

**D O C K E T**

**11/15/2018**

**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. 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 2018-522 (Council District - 17)**

**THE MC2 GROUP, INC**, appellant and owner of the property located at **1704 CARVELL AVE**, requesting a variance to allow a front loading garage in the R6-A District, to construct a 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 10511019200

Results:

**CASE 2018-551 (Council District - 6)**

**MATT MILLSAP**, appellant and owner of the property located at **1211 N 14TH ST**, requesting variances from the conditions regarding ownership and occupancy for 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 alleged the Board has jurisdiction under Section 17.40.180(B).

Use- Detached Accessory Dwelling Unit

Map Parcel 083020P00200CO

Results:

**CASE 2018-566 (Council District - 19)**

**15TH & CHURCH EQUITY INVESTORS**, 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 condominiums. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-MULTI-USE

Map Parcel 09212034000

Results:

**CASE 2018-584 (Council District - 15)**

**Dale and Associates**, appellant and **SILVERMAN, CAROL & MARTIN, TRS.**, owner of the property located at **0 PENNINGTON BEND RD**, requesting a variance from front setback requirements in the R15 District, to construct four single family residences on four parcels with reduced front setbacks. 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

Parcel 06201003300, 06201003400, 06201003500, 06201003600

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 also requests variances from rear and side setback requirements in the 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 alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Two Family

Map Parcel 10308006800

Results:

**CASE 2018-593 (Council District - 20)**

**Gail Wales**, appellant and **O.I.C. INDIANA AVENUE COTTAGES**, owner of the property located at **5006 C INDIANA AVE**, requesting a variance from landscape buffer requirements in the R6 District, to construct two single family residences. Referred to the Board under Section 17.24.240 B. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Two- Family

Map Parcel 091110X90000CO

Results:

**CASE 2018-597 (Council District - 5)**

**ERLANGER PROPERTIES**, appellant and owner of the property located at **11 LUCILE ST**, requesting a variance from driveway size requirements in the RM20-A District, to construct a multi-family unit. Referred to the Board under Section 17.20.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map Parcel 07114029300

Results:

**CASE 2018-599 (Council District - 16)**

**Milad Yosef**, appellant and owner of the property located at **6 WHITSETT RD**, requesting a front setback variance in the RS10 District, to permit an existing porch. 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 Parcel 11907013500

Results:

**CASE 2018-600 (Council District - 25)**

**Brad Van Rassel**, appellant and **CARDWELL, CHRISTOPHER W. & GALLAGHER, MARY TAYLOR**, owner of the property located at **2806 22ND AVE S**, requesting a variance from height restrictions in the RS10 District, to construct a detached garage. Referred to the Board under Section 17.12.060 (B). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map Parcel 11702020400

Results:

**CASE 2018-603 (Council District - 18)**

**Jane House**, appellant and **HOUSE, GRIFFIN W. & JANE W.**, owner of the property located at **1900 BEECHWOOD AVE**, requesting variances from height and setback requirements in the RS 7.5 District, to obtain a variance for an already existing fence. Referred to the Board under Section 17.12.040(E)26. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 10416017500

Results:

**CASE 2018-604 (Council District - 5)**

**Chelsea Hannah**, appellant and **URBAN DWELL HOMES, LP**, owner of the property located at **216 N 9TH ST**, requesting a variance from sidewalk requirements in the RM20 District, to construct a Multi-Family development without paying for or building sidewalks. Referred to the Board under Section 17.16.250. The appellant alleged the Board to have jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map Parcel 08212010400

Results:

**CASE 2018-605 (Council District - 23)**

**James Haile**, appellant and **CJ PARTNERS, LLC**, owner of the property located at **6230 ROBIN HILL RD**, requesting a variance from sidewalk requirements in the RS40 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 alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 11515004900

Results:

**CASE 2018-609 (Council District - 18)**

**Brad Currie**, appellant and **CURRIE, J. BRADFORD & LAURA**, owners of the property located at **1721 BEECHWOOD AVE**, requesting a variance from setback requirements in the RS7.5 District, to permit a fence and wall exceeding 30" in height at the requested location on the property. 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-Single Family

Map Parcel 10416026400

Results:

**CASE 2018-611 (Council District - 11)**

**Tara Knowles**, appellant and **KNOWLES, CHRISTOPHER M.**, owner of the property located at **3606 OLD HICKORY BLVD**, requesting a change in legally nonconforming use in the MUL District, to permit the use of space for a moving company. Referred to the Board under Section 17.08.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(D).

