

D O C K E T

5/10/2018

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**THIS MEETING WILL BE AT THE MNPS HEADQUARTERS
SCHOOL BOARD MEETING ROOM
2601 BRANSFORD AVENUE**

**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 2018-144 (Council District - 17)

James Webb, appellant and STD Properties, owner of the property located at **1016 13th Avenue S.**, requesting requesting variance from sidewalk requirements in the R6-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-Duplex

Map 105-1 Parcel(s) 555

RESULT

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CASE 2018-145 (Council District - 03)

Gary Stump, appellant and owner of the property located at **6114 Lickton Pike**, 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 17 Parcel(s) 39

RESULT

CASE 2018-146 (Council District - 17)

James Boulton, appellant and James Boulton, owner of the property located at **1812 Elliot**, 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

Map 105-1 Parcel(s) 375

RESULT

CASE 2018-147 (Council District - 19)

Kim Eldridge, appellant and owner of the property located at **852 1st Avenue N.**, 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

Map 82-14-A Parcel(s) 9-CO

RESULT

CASE 2018-150 (Council District - 19)

Kyle Keene, appellant and owner of the property located at **604 A Hume**, 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 811-2 Parcel(s) 36

RESULT

CASE 2018-153 (Council District - 22)

Agnieszka Gorska, appellant and owner of the property located at **433 Cedar Forest 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(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 128-3-A Parcel(s) 9-CO

RESULT

CASE 2018-154 (Council District - 35)

David Bishop, appellant and owner of the property located at **1616 Glenridge Drive**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. The HOA for this property forbids this use, as as addressed in Section 17.16.250(E). 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 128-3-A Parcel(s) 9-CO

RESULT

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CASE 2018-155 (Council District - 16)

Hai Tran, appellant and owner of the property located at **2826 Mashburn Road**, 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 119-11 Parcel(s) 78

RESULT

CASE 2018-156 (Council District - 17)

Nokomis Brown, appellant and owner of the property located at **1011 W. Grove 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 has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 105-9 Parcel(s) 313

RESULT

CASE 2018-157 (Council District - 19)

Ken Wade, appellant and City Limits Construction, owner of the property located at **1719 6th Avenue N.**, 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 permit

Map 81-8 Parcel(s) 426

RESULT

CASE 2018-158 (Council District - 24)

Karen and Kelley Lovelace, appellants and owners of the property located at **4707 Nevada Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant's permit expired. The property is no longer eligible for a Type 2 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 911-5 Parcel(s) 356

RESULT

CASE 2018-161 (Council District - 20)

Courtney Kuzma, appellant and owner of the property located at **6013 B California Avenue**, 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 has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 91-2-W Parcel(s) 2-CO

RESULT

CASE 2018-162 (Council District - 19)

Carla Lee, appellant and 301 Eighth Ave. LLC, owner of the property located at **301 Rosa L. Parks Avenue, #200**, 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

Map 93-5 Parcel(s) 144

RESULT

CASE 2018-163 (Council District - 19)

Carla Lee, appellant and 301 Eighth Ave, LLC, owner of the property located at **301 Rosa L. Parks Avenue, #318**, 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

Map 93-5 Parcel(s) 144

RESULT

CASE 2018-164 (Council District - 03)

Jonothan and Jovelyn Quiton, appellants and owner of the property located at **5204 Ryan Allen Circle**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated on an expired permit, and seeks reinstatement of the Type 2 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 41-1-A Parcel(s) 78-CO

RESULT

CASE 2018-165 (Council District - 17)

Chris Gerbig, appellant and JT Real Estate, LLC, owner of the property located at **1105 Archer 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 has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 105-14-A Parcel(s) 3-CO

RESULT

CASE 2018-166 (Council District - 17)

Chris Gerbig, appellant and JT Real Estate, LLC, owner of the property located at **1113 Archer 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 has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 105-14-A Parcel(s) 7-CO

RESULT

CASE 2018-167 (Council District - 17)

Saumil Shah, appellant and owner of the property located at **1809 A Allison 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(E). The appellant alleged the Board has jurisdiction under Section 17.40.180 (A).

