

BZA Results

2/15/2018

**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 2017-327 (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-Deferred

CASE 2017-399 (Council District - 20)

Baker Donelson, appellant and Centennial Partners V, LLC, owner of the property located at **0 54th Avenue North**, requesting a special exception and variances from skyplane front setback and landscape buffer width requirements in the CS District, to construct a three story mixed use building. Referred to the Board under Section 17.12.035(D)(2), 17.12.035(F)(3), 17.16.030(F), 17.24.240. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B&C).

Use-Single Family

Map 91-3 Parcel(s) 1

RESULT -Granted

CASE 2017-404 (Council District - 16)

Kurt Lammers, appellant and Jeffrey Whitmore, owner of the property located at **3325 Dumas Drive**, requesting a variance from sidewalk requirements in the R10 District, to build two houses. 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 133-7 Parcel(s) 149

RESULT - WITHDRAWN

CASE 2017-422 (Council District - 20)

West Nashville Living, LLC, appellant and owner of the property located at **6212 B Morrow Road**, 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-Residential

Map 91-1-P Parcel(s) 2-CO

RESULT-Granted

CASE 2018-001 (Council District - 23)

Michael & Laurie Cian, appellants and owners of the property located at **859 Highland Crest Drive**, requesting an Item A appeal, challenging the zoning administrator's revocation of a short term rental 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 129-14 Parcel(s) 9

RESULT-Granted

CASE 2018-002 (Council District - 13)

Kathy Derryberry, appellant and owner of the property located at **1208 Currey Road**, requesting an Item A appeal, challenging the zoning administrator's revocation of a short term rental 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 12 Parcel(s) 77

RESULT-Granted, permit reinstated

CASE 2018-003 (Council District - 29)

Joseph Derryberry, appellant and owner of the property located at **2610 Couchville Pike**, requesting an Item A appeal, challenging the zoning administrator's revocation of a short term rental 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 121 Parcel(s) 21

RESULT-Granted, permit reinstated

CASE 2018-005 (Council District - 06)

Matthew McCarty, appellant and owner of the property located at **411 Rudolph Avenue**, 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 83 Parcel(s) 33

RESULT-Denied, However the appellant will be eligible to apply for a permit on 2/16/18

CASE 2018-006 (Council District - 21)

Dylan & Shannon Brooks, appellant and owner of the property located at **3186 K Parthenon Avenue**, requesting an Item A appeal, challenging the zoning administrator's revocation of a short term rental 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 104-21B Parcel(s) 7-CO

RESULT-Denied, However the appellant will be eligible to apply for a permit on March 21, 2018

CASE 2018-007 (Council District - 19)

Marc Tahiry, appellant and owner of the property located at **244 5th Avenue North, Suite 101**, requesting an Item A appeal, challenging the zoning administrator's revocation of a short term rental 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 93-23 Parcel(s) 44

RESULT-Denied, However the appellant will be eligible to apply for a permit on 2/16/18

CASE 2018-009 (Council District - 19)

Gong Yu Hsu, appellant and Xu, Shuqian & Donglian Sun, owners of the property located at **121 A&B 13th Avenue Circle**, 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-Duplex

Map 105-1 Parcel(s) 598

RESULT-Granted, subject to the following conditions: Follow Planning recommendation to pay into the sidewalk fund based on the frontage side of the property.

CASE 2018-010 (Council District - 06)

Alizabeth Bertsch, appellant and owner of the property located at **1513 Lillian 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 83-13 Parcel(s) 434

RESULT-Denied, however the appellant can apply for a permit on June 29, 2018

CASE 2018-011 (Council District - 17)

Lydia Armistead, appellant and Sasan Zamani, owner of the property located at **848 B Clayton Avenue**, requesting a varaince from side setback requirements in the R10 District, to keep existing garage and cantilevered chimney. Referred to the Board under Section 17.12.020(A) & Urban Design Overlay. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 118-5M Parcel(s) 2-CO

RESULT-Granted

CASE 2018-012 (Council District - 08)

Steven Frey, appellant and owner of the property located at **3733 Baxter Ave.**, 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 611-4 Parcel(s) 186

RESULT-Denied, however they will be eligible to apply for a permit on 2/16/18

CASE 2018-013 (Council District - 19)

Brandon McDonald, appellant and **Madelyn Burford**, owner of the property located at **1023 11th Avenue North**, requesting variance from sidewalk requirements requesting not to pay into the sidewalk fund or construct sidewalks in the RM20 District, for construction of two residences. 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 811-6 Parcel(s) 557

RESULT-WITHDRAWN

MOTION TO REHEAR-Failed

CASE 2017-270 (Council District - 32)

3501 Murfreesboro Road