

**DOCKET**

**5/2/2019**

**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  
MS. ASHONTI DAVIS  
MS. CHRISTINA KARPYNEC  
MR. ROSS PEPPER, Vice-Chair  
MR. DAVID TAYLOR, Chairman  
MS. ALMA SANFORD**

---

**PROPOSED CHANGE TO RULE 6(D)**

Consideration of a change to BZA Rule 6(D) which currently requires all case documents to be submitted no later than Noon the Monday prior to a public hearing. The proposed revision would require documents to be submitted by close of business on the Thursday (1 week) prior to the hearing.

**CASE 2019-079 (Council District - 20)**

**COLLINS, JAMES CHARLES**, appellant and owner of the property located at **6503 PREMIER DR**, requesting a variance from lot size requirements in the R10 District, to construct a second house on the property. Referred to the Board under Section 17.12.020.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10204007900

**RESULT -**

**CASE 2019-131 (Council District - 7)**

**JACOB BENDER**, appellant and **JACKSON VALLEY LAND PARTNERS, LLC**, owner of the property located at **1525 PRESTON DR**, requesting a variance from sidewalk requirements in the R10 District, to construct two single family houses 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-Two-Family

Map Parcel 072161E00100CO

**RESULT -**

**CASE 2019-141 (Council District - 1)**

**BRITTNEY FITZGERALD**, appellant and **WEATHERSBY, CALPURNIA P.**, owner of the property located at **4243 EATONS CREEK RD**, requesting a special exception for a day care home in the RS15 District, to open a day care home. Referred to the Board under Section 17.16.170.C. 1 thru 7. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Daycare

Map Parcel 05813000100

**RESULT -**

**CASE 2019-174 (Council District - 24)**

**WERTS, MARGARET G. & ERNEST DAY**, appellant and owner of the property located at **3600 CHALMETTE CT**, requesting a variance from setback requirements in the RS20 District, to enclose an existing rear patio. Referred to the Board under Section 17.12.020.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family

Map Parcel 117010C00100CO

**RESULT –**

**CASE 2019-177 (Council District - 19)**

**ROGERS JACKSON**, appellant and **BARS, BRADLEY JOSEPH**, owner of the property located at **1716 A NASSAU ST**, requesting a variance from sidewalk requirements in the R6-A District, to build two single family homes 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-Single Family

Map Parcel 081083N00100CO

**RESULT –**

**CASE 2019-178 (Council District - 7)**

**TYLER THOMSON**, appellant and **HARMONY HOMES OF TENNESSEE, LLC**, owner of the property located at **1612 CAHAL AVE**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family houses 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 A.

Use-Single Family

Map Parcel 07214028600

**RESULT -**

**CASE 2019-179 (Council District - 14)**

**LEO MORENO**, appellant and **MEDINA, GALILEO JUAN CARLOS MORENO**, owner of the property located at **4057 MILLS RD**, requesting a variance from floor area ratio requirements in the R8 District, to construct a garage. Referred to the Board under Section 17.12.050.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09700006502

**RESULT -**

**CASE 2019-180 (Council District - 19)**

**JEFF STROMATT**, appellant and **NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION**, owner of the property located at **1001 11TH AVE N**, requesting a variance from sidewalk requirements in the RS3.75, MDHA-PJ, OV-UZO District, to construct a single family house 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-Single Family

Map Parcel 08116056800

**RESULT -**

**CASE 2019-181 (Council District - 17)**

**JEFF STROMATT**, appellant and **NEW LEVEL COMMUNITY DEVELOPMENT CORPORATION**, owner of the property located at **34 SHEPARD ST**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family home 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-Single Family

Map Parcel 10504011900

**RESULT –**

**CASE 2019-182 (Council District - 17)**

**ELLIOTT DEVELOPERS**, appellant and **BUCHANAN, SAMUEL ET AL**, owner of the property located at **16 CLAIBORNE ST**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family houses 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-Two Family

Map Parcel 10504001000

**RESULT -**

**CASE 2019-183 (Council District - 21)**

**OGGS, JASON**, appellant and owner of the property located at **1000 43RD AVE N**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single-family house 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-Single Family

Map Parcel 09108008600

**RESULT -**

**CASE 2019-187 (Council District - 24)**

**LANDON DEVELOPMENT GROUP, LLC**, appellant and owner of the property located at **5813 VINE RIDGE DR**, 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 would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10309009900

**RESULT - Withdrawn**

**CASE 2019-189 (Council District - 6)**

**L & E PROPERTIES DEVELOPERS & CONTRACTORS, INC**, appellant and owner of the property located at **2114 & 2116 GREENWOOD AVE**, requesting a variance from height requirements in the R6 District, to allow the continued legal use of the existing residences as constructed. Referred to the Board under Section 17.12.050.B. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 083033F00200CO

**RESULT -**

Map Parcel 083033F00100CO

**CASE 2019-191 (Council District - 17)**

**GABRIAL SCOTT**, appellant and **WARNER, TREGLOWN PATTON**, owner of the property located at **901 12TH AVE S**, requesting a variance from sidewalk requirements in the CS District, to convert an existing building into a restaurant without building 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-Commercial

Map Parcel 10501008900

**RESULT -**

**CASE 2019-192 (Council District - 20)**

**DIGNITY, LLC**, appellant and owners of the property located at **545 WESTBORO DR** and **6300 THUNDERBIRD DR**, requesting a variance from sidewalk requirements in the R8 District, to construct two single-family homes 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-Single Family

Map Parcel 090160I00200CO

**RESULT -**

Map Parcel 090160I00100CO

**CASE 2019-193 (Council District - 34)**

**SLOAN, BENSON, IV & CAROLINE RHETT**, appellant and, owner of the property located at **114 B TAGGART AVE**, requesting a variance from height requirements in the RS20 District, to construct a garage. Referred to the Board under Section 17.12.060.B. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 13005008100

**RESULT -**

**CASE 2019-195 (Council District - 21)**

**JEREMY PAYTON**, appellant and **AVENUE 11 DEVELOPMENT, LLC**, owner of the property located at **808 28TH AVE N**, requesting variances from sidewalk and rear setback requirements in the RS5 District, to construct a single family house. Referred to the Board under Section 17.20.020 and 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09206042100

**RESULT -**

**SHORT TERM RENTAL CASES**

**CASE 2019-171 (Council District - 17)**

**WILKINS, STEPHEN CODY & LAWLESS, ANGIE** appellant and owner of the property located at **803 HILLVIEW HTS. UNITS 107 & 108** requesting an Item A appeal challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the issued STRP permit had expired in the CS District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Short Term Rental

Map Parcel 105140I03100CO

**RESULT -**

Map Parcel 105140I03000CO

**CASE 2019-209 (Council District - 5)**

**Alex Porter**, appellant and **PORTER, ALEXANDRA C.**, owner of the property located at **316 WILBURN ST**, requesting an Item A appeal challenging the zoning administrator's denial of a short term rental permit. Appellant operated prior to obtaining the legally required short-term rental permit in the RS5 District. Referred to the Board under Section 17.16.250.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Short Term Rental

Map Parcel 08207013000

**RESUL -**