Use-short term rental

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

RESULT

CASE 2018-168 (Council District - 17)

Andrew Steffens, appellant and owner of the property located at **929 Gale Lane**, 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

Map 118-5 Parcel(s) 215

RESULT

CASE 2018-169 (Council District - 06)

Fran Patton, appellant and owner of the property located at **1300 Gartland 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

Map 83-9 Parcel(s) 72

RESULT

CASE 2018-170 (Council District - 15)

Jerry Pentecost, appellant and owner of the property located at **918 A Allen Road**, 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

Map 96-13 Parcel(s) 212

RESULT

CASE 2018-172 (Council District - 17)

Emily Johns, appellant and Aspen Development, owner of the property located at **917 and 919 South 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-residential

Map 105-21 Parcel(s) 1-CO

RESULT

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CASE 2018-173 (Council District - 19)

David Graham, appellant and The Marion Kraft Trust, owner of the property located at **918 19th Avenue S.**, requesting a setback variance for a fence and column height variance in the ORI-A District, to construct a screen wall for a new commercial building. Referred to the Board under Section 17.20.040. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 104-4 Parcel(s) 61

RESULT

CASE 2018-174 (Council District - 22)

Development Management Group, appellant and Broadband Nashville I, LLC, owner of the property located at **592 Hicks Road**, requesting a variance from sidewalk and front setback requirements in the RS10 District, to install new communications equipment. Referred to the Board under Section 17.20.120, 17.12.030(B). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 128 Parcel(s) 157

RESULT

CASE 2018-175 (Council District - 21)

Peter Connerth, appellant and owner of the property located at **414 A 36th Ave N**, requesting variance from side setback requirements in the R6 District, to construct two residential units on the parcel. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-HPR

Map 92-94-M Parcel(s) 1-CO

RESULT

CASE 2018-176 (Council District - 13)

Paula Hepp, appellant and St. Mary Coptic Orthodox Church of Nashville, owner of the property located at **1943 Dabbs Avenue**, requesting a special exception for a church addition, and variances from height and sidewalk requirements in the RS10 District for an addition. Referred to the Board under Section 17.16.170(e), 17.40.180(d), 17.12.020(b), 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Religious Institution

Map 107-5 Parcel(s) 82

RESULT

CASE 2018-177 (Council District - 17)

Kristen Newton, appellant and Tusk Brothers, owner of the property located at **413 Houston Street**, requesting requesting a variances from sidewalk requirements and from wall/fence height in the CS District, for renovations to an existing building. Referred to the Board under Section 17.20.120, 17.12.040 E26, 17.12.040 E26. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Restaurant

Map 105-3 Parcel(s) 214

RESULT

CASE 2018-178 (Council District - 17)

Kristen Dabbs, appellant and owner of the property located at **1717 Villa Place**, 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

Map 104-8 Parcel(s) 359

RESULT

CASE 2018-179 (Council District - 03)

Nite Train Coach, appellant and Little Creek, GP, owner of the property located at **7454 Old Hickory Boulevard**, requesting a variance from sidewalk requirements in the CS District, to construct a non-residential building. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Industrial

Map 4 Parcel(s) 223

RESULT

CASE 2018-181 (Council District - 26)

Justin Craudeall, appellant and DBV Properties, LLC, owner of the property located at **448 Atlas Drive**, requesting variances from sidewalk and tree density requirements in the IR District, to construct an 48x48 addition. Referred to the Board under Section 17.20.120, 17.24.100. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Office Warehouse

Map 133-6 Parcel(s) 269

RESULT

CASE 2018-182 (Council District - 19)

Middle TN Ford Collision, appellant and Bick Boyte, LLC, owner of the property located at **419 Spence Lane**, requesting a variance from sidewalk requirements in the IWD District, to construct an addition to an existing building. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Auto Repair

Map 106-3 Parcel(s) 3

RESULT

CASE 2018-183 (Council District - 17)

Justin Crandall, appellant and Clearwater Properties, LLC, owner of the property located at **455 Humphreys Street**, requesting variances from sidewalk, parking, and side buffer requirements in the MUL District, to construct a new apartment complex with four units. Referred to the Board under Section 17.20.030, 17.24.240, 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map 1045-7 Parcel(s) 46

RESULT

CASE 2018-184 (Council District - 07)

Bill Deguire and Sons, appellant and Jonathan Hammel, owner of the property located at **1206 Norvel Avenue**, requesting a variance from side setback requirements in the RS7.5 District. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Residential Construction

Map 611-5 Parcel(s) 245

RESULT

CASE 2018-194 (Council District - 10)

Douglas Berry, appellant and RB Rivergate, LLC, owner of the property located at **2125 Gallatin Pike**, requesting an Item A appeal, challenging zoning administrator's interpretation of law pertaining to land use classifications and distance requirements for certain financial businesses in the SCR District. Referred to the Board under Section 17.08.030, 17.16.050 (D)(1). The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Financial Institution

Map 26-15 Parcel(s) 1

RESULT