

BZA Results

1/4/2018

**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 2017-349 (Council District - 10)

Adam Graves, appellant and VPN Music City, LLC, owner of the property located at **122 Liberty Lane**, requesting variance from tree protection fencing in the CS District, to not have to plant additional trees to meet the TDU requirements. Referred to the Board under Section 17.24.100. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Protection Fencing

Map 26 Parcel(s) 42

RESULT-Withdrawn

CASE 2017-368 (Council District - 05)

Carol Turney, appellant and owner of the property located at **1007 Delmas Ave.**, 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 72-9 Parcel(s) 184

RESULT-Upheld Zoning Administrator, Appellant received an eight month penalty from the date of Property Standards notification. Applicant will be eligible to apply for a permit on February 1, 2018

CASE 2017-374 (Council District - 17)

Rebecca Snow, appellant and owner of the property located at **2219 11th Ave. S**, 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 105130 Parcel(s) 22300

RESULT-Upheld Zoning Administrator, Appellant will be eligible to apply for a permit on March 8, 2018

CASE 2017-379 (Council District - 07)

Rachel Hamilton, appellant and Rachel Hamilton, owner of the property located at **1123 Sunnymeade 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 06115 Parcel(s) 150

RESULT- Upheld Zoning Administrator, Appellant will be eligible to apply for a permit on March 8, 2018

CASE 2017-385 (Council District - 19)

Rob Benshoof, appellant and owner of the property located at **916 14th Avenue South**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated on an expired 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 105-1 Parcel(s) 54

RESULT-Withdrawn

CASE 2017-391 (Council District - 06)

Matthew Askland & Debra McCool, appellants and owners of the property located at **401 N. 17th St.**, 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 0831000 Parcel(s) 03800

RESULT-Overtured the Zoning Administrator and permit was reinstated

CASE 2017-392 (Council District - 06)

Ross Marguiles, appellant and owner of the property located at **1302 Stratton Ave.**, 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) 297

RESULT- Upheld Zoning Administrator, Appellant will be eligible to apply for a permit on January 5, 2018

CASE 2017-393 (Council District - 01)

Susan Shann, appellant and owner of the property located at **5476 Old Hickory Blvd.**, 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 57 Parcel(s) 137

RESULT- Upheld Zoning Administrator, Appellant will be eligible to apply for a permit on January 5, 2018

CASE 2017-397 (Council District - 24)

Andy Hirt, appellant and BMP, LLC, owner of the property located at **4500 Harding Pike**, requesting change in non-conforming use in the MUL District, to replace a 14 x 48 static billboard with new digital billboard. Referred to the Board under Section 17.40.180(A), 17.40.650(C)(4). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A) & (D).

Use-Digital Sign

Map 116 3 Parcel(s) 5

RESULT-Deferred

CASE 2017-398 (Council District - 15)

Aaron Smith, appellant and owner of the property located at **2210 Mecca Drive**, requesting a variance from size restrictions in the RS10 District, to construct a 19 x 42 addition to side of garage. Referred to the Board under Section 17.12.040(D). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Garage

Map 84-1 Parcel(s) 48

RESULT -Deferred

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PROPOSED AMENDMENTS TO BZA RULES AND REGULATIONS