

**D O C K E T**

**6/7/2018**

**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 2<sup>nd</sup> Avenue South**

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**MS. CYNTHIA CHAPPELL  
MR. DAVID EWING, Chairman  
MR. DAVID HARPER  
MS. CHRISTINA KARPYNEC  
MR. RICHARD KING  
MR. DAVID TAYLOR, Vice-Chair  
MS. ALMA SANFORD**

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**CASE 2018-217 (Council District - 6)**

**Michael Williams**, appellant and O.I.C. Truett, owner of the property located at **1912 Turett Avenue**, requesting variances from sidewalk and rear setback requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.20.120, 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 83-6-V Parcel(s) CO

**RESULT \*\* THIS PUBLIC HEARING CLOSED ON 5/17/18 \*\* BZA VOTE ONLY \*\***

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CASE 2018-113 (Council District - 27)

**William Massie**, appellant and owner of the property located at **620 Huntington Ridge 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 17.40.080 (A), 17.16.250 (E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 161-6 Parcel(s) 136

**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 2018-204 (Council District - 17)

**Tye Smith**, appellant and Develin, LLC, owner of the property located at **816 B Benton Avenue**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family

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

**RESULT**

CASE 2018-205 (Council District - 17)

**Tye Smith**, appellant and Develin, LLC, owner of the property located at **816 A Benton Avenue**, requesting variance from sidewalk requirements in the R8 District, to construct a single family residence without sidewalks. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family

Map 105-1-S Parcel(s) 1-CO

**RESULT**

CASE 2018-221 (Council District - 02)

**Matthew Hamby**, appellant and Ezell, LLC, owner of the property located at **3304 Dickerson Pike**, requesting a variance from sidewalk requirements in the CL 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- Restaurant

Map 5-16 Parcel(s) 27

**RESULT**

CASE 2018-222 (Council District - 02)

**Jody Roberts**, appellant and JMR Investments, LLC, owner of the property located at **2407 Stivers Street**, requesting an Item A appeal, challenging the Zoning Administrator's interpretation of duplex eligibility in the R10 District. Referred to the Board under Section 17.16.030(D). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Duplex

Map 7-5 Parcel(s) 29

**RESULT**

CASE 2018-223 (Council District - 16)

**CJ Lebau**, appellant and **The Likes Family Trust**, owner of the property located at **981 Murfreesboro Pike**, requesting a variance from sidewalk requirements in the CS District, to construct a new storage building. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Storage

Map 106 Parcel(s) 3

**RESULT**

CASE 2018-224 (Council District - 16)

**Brent Miller**, appellant and owner of the property located at **306 Radnor Street**, requesting Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant advertised for occupancy in excess of legal restrictions. 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 119-14 Parcel(s) 275

**RESULT**

CASE 2018-225 (Council District - 31)

**Nora El-Chaer**, appellant and **Charlie Warden**, owner of the property located at **6391 Pettus Road**, requesting a special exception in the AR2A District, to operate a kennel. Referred to the Board under Section 17.16.175 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Kennel

Map 181 Parcel(s) 225

**RESULT**

CASE 2018-227 (Council District - 18)

**Christina Smith**, appellant and owner of the property located at **1506 Dallas 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 17.40.080 A, 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 117-4 Parcel(s) 12

**RESULT**

CASE 2018-229 (Council District - 05)

**Jeannie Rowe**, appellant and owner of the property located at **905 Mansfield 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 82-8 Parcel(s) 154

**RESULT**

CASE 2018-230 (Council District - 33)

**Sam Pilkay**, appellant and owner of the property located at **4019 Maxwell Road**, requesting a variance from sidewalk requirements in the AR2A District, to construct a single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 164 Parcel(s) 158

**RESULT**

CASE 2018-231 (Council District - 16)

**Gina Mendello**, appellant and owner of the property located at **3114 Kinross 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 119-14 Parcel(s) 348

**RESULT**

CASE 2018-233 (Council District - 25)

**Zarni deWet-Kramer**, appellant and owner of the property located at **1927 A Castleman 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 131-71-1-B Parcel(s) 1-CO

**RESULT**

CASE 2018-235 (Council District - 21)

