

D O C K E T

5/3/2018

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 2017-430 (Council District - 17)

Brian Carter, appellant and Woody Welch, owner of the property located at **414 Woodycrest Avenue**, requesting a setback variance from fence requirements in the IR District, to construct a masonry wall along the front of property line. Referred to the Board under Section 17.12.040(E)26. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 106-5 Parcel(s) 118

RESULT

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CASE 2018-047 (Council District - 17)

Grover Collins, appellant and Victoria Fields, owner of the property located at **2225 10th Avenue S, Units 201, 202, 203 and 207**, requesting an Item A appeal of the cancellation of four short term rental permits based on SP zoning district restrictions. Referred to the Board under Section 17.16.250(E). The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 105-13 Parcel(s) 245

RESULT

CASE 2018-093 (Council District - 20)

Justin Crandall, appellant and 552 Westboro LLC, owner of the property located at **6353 B Columbia Avenue**, requesting a variance from lot size requirements in the R8 District, to construct a single family residence. Referred to the Board under Section 17.12.020. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 911-3 Parcel(s) 31

RESULT

CASE 2018-099 (Council District - 05)

Jeri Howard, appellant and owner of the property located at **147 A & B Elmhurst Avenue**, requesting variances from front setback requirements and sidewalk requirements in the R6-A District, to construct a new single family residence. Referred to the Board under Section 17.12.020 and 17.20.020. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 711-C Parcel(s) 1-CO

RESULT

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CASE 2018-104 (Council District - 17)

Bob Bernstein, appellant and owner of the property located at **952 Clayton Avenue**, requesting a variance from sidewalk requirements in the R10 District, to construct an addition and convert the detached garage into a second 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- Residential

Map 118-5 Parcel(s) 13

RESULT

CASE 2018-109 (Council District - 31)

Landmark Homes, appellant and Frances Jacox, owner of the property located at **1477 Bell Road**, requesting variance from sidewalk requirements in the AR2a 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 162 Parcel(s) 143

RESULT

CASE 2018-110 (Council District - 24)

Lauren Simpson, appellant and owner of the property located at **4204 Idaho 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

RESULT

CASE 2018-114 (Council District - 16)

Charles Botts, appellant and Harwell M. Farrar, owner of the property located at **323 Lutie Street**, requesting a variance from required conditions in the CS District, to keep two 8'x40' storage containers on property to store inventory. Referred to the Board under Section 17.16.070(O)(1&3). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Retail

Map 119-5 Parcel(s) 256

RESULT

CASE 2018-116 (Council District - 17)

Ryan Snellen, appellant and owner of the property located at **924 Archer 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 105-2 Parcel(s) 515

RESULT

CASE 2018-117 (Council District - 08)

Norman Harber, appellant and Ascension Evangelical Lutheran Church, owner of the property located at **610 Old Hickory Blvd. W**, requesting a variance from minimum lot size in order to establish community education use. Referred to the Board under Section 17.16.040(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Religious Institution

Map 42-11 Parcel(s) 6

RESULT

CASE 2018-118 (Council District - 21)

Woodbine Community Organization, appellant and owner of the property located at **1016 43rd 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 has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-8 Parcel(s) 8

RESULT

CASE 2018-119 (Council District - 21)

Woodbine Community Organization, appellant and owner of the property located at **2617 Herman 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 has jurisdiction under Section 17.40.180(B).

Use-Single Family Residence

Map 92-6 Parcel(s) 268

RESULT

CASE 2018-120 (Council District - 19)

Woodbine Community Organization, appellant and owner of the property located at **92 Fain 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 has jurisdiction under Section 17.40.180(B).

Use-Single Family Residence

Map 93-16 Parcel(s) 18

RESULT

CASE 2018-121 (Council District - 21)

Woodbine Community Organization, appellant and owner of the property located at **2317 Booker 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 has jurisdiction under Section 17.40.180(B).

Use-Single Family Residence

Map 92-7 Parcel(s) 247

RESULT

CASE 2018-122 (Council District - 24)

Nancy McGrath, appellant and owner of the property located at **4804 Dakota Avenue**, requesting variances from side and rear setback requirements in the RS7.5 District, to construct a two story detached garage. Referred to the Board under Section 17.12.040(E) & (C)(1). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Garage

Map 911-5 Parcel(s) 311

RESULT

CASE 2018-123 (Council District - 21)

Woodbine Community ORG, appellant and owner of the property located at **2317 Booker 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 has jurisdiction under Section 17.40.180(B).

