 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 53-3 Parcel(s) 231

RESULT

CASE 2017-320 (Council District - 21)

Brookside Properties, appellant and Lee Apts, Inc, owner of the property located at **2108 Hayes Street Unit 12, 15 & 23**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permits. 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 921-5 Parcel(s) 18

RESULT

CASE 2017-321 (Council District - 06)

Summer Harlow, appellant and owner of the property located at **1107 Seymour**, 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 83-5 Parcel(s) 189

RESULT-Deferred 12/7/2017

CASE 2017-322 (Council District - 13)

Kevin Hatchett, appellant and owner of the property located at **3720 Lakeridge Pass**, 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 109-1-A Parcel(s) 2-CO

RESULT

CASE 2017-323 (Council District - 05)

Reggie Howard, appellant and Rhov Properties, LLC, owner of the property located at **17 Fern Avenue**, requesting a variance from sidewalk requirements in the RM20-A District, to construct a single family 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-Single Family

Map 711-4 Parcel(s) 308

RESULT-Deferred 12/7/2017

CASE 2017-324 (Council District - 17)

Emily Johns, appellant and Aspen Construction, LLC, owner of the property located at **1001 & 1003 9th Avenue South**, 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 would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 105-23-D Parcel(s) 1-CO/2-C

RESULT

CASE 2017-325 (Council District - 02)

William Furlong, appellant and owner of the property located at **2488 Walker Lane**, 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 7-3 Parcel(s) 22

RESULT-

CASE 2017-326 (Council District - 25)

Joshua Silverberg, appellant and owner of the property located at **1112 Brookmeade Drive**, requesting a variance from height restrictions in the RS20 District, to construct a detached workshop. 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-Accessory Structure

Map 131-4 Parcel(s) 255

RESULT

CASE 2017-327 (Council District - 24)

Steve Hatcher, appellant and Rajesh Nair, owner of the property located at **446 37th Avenue North**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family 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-Single Family

Map 92-9 Parcel(s) 204

RESULT

CASE 2017-328 (Council District - 17)

Land Development Solutions, appellant and Jonathon Pledger, owner of the property located at **549 Moore Avenue**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family 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-Single Family

Map 105-7 Parcel(s) 337

RESULT

CASE 2017-329 (Council District - 17)

Andrew & Courtney Haley, appellants and owners of the property located at **1019 West Grove Ave.**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family 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-Single Family

Map 105-9 Parcel(s) 309

RESULT

CASE 2017-330 (Council District - 17)

JGLAC. GP, appellant and owner of the property located at **838 Kirkwood Avenue**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family 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-Single Family

Map 118-2 Parcel(s) 16

RESULT

CASE 2017-331 (Council District - 18)

Jaclyn Mothupi, appellant and owner of the property located at **3433 Marlborough Avenue**, requesting a variance from rear setback requirements in the RS7.5 District, to construct an open air deck with screened in porch to rear of existing single family residence. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 104-S Parcel(s) 2-CO

RESULT

CASE 2017-332 (Council District - 19)

Stephen Bock, appellant and Key City Properties, LLC, owner of the property located at **1021 A & B 15th Avenue S.**, requesting a variance from sidewalk requirements in the R6-A District, to construct a duplex. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 105-11-H Parcel(s) 1-CO

RESULT

CASE 2017-333 (Council District - 21)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **1603 Heiman Street**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family 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-Single Family

Map 811-5 Parcel(s) 405

RESULT-Deferred 12/7/2017

CASE 2017-334 (Council District - 02)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **515 Weakley Avenue**, requesting a varinace from sidewalk requirements in the RS5 District, to construct a new single family 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-Single Family

Map 711 Parcel(s) 33

RESULT-Deferred 12/7/2017

CASE 2017-335 (Council District - 19)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **121 Charles E Davis Blvd.**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family 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-Single Family

Map 93-16 Parcel(s) 8

RESULT-Deferred 12/7/2017

CASE 2017-336 (Council District - 02)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **2416 Woodale Lane**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family 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-Single Family

Map 59-12 Parcel(s) 48

RESULT-Deferred 12/7/2017

CASE 2017-337 (Council District - 21)

Jeff Stomatt, appellant and Woodbine Community Organization, owner of the property located at **2912 Clifton Avenue**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family 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-Single Family

Map 92-5 Parcel(s) 293

RESULT-Deferred 12/7/2017

CASE 2017-338 (Council District - 21)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **1016 40th Avenue North**, requesting a variance from sidewalk requirements in the CS District, to construct a single family 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-Single Family

Map 91-8 Parcel(s) 12

RESULT-Deferred 12/7/2017

CASE 2017-339 (Council District - 19)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **87 Donelson Street**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family 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-Single Family

Map 93-16 Parcel(s) 361

RESULT-Deferred 12/7/2017

CASE 2017-340 (Council District - 21)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **1708 Knowles Street**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family 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-Single Family

Map 811-5 Parcel(s) 327

RESULT-Deferred 12/7/2017

CASE 2017-341 (Council District - 21)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **1927 Delta Avenue**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family 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-Single Family

Map 81-8 Parcel(s) 59

RESULT-Deferred 12/7/2017

CASE 2017-342 (Council District - 21)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **2525 Delk Avenue**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family 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-Single Family

Map 811 Parcel(s) 132

RESULT-Deferred 12/7/2017

CASE 2017-343 (Council District - 21)

Jeff Stromatt, appellant and Woodbine Community Organization, owner of the property located at **1613 17th Avenue North**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family 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-Single Family

Map 811-1 Parcel(s) 198

RESULT-Deferred 12/7/2017

CASE 2017-344 (Council District - 10)

Paula Hepp, appellant and Carden Rentals, LLC, owner of the property located at **2003 Gallatin Pike**, requesting a variance from sidewalk requirements in the OR20 District, to construct 1,000 square foot addition and interior renovations to existing medical office. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 34-2 Parcel(s) 99

RESULT-Deferred 12/7/2017

CASE 2017-345 (Council District - 02)

Andrew C. Beasley, appellant and owner of the property located at **1200 Katie Avenue**, requesting a variance from permitted number of stories in the RS5 District, to construct a four story single family 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 711-4 Parcel(s) 1

RESULT