Use-Office/Parking

Map Parcel 05316005200

Results:

**CASE 2018-612 (Council District - 5)**

**City Limits Construction**, appellant and **RUDOLPH, JOHN**, owner of the property located at **1110 A N 6TH ST**, requesting a variance from setback requirements in a SP Zoning District, to construct a single family home. 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 08204001400

Results:

**CASE 2018-613 (Council District - 5)**

**City Limits Construction**, appellant and **RUDOLPH, JOHN**, owner of the property located at **1110 B N 6TH ST**, requesting a variance from setback requirements in a SP Zoning District, to construct a single family home. 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 08204043100

Results:

**CASE 2018-614 (Council District - 25)**

**Michael Robinson**, appellant and **COOK, PAUL E. & MCKEE, MICHAEL B.**, owner of the property located at **1488 WOODMONT BLVD**, requesting a variance from front setback requirements in the RS10 District, to construct a single family residence. Referred to the Board under Section 17.12.030(c)3. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 11712019900

Results:

**CASE 2018-615 (Council District - 27)**

**Ali Shaw**, appellant and **BALAFKANDEH, EBRAHIM**, owner of the property located at **4401 NOLENSVILLE PIKE**, requesting a variance from sidewalk requirements in the CS District, to construct a new office building without building sidewalks or contributing into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Auto Sales

Map Parcel 14707007700

Results:

**CASE 2018-617 (Council District - 5)**

**Max Rubel**, appellant and owner of the property located at **929 GRANADA AVE**, requesting an expansion of a legally non-conforming detached garage in the RS5 District, to construct an addition to the legally non-conforming detached garage. Referred to the Board under Section 17.40.660 c. The appellant alleged the Board has jurisdiction under Section 17.40.180(D).

Use-Single Family

Map Parcel 08301012700

Results:

**CASE 2018-619 (Council District - 17)**

**Keith Dowd**, appellant and **DREAM, INC.**, owner of the property located at **420 HUMPHREYS ST**, requesting a variance from sidewalk requirements in the MUL District, to construct two residences without paying into the sidewalk fund or constructing sidewalks. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Two Family

Map Parcel 10507001500

Results:

**CASE 2018-620 (Council District - 17)**

**Chris Smith**, appellant and **THE LISA WHEELER TRUST, ET AL**, owner of the property located at **2699 8TH AVE S**, requesting a variance from sidewalk requirements in the CS District, to make future renovations to an existing retail office space without constructing sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Retail

Map Parcel 11806009500

Results:

**CASE 2018-621 (Council District - 17)**

**KISER VOGRIN DESIGN**, appellant and **OFFICES AT BRADFORD, LLC, THE**, owner of the property located at **2302 ELLIOTT AVE**, requesting a special exception from front setback requirement in the RM40, to construct a six unit multi-family residential development. Referred to the Board under Section 17.12.035 D1. The appellant alleged the Board would have jurisdiction under Section 17.40.180(C).

