

D O C K E T

11/1/2018

1:00 P.M.

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

**Meetings held in the MNPS of Education Meeting Room
2601 Bransford Avenue**

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

Previously Heard Cases Requiring Board Action

Case-2018-504 (Rosa L Parks Blvd) This case failed to secure four votes previously heard on 10/18/18

CASE 2018-369 (Council District - 5)

ONADEKO, OLAYINKA ET UX, appellant and owner of the property located at **720 MCFERRIN AVE**, requesting a variance from sidewalk requirements in the CN District, to construct attached duplex to rear of existing building. Referred to the Board under Section 17.20.120. The appellant has alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Duplex
Results:

Map Parcel 08208028500

CASE 2018-479 (Council District - 19)

REGIONS BANK, appellant and **PRIM ONE NASHVILLE PLACE, LLC**, owner of the property located at **150 4TH AVE N**, requesting an Item A appeal, challenging the zoning administrator's determination regarding a sign permit in the DTC District, obtain a permit for two skyline signs. Referred to the Board under Section 17.40.180 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Commercial

Map Parcel 09306110300

Results:

CASE 2018-501 (Council District - 5)

JAY FULMER, appellant and **KEY MOTEL, LLC**, owner of the property located at **1414 DICKERSON PIKE**, requesting a variance from sidewalk requirements in the CS District, to renovate an existing hotel without updating the sidewalks. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map Parcel 07111000500

Results:Withdrawn

CASE 2018-522 (Council District - 17)

THE MC2 GROUP, INC, appellant and owner of the property located at **1704 CARVELL AVE**, requesting a variance to allow front loading garage in the R6-A District, to construct a single-family residence with front loading garage. 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

Map Parcel 10511019200

Results:

CASE 2018-550 (Council District - 23)

RYAN HINKLE, appellant and **LARENCE & DAVIS PROPERTIES, LLC**, owner of the property located at **807 BROOK HOLLOW RD**, requesting a variance from sidewalk requirements in the RS40 District, to construct a single family residence without building sidewalks. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 10215009700

Results:

CASE 2018-551 (Council District - 6)

MATT MILLSAP, appellant and owner of the property located at **1211 N 14TH ST**, requesting a variance from the conditions that restrict detached accessory dwelling units in the R6 District, to create a new parcel for the detached accessory dwelling unit. Referred to the Board under Section 17.16.030 G 3 b and c. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Two Family

Map Parcel 083020P00200CO

Results: Deferred

CASE 2018-560 (Council District - 2)

World Finance Corporation of Tennessee, appellant and **ROSS BROTHERS PROPERTIES, LLC**, owner of the property located at **3134 DICKERSON PIKE**, requesting a variance from distance requirements to another alternative financial service in the CS District, to obtain use and occupancy for an alternative financial service. Referred to the Board under Section 17.16.050 (d)1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-ALTERNATIVE FINANCIAL SERVICE

Map Parcel 06004011200

Results:

CASE 2018-566 (Council District - 19)

15TH & CHURCH EQUITY INVESTORS, LLC appellant and owner of the property located at **1506 CHURCH ST 100**, requesting a variance from parking requirements in the MUI-A District, to construct short term rental condominiums. Referred to the Board under Section 17.20.030. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-MULTIFAMILY

Map Parcel 09212034000

Results: Deferred 11/15/18

CASE 2018-567 (Council District - 19)

BAILEY HEFLIN, appellant and **SOMERA ROAD - GIBSON NASHVILLE, LLC**, owner of the property located at **1102 GRUNDY ST**, requesting a variance from sidewalk requirements in the DTC District, to renovate a commercial building without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-COMMERCIAL

Map Parcel 09309008300

Results:

CASE 2018-569 (Council District - 20)

ADAM SCULLY, appellant and owner of the property located at **4711 MICHIGAN AVE**, requesting a variance from side setback requirements in the R6 District, to construct chimney 1' from side setback. Referred to the Board under Section 17.12.040 e 4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 09107046500

Results:

CASE 2018-570 (Council District - 20)

ADAM SCULLY, appellant and **KALIL, JILAH**, owner of the property located at **4809 A KENTUCKY AVE**, requesting a variance from side setback requirements in the R6 District, to construct chimney 1' from side setback. Referred to the Board under Section 17.12.040 e 4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Single Family

Map Parcel 09107024100

Results:

CASE 2018-571 (Council District - 15)

CASEY GODDARD, appellant and owner of the property located at **2502 MIAMI AVE**, requesting a variance from sidewalk requirements in the R15 District, to construct a single family residence without building sidewalks. 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 Parcel 06201000300

Results:

CASE 2018-572 (Council District - 21)

Woodbine Community Organization, appellant and **METRO GOV'T BT BACK TAX SALE**, owner of the property located at **1607 KNOWLES ST**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single family residence without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 08115034400