**Woodbine Community Organization**, appellant and owner of the property located at **2304 Merry Street**, requesting a variance from sidewalk requirements in the R6 District, to build a single family residence without sidewalks. 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 92-7 Parcel(s) 257

**RESULT**

CASE 2018-236 (Council District - 02)

**Shawn O'Malley**, appellant and owner of the property located at **113 Fern 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 711-4 Parcel(s) 399

**RESULT**

CASE 2018-237 (Council District - 26)

**Carrie Hopkins**, appellant and owner of the property located at **4704 Richmar 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 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 146-4 Parcel(s) 65

**RESULT**

CASE 2018-238 (Council District - 35)

**Richard Sandler**, appellant and owner of the property located at **613 Iron Gate 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 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 142-15 Parcel(s) 33

**RESULT**

CASE 2018-240 (Council District - 25)

**Jeffery Hart**, appellant and Tim Reynolds, owner of the property located at **1808 A Warfield Drive**, requesting a variance from sidewalk requirements in the R10 District, to build a single family house without sidewalks. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family

Map 131-32E Parcel(s) 1-CO

**RESULT**

CASE 2018-241 (Council District - 25)

**Jeffery Hart**, appellant and Tim Reynolds, owner of the property located at **1808 B Warfield Dr**, requesting a variance from sidewalk requirements in the R10 District, to build a new single family house without sidewalks. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family new construction

Map 131-32E Parcel(s) 2-CO

**RESULT**

CASE 2018-242 (Council District - 17)

**Hozan Barwari**, appellant and Nashville Homes, LLC, owner of the property located at **7 Garden Street**, requesting a variance from sidewalk requirements in the R6 District, to build a new house without sidewalks. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family

Map 105-4 Parcel(s) 193

**RESULT**



CASE 2018-243 (Council District - 33)

**Kim Dolan**, appellant and owner of the property located at **408 Woodferne 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 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 165-13-A Parcel(s) 92-CO

**RESULT**

CASE 2018-244 (Council District - 27)

**Benjamin Meek**, appellant and owner of the property located at **568 Valleywood 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 147-14 Parcel(s) 62

**RESULT**

CASE 2018-245 (Council District - 17)

**William Rosenthal**, appellant and Layman 1128, LLC, owner of the property located at **1128 3rd Avenue South**, requesting a variance from sidewalk requirements in the MUN-A District, to convert existing first floor to commercial amusement use. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 105-3 Parcel(s) 76

**RESULT**

CASE 2018-247 (Council District - 11)

**Jessica Medley**, appellant and owner of the property located at **4542 South Trace Boulevard**, 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 64-9-A Parcel(s) 27-CO

**RESULT**

CASE 2018-249 (Council District - 04)

**Jenna Rolley**, appellant and owner of the property located at **5617 Highland Way**, 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 would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 172 Parcel(s) 125

**RESULT**

CASE 2018-251 (Council District - 25)

**Chuck Paetz**, appellant and Holly Lovell, owner of the property located at **903 Winston Place**, requesting variances from minimum separation requirements and rear setback requirements in the R10 District, to convert detached garage to second single family residence. Referred to the Board under Section 17.12.020, 17.04.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-single family residence

Map 118-14 Parcel(s) 18

**RESULT**

CASE 2018-252 (Council District - 17)

**Joni Elder**, appellant and Duina Norman & Pia Stratton, owners of the property located at **1802 8th Avenue South**, requesting a special exception and a variance from minimum separation requirements in the CS District, to use property for a kennel. Referred to the Board under Section 17.16.175. The appellant alleged the Board has jurisdiction under Section 17.40.180(B&C).

Use-Kennel

Map 105-1 Parcel(s) 102

**RESULT**

CASE 2018-253 (Council District - 20)

**Jeff Estep**, appellant and Bradley & Neela Johnson, owners of the property located at **5408 Kentucky Avenue**, requesting a variance from side setback requirements in the R6 District, for an existing single family residence. Referred to the Board under Section 17.40.670(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-6 Parcel(s) 387

**RESULT**

CASE 2018-254 (Council District - 20)

**Jeff Estep**, appellant and Christi Giordano, owner of the property located at **5406 Kentucky Avenue**, requesting a variance from side setback requirements in the R6 District, for an 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&D).

Use- single family

Map 91-7 Parcel(s) 414

**RESULT**

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**CASE 2018-256 (Council District - 20)**

**Taylor Prince**, appellant and Mark Larimore, owner of the property located at **4806 Kentucky Avenue**, requesting variance from street setback requirements in the R6 District, to construct two single family residences on one lot. Referred to the Board under Section 17.12.030 (C) 3. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-7 Parcel(s) 171

**RESULT**

**CASE 2018-258 (Council District - 07)**

**Matt Lackey**, appellant and owner of the property located at **1215 McGavock Pike**, requesting a variance from maximum footprint of accessory structure in the RS7.5 District, to construct a detached garage. Referred to the Board under Section 17.12.050. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family

**RESULT**

**CASE 2018-259 (Council District - 25)**

**Frank Platt**, appellant and owner of the property located at **111 Colony 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 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 2018-260 (Council District - 17)

**Dan Maslov**, appellant and owner of the property located at **1304 Little Hamilton 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 2018-263 (Council District - 35)

**Larissa Lentile**, appellant and owner of the property located at **8497 Lewis 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 155 Parcel(s) 45

**RESULT**

CASE 2018-265 (Council District - 14)

**Preston Ayer**, appellant and CVHC7, LLC, owner of the property located at **5765 Old Hickory Boulevard**, requesting a variance from sidewalk requirements in the CS District, to make interior renovations to existing commercial property. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 86 Parcel(s) 274

**RESULT**

CASE 2018-266 (Council District - 21)

**Robert Hernandez**, appellant and Robert Hernandez, owner of the property located at **1512 Dr. DB Todd Jr. Boulevard**, requesting a variance from sidewalk requirements in the RS5 District, for a single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 811-5 Parcel(s) 313

**RESULT**

CASE 2018-267 (Council District - 06)

**Matt Lackey**, appellant and Raman Dayal & V.B. Patel, owners of the property located at **315 Interstate Drive**, requesting a special exception for sky plane encroachment in the CF District. Referred to the Board under Section 17.12.020 c. The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Hotel

**RESULT**

CASE 2018-270 (Council District - 07)

**Urban Housing Solutions**, appellant and Hampton Terrace Apartments, LLC, owner of the property located at **300 E. Webster Street**, requesting a variance from sidewalk requirements in the RM20 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-Multifamily

**RESULT**

CASE 2018-273 (Council District - 16)

**Joshua Cotton**, appellant and 2635NP, LLC, owner of the property located at **2639 Nolensville Pike**, requesting a variance from sidewalk requirements in the CS District, to make interior renovations to existing commercial property without sidewalk construction or payment. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map 119-9 Parcel(s) 13

**RESULT**

CASE 2018-274 (Council District - 20)

**Randall Morgan**, appellant and owner of the property located at **5929 B Deal 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-Residential

Map 91-94-E Parcel(s) 9-CO

**RESULT**

CASE 2018-276 (Council District - 16)

**Wahidi Construction**, appellant and Ahmad Wahidi, owner of the property located at **712 A Woodmere Drive**, requesting a variance from sidewalk requirements in the RS15 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- Residential

**RESULT**

CASE 2018-277 (Council District - 29)

**Randolph Wright II**, appellant and owner of the property located at **3428 Old Anderson 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

**RESULT**

CASE 2018-279 (Council District - 23)

**Jeff Parnell**, appellant and E.L. Construction, owner of the property located at **877 W. Hillwood Drive**, requesting a special exception to construct a new church in the RS40 District. Referred to the Board under Section 17.16.170 e. The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use-Religious Institution

**RESULT**

CASE 2018-280 (Council District - 23)

**Brian Sipple**, appellant and George and April Khary, owners of the property located at **6227 Robin Hill Road**, requesting a variance from sidewalk requirements in the RS40 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- Residential

**RESULT**



CASE 2018-281 (Council District - 21)

**Bradley Johnson**, appellant and owner of the property located at **1101 38th 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 would have jurisdiction under Section 17.40.180(A).

Use-short term rental

**RESULT**

CASE 2018-282 (Council District - 17)

**Ryan Stringfellow**, appellant and OMBS, LLC, owner of the property located at **1010 Gilmore Avenue**, requesting a variance from lot size requirements in the R8 District, to construct a detached accessory dwelling unit. Referred to the Board under Section 17.16.030(G). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Residential

**RESULT**