Use- MULTI-FAMILY

Map Parcel 10514021000

Results:

**CASE 2018-622 (Council District - 19)**

**Michael D Shmerling Partners**, appellant and owner of the property located at **1307 LEBANON PIKE**, requesting a variance from sidewalk requirements in the IWD District, to conduct general renovations to an office space without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Office

Map Parcel 09400006900

Results:

**CASE 2018-623 (Council District - 24)**

**Fulmer Engineering, LLC**, appellant and **SENDER, ARTHUR & ERNA & RBM SQUARED, LLC**, owner of the property located at **3805 CHARLOTTE AVE**, requesting a variance from sidewalk requirements in the CS District, to renovate an existing commercial building without constructing sidewalks or paying into the sidewalk fund. 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 Parcel 09213001300

Results:

**CASE 2018-624 (Council District - 5)**

**Jeremy Seaton**, appellant and **SIEGEL, CHARLOTTE & ADAM**, owner of the property located at **307 GRACE ST**, requesting a variance from sidewalk requirements in a SP 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 08207034800

Results:

**CASE 2018-625 (Council District - 21)**

**Jeremy Seaton**, appellant and **BATTLE, DANIELLE C. & ANTHONY D.**, owner of the property located at **513 DR D.B. TODD JR BLVD**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family residence without constructing 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 09208009100

Results:

**CASE 2018-628 (Council District - 2)**

**Nick Coleman**, appellant and **L & D HOSPITALITY, LLC**, owner of the property located at **410 DOMINICAN DR**, requesting a variance from landscape buffer requirements in the MUG-A District, to construct a hotel. Referred to the Board under Section 17.24.230, 17.12.020 (D). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Hotel

Map Parcel 08104020600

Results:

**CASE 2018-629 (Council District - 6)**

**Chris Wright**, appellant and **BEASLEY, DELOIS A.**, owner of the property located at **307 S 10TH ST**, requesting a variance from sidewalk requirements in the R6 District, to build two homes without constructing sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Two-Family

Map Parcel 08313051900

Results:

**CASE 2018-630 (Council District - 19)**

**Tonya Epps**, appellant and owner of the property located at **1500 ARTHUR AVE**, requesting variances from setback and sidewalk requirements in the R6-A District, to build a two-family residence without constructing sidewalks. Referred to the Board under Section 17.12.020 a, 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Two-Family

Map Parcel 081120G00400CO

Results:

**CASE 2018-631 (Council District - 24)**

**KE Holdings**, appellant and **BUBIS, MARTIN & JAYNE**, owners of the property located at **3717 WEST END AVE**, requesting a variance from setback requirements in the RM40 District, to permit a multi-family development. Referred to the Board under Section 17.12.035(D)1. The appellant alleged the Board has jurisdiction under Section 17.40.180(C).

Use-Multi-Family

Map Parcel 10409018000

Results:

**SHORT TERM RENTAL CASES**

**CASE 2018-595 (Council District - 35)**

**Tyler Englett**, appellant and **ENGLETT, JOHN T.**, owner of the property located at **1414 A BOSCOBEL ST**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Only one short term rental permit is allowed on an HPR lot with two residences. Appellant requests a second short term rental permit on this lot. 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 Parcel 083130Q00100CO

Results:

**CASE 2018-596 (Council District - 27)**

**Ezra and Jillian Cohen**, appellant and owners of the property located at **562 HIGHCREST 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 14715001300

Results:

**CASE 2018-598 (Council District - 16)**

**Joy Goodwin**, appellant and owner of the property located at **510 MCDONALD 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 Parcel 12009000900

Results:

**CASE 2018-606 (Council District - 18)**

**Anne Ballard**, appellant and owner of the property located at **2619 ESSEX PL**, 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(B).

Use-Short Term Rental

Map Parcel 10411026600

Results:

**CASE 2018-618 (Council District - 18)**

**Donghong Xu**, appellant and **DING, SUHUA & XU, DONGHONG**, owners of the property located at **2818 BELCOURT AVE**, requesting an Item A appeal, challenging the zoning administrator's revocation of a short term rental 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 Parcel 10406030700

Results:

**CASE 2018-627 (Council District - 21)**

**Baker Donelson**, appellant and **LAM, ADRIAN & DONALD YUIKI**, owners of the property located at **1822 A 9TH AVE N**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Referred to the Board under Section 17.40.180. The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map Parcel 081083E00100CO

Results: