

D O C K E T

7/5/2018

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 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 would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 911-3 Parcel(s) 31

RESULT

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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 setbacks in the RS7.5 District, to construct 1,100 square foot detached garage. Referred to the Board under Section 17.12.040(e). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-single family

Map 911-5 Parcel(s) 311

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, to renovate an existing restaurant. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-restaurant

Map 5-16 Parcel(s) 27

RESULT

CASE 2018-228 (Council District - 32)

Gumaro Vega Rivera, appellant and owner of the property located at **5773 Mt. View Road**, requesting a variance from sidewalk requirements in the AR2A District, to place a mobile home on this property. 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 164 Parcel(s) 1

RESULT

CASE 2018-315 (Council District - 20)

West Nashville Living, appellant and Robert Johnson, owner of the property located at **201 Oceola 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

RESULT -Withdrawn

CASE 2018-316 (Council District - 20)

West Nashville Living, appellant and Robert Johnson, owner of the property located at **439 W. Bend Drive**, 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

RESULT-Deferred 8/16/18

CASE 2018-320 (Council District - 07)

Racheal Waldrop, appellant and owner of the property located at **1515 Porter Road.**, requesting a variance from the number of floors allowed in the R6 District, to construct a single family residence. Referred to the Board under Section 17.12.020 & 17.04.060. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

RESULT

CASE 2018-321 (Council District - 21)

Charles Beaman, appellant and 40th Avenue Church of Christ, owner of the property located at **616 40th Avenue N**, requesting variances from setback and sign requirements in the R6 District, to install a digital sign. Referred to the Board under Section 17.32.050, 17.32.070. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Religious Institution

RESULT

CASE 2018-324 (Council District - 02)

Cynthia Latimer, appellant and Affordable Housing Resources, owner of the property located at **0 Fern Avenue**, requesting a variance from sidewalk and setback requirements in the RS5 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

RESULT

CASE 2018-325 (Council District - 02)

Cynthia Latimer, appellant and Affordable Housing Resources, owner of the property located at **524 Weakly Avenue**, requesting a variance from sidewalk and setback requirements in the RS5 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

RESULT

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CASE 2018-327 (Council District - 03)

John Tosh, appellant and owner of the property located at **3913 Thackery Drive**, requesting variances from accessory structure size and setback requirements in the RS20 District, to construct a detached garage. Referred to the Board under Section 17.20.050 a and 17.12.020. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Single Family

RESULT

CASE 2018-331 (Council District - 32)

Angela Ross, appellant and owner of the property located at **173 Brian Circle**, requesting a variance from setback requirements in the R15 District, to construct a rear addition for use as a in-law apartment. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

RESULT

CASE 2018-332 (Council District - 17)

Duane Cuthbertson, appellant and 2020 10th Ave, GP, owner of the property located at **2020 10th Avenue S**, requesting a variance from sidewalk requirements in the R8 District, to construct a single family residence without upgrading 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

RESULT

CASE 2018-334 (Council District - 17)

Charles McTorry, appellant and owner of the property located at **207 Mildred Shute Drive**, requesting a variance from sidewalk requirements in the R6 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

RESULT

CASE 2018-335 (Council District - 05)

Baker Donelson, appellant and Ebert Investments, LLC, owner of the property located at **934 McFerrin Avenue**, requesting a varaince from sidewalk requirements in the RM20-A District. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map 082-8 Parcel(s) 102

RESULT

CASE 2018-336 (Council District - 31)

Don Williams, appellant and Oxford Brentwood Apartments, LLC, owner of the property located at **950 Brittany Park Drive**, requesting a variance from sidewalk requirements in the RS7.5 District, to construct a new apartment complex. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map 162 Parcel(s) 118

RESULT

CASE 2018-342 (Council District - 07)

Patrick Mickler, appellant and owner of the property located at **4107 Kennedy Avenue**, requesting an Item A appeal, challenging the zoning administrator's determination that this property is not a legal non-conforming duplex in the RS10 District. Referred to the Board under Section 17.40.18(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Single Family

Map 611-6 Parcel(s) 24

RESULT

CASE 2018-343 (Council District - 09)

Lonnie Harper, appellant and Mule Train Farms, owner of the property located at **222 Myatt Drive**, requesting a variance from sidewalk requirements in an SP 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 431-1 Parcel(s) 37

RESULT

CASE 2018-345 (Council District - 17)

Giarratana LLC, appellant and Operation Stand Down, owner of the property located at **1117 12th Avenue South**, requesting a special exception for alternative design standards, and variances from setback, height and parking requirements in the CS District. Referred to the Board under Section 17.16.030(F). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Residential

Map 105-1 Parcel(s) 316

RESULT

CASE 2018-347 (Council District - 19)

Shelley Lowe, appellant and Jeffrey Buntin Jr., owner of the property located at **230 Willow Street**, requesting a variance from sidewalk requirements in the IR District, to rehabilitate and convert a former warehouse to an office building. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Commercial Renovation

Map 93-12 Parcel(s) 119

RESULT

CASE 2018-349 (Council District - 06)

Lifestyle Home Builders Inc., appellant and Simon Sedek & Ramin Hanai, owners of the property located at **701 S. 14th Street**, requesting a variance from sidewalk requirements in the RS5 District, to construct 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 94-1 Parcel(s) 32

RESULT-Withdrawn

CASE 2018-255 (Council District - 08)

Christine Joy, appellant and KDS Investments GP, owner of the property located at **3823 Gallatin Pike, #1**, 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 611-5-B Parcel(s) 3-CO

RESULT

CASE 2018-300 (Council District - 33)

Paula Sims Bazile, appellant and owner of the property located at **5309 Kimsaw 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).

RESULT

CASE 2018-314 (Council District - 24)

Leslie Eggleston, appellant and Steve and Lisa Cox, owner of the property located at **309 B 33rd Ave. 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

RESULT

CASE 2018-319 (Council District - 30)

Wissam Alsadi, appellant and owner of the property located at **128 A Tusculum 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

RESULT

CASE 2018-322 (Council District - 15)

Tammy Langerak, appellant and owner of the property located at **2517 Pleasant Green 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

RESULT

CASE 2018-323 (Council District - 18)

Regine Olney, appellant and **Regine Olney**, owner of the property located at **2600 Essex 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 10411 Parcel(s) 23600

RESULT

CASE 2018-326 (Council District - 19)

Michael Duguay, appellant and **Michael Duguay**, owner of the property located at **129 2nd Avenue N #300**, 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 093062 Parcel(s) 5600

RESULT

CASE 2018-339 (Council District - 29)

Liliana Barra, appellant and owner of the property located at **306 Rural Hill 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 149-4 Parcel(s) 80

RESULT

CASE 2018-341 (Council District - 06)

Thomas Carnes, appellant and owner of the property located at **2722 Hartland Dr.**, 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 119-1 Parcel(s) 154

RESULT

CASE 2018-344 (Council District - 26)

Dustin Reese, appellant and owner of the property located at **304 Wauford 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 has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 147-5 Parcel(s) 78

RESULT