Use-short term rental

Map 92-7 Parcel(s) 251

RESULT

CASE 2018-124 (Council District - 17)

Paul Chinetti, appellant and owner of the property located at **1255 1st Avenue South**, 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 105-4 Parcel(s) 183

RESULT

CASE 2018-125 (Council District - 15)

Brandon Sintz, appellant and owner of the property located at **204 Riverpoint Court**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally permit. Referred to the Board under Section 17.16.250(E). The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 96-1-A Parcel(s) 19-CO

RESULT

CASE 2018-126 (Council District - 23)

Jimmy Larkin, appellant and Kohl Living Trust, owner of the property located at **6922 Highway 70 S**, requesting a special exception in the R40 District, to renovate the existing building for a 78 student Day Care. Referred to the Board under Section 17.16.170(C). The appellant alleged the Board has jurisdiction under Section 17.40.180(C).

Use-Day Care

Map 143 Parcel(s) 36

RESULT

CASE 2018-128 (Council District - 24)

Michael Crabtree, appellant and owner of the property located at **405 Park 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 permit. Referred to the Board under Section 17.16.250(E). The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 104-5 Parcel(s) 103

RESULT

CASE 2018-129 (Council District - 06)

Cadence Construction, appellant and Dorothy Landry, owner of the property located at **700 S. 13th Street**, requesting a varince from sidewalk requirements in the RS5 District, for construction of 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-Single Family Residence

Map 94-1 Parcel(s) 203

RESULT

CASE 2018-130 (Council District - 20)

Annex Group, appellant and owner of the property located at **637 Annex Ave**, requesting a varince from street setback requirements in the R8 District, to construct two-family dwelling units on two lots. Referred to the Board under Section 17.12.020. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 9-8 Parcel(s) 38

RESULT

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CASE 2018-131 (Council District - 06)

Alex Kown, appellant and owner of the property located at **1501 Forrest 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 has jurisdiction under Section 17.40.180(A).

Use-short term rental

RESULT

CASE 2018-132 (Council District - 21)

Woodbine Community, appellant and owner of the property located at **923 42nd Avenue N**, 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 has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-8 Parcel(s) 265

RESULT

CASE 2018-135 (Council District - 13)

Dewey Engineering, appellant and SL Airpark, LLC & Airpark II, LLC, owner of the property located at **5262 Harding Place**, requesting a variance from sidewalk requirements in the IWD District, to make interior renovations to existing commercial property. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 134 Parcel(s) 276

RESULT

CASE 2018-136 (Council District - 23)

Paul Jaqua, appellant and owner of the property located at **6605 Chatsworth Place**, 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. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short term rental

Map 129-1 Parcel(s) 29

RESULT

CASE 2018-137 (Council District - 17)

Richard Fewell, appellant and owner of the property located at **1419 Edgehill 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. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 105-1-U Parcel(s) 2-CO

RESULT

CASE 2018-138 (Council District - 03)

J2K Builders, appellant and Affordable Housing Resources, Inc., owner of the property located at **3443 Knight Drive**, requesting a variance from sidewalk requirements in the R10 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 residence

Map 49 Parcel(s) 254

RESULT

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CASE 2018-139 (Council District - 17)

McLean Construction, appellant and Affordable Housing Resources, Inc., owner of the property located at **41 N. Hill 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 has jurisdiction under Section 17.40.180(B).

Use-single family residence

Map 105-4 Parcel(s) 166

RESULT

CASE 2018-140 (Council District - 02)

J2K Builders, appellant and Affordable Housing Resources, Inc., owner of the property located at **1407 Kellow Street**, requesting a variance from sidewalk requirements in the R6 District to construct two single family residences. 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 residence

Map 81-3 Parcel(s) 55

RESULT

CASE 2018-141 (Council District - 02)

J2K Builders, appellant and Affordable Housing Resources, Inc., owner of the property located at **1405 Kellow Street**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family 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 construction

Map 81-3 Parcel(s) 393

RESULT

CASE 2018-142 (Council District - 06)

The MC2 Group, appellant and owner of the property located at 1104 Glenview Drive, requesting requesting a variance 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 has jurisdiction under Section 17.40.180(B).

Use-single family residence

Map 94-5 Parcel(s) 13

RESULT

CASE 2018-143 (Council District - 01)

Cheryl Woodard, appellant and owner of the property located at 4174 Farmview Drive, 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. The appellant alleged the Board would have jurisdiction under Section 17.40.180 (A).

Use-short term rental

Map 59-5 Parcel(s) 195

RESULT