Results:

CASE 2018-575 (Council District - 17)

Chelsea Hannan, appellant and **KURIO PROPERTIES INC.**, owner of the property located at **353 GLENROSE AVE**, requesting variances from facade and sidewalk requirements in the MUL-A District, to complete the proposed mixed use development. Referred to the Board under Section 17.12.020 (D), (H) & 17.20.1120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Mixed Use

Map Parcel 11901003400

Results:

CASE 2018-576 (Council District - 27)

Shawn Hackett, appellant and owner of the property located at **5209 GREEN LEAF DR**, requesting a variance from sidewalk requirements in the R10 District, to construct a single family residence without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 161080C00200CO

Results:

CASE 2018-577 (Council District - 19)

Jeffrey Kellar, appellant and **METROPOLITAN TEACHERS CREDIT UNION**, owner of the property located at **1605 JEFFERSON ST**, requesting a 10' variance from front setback requirements in the CS District, to construct a ground sign on property with a 5' setback. Referred to the Board under Section 17.32.070 b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sign

Map Parcel 08115060700

Results:

CASE 2018-578 (Council District - 11)

Robert Berry, appellant and owner of the property located at **138 RAY AVE**, requesting a variance from front setback requirements in the RS15 District, to construct a single-family residence. Referred to the Board under Section 17.12.030 B 3. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 05316031200

Results:

CASE 2018-579 (Council District - 6)

Kirk McConnell, appellant and owner of the property located at **551 N 20TH ST**, requesting a variance from sidewalk requirements in the R6 District, to construct a single-family residence without building sidewalks. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 083060V00200CO

Results:

CASE 2018-582 (Council District - 7)

Samuel A. Gray, appellant and **MATYSIAK, JOHN & MICHELLE**, owners of the property located at **1125 GREENLAND AVE**, requesting a variance from side setback requirements in the RS10 District, to construct a carport addition to existing single family residence. 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

Map Parcel 06111022700

Results:

CASE 2018-585 (Council District - 34)

Gordon Siebert, appellant and owner of the property located at **3817 ABBOTT MARTIN RD**, requesting a variance from parking requirements in the RS20 District, to construct a detached garage. Referred to the Board under Section 17.20.060 d. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 11612012300

Results:

CASE 2018-586 (Council District - 15)

United Rentals, appellant and **723 MASSMAN PARTNERS GP**, owner of the property located at **723 MASSMAN DR**, requesting a variance from sidewalk requirements in the IR District, to conduct interior building renovations without building sidewalks. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Commercial

Map Parcel 09513003400

Results:

CASE 2018-589 (Council District - 20)

Land Development Solutions, appellant and **OAKLEY, ALAN D.**, owner of the property located at **600 45TH AVE N**, requesting a variance from side setback requirements in the R6 District, to construct a single-family residence. Referred to the Board under Section 17.12.30 c 2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 09112014300

Results:

CASE 2018-590 (Council District - 24)

Brad Bars, appellant and owner of the property located at **4404 A WESTLAWN DR**, requesting an Item A appeal, challenging the zoning administrator's determination that the duplex is not legally non-conforming. Appellant is also requesting rear and side setback variances in the OV-UZO, RS7.5 District, to convert a duplex and detached garage into two separate residences. Referred to the Board under Section 17.40.180 a, 17.12.020 A, 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Two Family

Map Parcel 10308006800

Results:

SHORT TERM RENTAL CASES

CASE 2018-425 (Council District - 7)

PAULI, REBEKAH L. & LAMBERTH, ANGELA M., appellant and owners of the property located at **1402 B CHESTER 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 Parcel 072144L00200CO

Results:

CASE 2018-514 (Council District - 17)

MCDONALD, ROBERT BRANDON, appellant and owner of the property located at **1067 B 2ND AVE S**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated after transfer of ownership name. 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 Parcel 105030I00400CO

Results:

CASE 2018-523 (Council District - 3)

DELOIS CROCKETT, appellant and owner of the property located at **4409 FALLING LEAF LN**, 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 17.16.050 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-SHORT TERM RENTAL

Map Parcel 03213008300

Results:

CASE 2018-573 (Council District - 24)

LEITH & STEPHANIE LOFTIN, appellant and owners of the property located at **823 NEARTOP 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 would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 10310009400

Results:

CASE 2018-581 (Council District - 17)

Daniel and Amanda Burt, appellant and owner of the property located at **14 A GARDEN ST**, 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 Parcel 105040A00100CO

Results:

CASE 2018-587 (Council District - 4)

MARION, JON & PATRICIA, appellant and owners of the property located at **2765 CALL HILL RD**, 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 Parcel 172120B28600CO

Results: