

D O C K E T

1/3/2019

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. ROSS PEPPER
MR. DAVID TAYLOR, Vice-Chair
MS. ALMA SANFORD**

Previously Heard Cases Requiring Board Action:

Case 2018-680 (0 Sharpe Avenue)-Variance from front setback requirements to construct a Single-family residence that failed to receive enough votes. Previously heard on 12/6/18

CASE 2018-522 (Council District - 17)

THE MC2 GROUP, INC, appellant and **THE MC2 GROUP, INC**, 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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10511019200

Results:

CASE 2018-619 (Council District - 17)

KWITH DOWD, appellant and **DREAMINC.** owner of the property located at **420 HUMPHREYS ST**, requesting a variance from sidewalk requirements in the MUL District, to construct two single family residences without paying into the sidewalk fund or 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 10507001500

Results: Deferred 1/17/19

CASE 2018-645 (Council District - 5)

ROBERT BUTLER, appellant and **E TRINITY LN PROJECTS LLC**, owner of the property located at **935 E TRINITY LN**, requesting a variance from sidewalk requirements in the IR District, to renovate existing office space without building sidewalks or paying in 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-Office

Map Parcel 07205004000

Results:

CASE 2018-656 (Council District - 24)

MARTIN DILLINGHAM, appellant and **DILLINGHAM, MARTIN, JR.**, owner of the property located at **3509 B WRENWOOD DR**, requesting a variance from side setback requirements in the R6 District, to permit an existing garage. Referred to the Board under Section 17.12.040 E.1.B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10401040800

Results:

CASE 2018-663 (Council District - 16)

JULIAN BUSTILLO, appellant and **IGLESIA DE CRISTO JEHOVA-SHAMA NASHVILLE TN**, owner of the property located at **520 RAYMOND ST**, requesting a special exception in the RS7.5 District, to construct a 1120 square foot addition to a church. Referred to the Board under Section 17.40.180 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 13301023200

Results:

CASE 2018-677 (Council District - 17)

MARK WALLACE, appellant and **FRANKLIN SUNAPEE GP**, owner of the property located at **1112 WADE AVE**, requesting variances from lot size and sidewalk requirements in the RM20 District, to construct three residential units without building sidewalks. Referred to the Board under Section 17.20.120, 17.12.020 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 10505026700

Results:

CASE 2018-689 (Council District - 5)

INETTA PRESLEY, appellant and **PRESLEY, INETTA J.**, owner of the property located at **314 DUKE ST**, requesting a variance from minimum lot size requirements in the R6-A District, to pursue a subdivision of the lot and construct 2 HPR's for a total of 4 units. Referred to the Board under Section 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 07108004900

Results:

CASE 2018-700 (Council District - 5)

MELISSA CHAMBERS, appellant and **CHAMBERS, AARON & MELISSA**, owner of the property located at **1219 N 7TH ST**, requesting a variance from sidewalk requirements in the SP 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 07116025100

Results:

CASE 2018-708 (Council District - 5)

FBGM, LLC, appellant and **FBGM, LLC**, owner of the property located at **909 JOSEPH AVE**, requesting a variance from sidewalk requirements in the SP District, to construct an addition to 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 08203006600

Results:

CASE 2018-713 (Council District - 5)

TRACEY COLLINS, appellant and **COLLINS, TRACEY**, owner of the property located at **305 HANCOCK ST**, requesting a variance from height restrictions in the SP District, to construct a detached dwelling unit 25' in height. Referred to the Board under Section 17.16.030 G 7 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel 08207017400

Results:

CASE 2019-004 (Council District - 20)

SOHEIL RAHIMI, appellant and, owner of the property located at **5914 A MORROW RD**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family homes on one parcel 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 091061M00200CO

Results:

CASE 2019-005 (Council District - 8)

MICHAEL WOODS, appellant and **COBELL PROPERTIES, LLC**, owner of the property located at **4117 GALLATIN PIKE**, requesting a **variance from parking requirements** in the OR20-A, OV- UDO, OV-NHL District, to construct an office addition. Referred to the Board under Section 17.20.030, 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office

Map Parcel 06111012400

Results:

CASE 2019-006 (Council District - 8)

MICHAEL WOODS, appellant and **COBELL PROPERTIES, LLC**, owner of the property located at **4117 GALLATIN PIKE**, requesting a **variance from front and rear setbacks** in the OR20-A, OV-UDO, OV-NHL District, to construct an office addition. Referred to the Board under Section 17.12.020 D., 17.40.660 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.18 B.

Use-Office

Map Parcel 06111012400

Results:

CASE 2019-007 (Council District - 8)

MICHAEL WOODS, appellant and **COBELL PROPERTIES, LLC**, owner of the property located at **4117 GALLATIN PIKE**, requesting a **variance from sidewalk requirements** in the OR20-A, OV-UDO, OV-NHL District, to construct an office additions 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-Office

Map Parcel 06111012400

Results:

CASE 2019-008 (Council District - 8)

MICHAEL WOODS, appellant and **COBELL PROPERTIES, LLC**, owner of the property located at **4117 GALLATIN PIKE**, requesting a **variance from landscape and rear buffer** requirements in the OR20-A, OV-UDO, OV-NHL District, to construct an office addition. Referred to the Board under Section 17.24.230, 17.24.150, 17.24.160. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office

Map Parcel 06111012400

Results:

CASE 2019-009 (Council District - 8)

MICHAEL WOODS, appellant and **COBELL PROPERTIES, LLC**, owner of the property located at **4117 GALLATIN PIKE**, requesting a **variance from street access requirements** in the OR20-A, OV-UDO, OV, NHL District, to construct an office addition. Referred to the Board under Section 17.20.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office

Map Parcel 06111012400

Results:

CASE 2019-010 (Council District - 7)

Guerrier Development, LLC, appellant and **GUERRIER DEVELOPMENT, LLC**, owner of the property located at **1238 C MCGAVOCK PIKE**, requesting a variance from sidewalk requirements in the R8 District, to construct two single family homes on one parcel 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 07207019500

Results:

CASE 2019-016 (Council District - 5)

KEESEE, VERNON T. JR., appellant and **KEESEE, VERNON T. JR.**, owner of the property located at **1104 A & B N 8TH ST**, requesting a variance from sidewalk requirements in the SP, OV-UZO District, to construct two single family homes without updating 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 08204043000

Results: Map Parcel 08204005500

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 1 short term rental permit is allowed on an HPR lot in the R2 District, to obtain a second short term rental permit on this lot appellant must own both lots Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board have have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental Map Parcel 083130Q00100CO

Results:

CASE 2018-606 (Council District - 18)

ANNE BALLARD, appellant and **BALLARD, ANNE T.**, 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 in the RS7.5 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 10411026600

Results:

CASE 2018-660 (Council District - 6)

PANTHEON DEVELOPMENT, LLC, appellant and **PANTHEON DEVELOPMENT, LLC**, owner of the property located at **408 RUDOLPH AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of the attempted renewal of a short term rental permit. Appellant missed the renewal deadline and continued operating on an expired permit, within in the R6 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 08310037100

Results:

CASE 2018-662 (Council District - 17)

COLLINS LEGAL, LLC, appellant and **TBC I, LLC**, owner of the property located at **1014 B W GROVE 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 in the R8 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 105090R00200CO

CASE 2018-696 (Council District - 6)

PIERRI, EVAN M., appellant and **PIERRI, EVAN M.**, owner of the property located at **916 S 14TH 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 in the RS5 District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 09405009100

Results:

CASE 2018-704 (Council District - 17)

ELDRIDGE, NATASHA, appellant and **ELDRIDGE, NATASHA**, owner of the property located at **1021 SUMMIT AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated after the their short term rental permit was cancelled due to change of ownership in the R6-A District. Referred to the Board under Section 17.16.250 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 10505057500

Results: **Withdrawn**