

DOCKET

8/1/2019

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

CASE 2019-212 (Council District - 6)

WALKER, JEREMY T. & JULIE R, appellant and owner of the property located at **1525 FATHERLAND ST**, requesting an Item A appeal challenging the zoning administrator's denial of a permit for a second house in the R6, MDHA-FP, OV-UZO, OV-NHC District. Referred to the Board under Section 17.16.030.D and 12.12.020.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08313055000

RESULT – Deferred 8/15/19

CASE 2019-293 (Council District - 21)

DEMETRIUS WIDE, appellant and owner of the property located at **943A 28TH AVE N**, requesting a variance from sidewalk requirements in the CN District, to construct an addition to a commercial building without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 09206005000

RESULT -

CASE 2019-299 (Council District - 14)

BAKER DONELSON, appellant and **LEVOG**, owner of the property located at **4321 OLD HICKORY BLVD**, requesting a variance from sidewalk requirements in the R15 District, to construct a wireless telecommunication tower 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-Telecommunications

Map Parcel 06400010400

RESULT –

CASE 2019-300 (Council District - 19)

JENNIFER CARR, appellant and **PEP MUSIC SQUARE, LLC**, owner of the property located at **900 18TH AVE S**, requesting special exception to allow additional height within the build to zone in the ORI-A District, to construct an office building. Referred to the Board under Section 17.12.020 D. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 09216036100

RESULT -Deferred 8/15/19

CASE 2019-305 (Council District - 33)

AMEEN, ROMANY, appellant and owner of the property located at **3009 APPLE ORCHARD TRL**, requesting a variance from rear setback requirements in the RS10 District, to construct a detached 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 150140C02000CO

Results-

CASE 2019-307 (Council District - 8)

SENNETT COMMERCIAL, LLC, appellant and owner of the property located at **3611 GALLATIN PIKE**, requesting a variance from sidewalk requirements in the MUL-A District, to rehab commercial 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-Commercial

Map Parcel 07202018100

RESULT -

CASE 2019-308 (Council District - 19)

JASPM HITCHCOCK, appellant and **ELEVEN WILLOW, LLC**, owner of the property located at **11 WILLOW ST**, requesting a variance from sidewalk requirements in the IR District, to renovate an existing building without building sidewalks or paying into the sidewalk fund for the frontage along Fairfax Ave. 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 09312002600

RESULT -

CASE 2019-310 (Council District - 6)

DOMINIC DEVUYST, appellant and **PARO SOUTH, LLC**, owner of the property located at **626 MAIN ST**, requesting a variance from sidewalk requirements in the MDHA, MUG District, to renovate an existing building for a restaurant 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-Restaurant

Map Parcel 08216003200

RESULT -

CASE 2019-313 (Council District - 5)

OLLENDORFF, ADAM H, appellant and owner of the property located at **331 RICHARDSON AVE**, requesting a variance from setback requirements in the SP District, to construct an addition to an existing garage and convert the garage to a detached accessory dwelling unit. Referred to the Board under Section 17.12.040.E.1.B. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 07115045800

RESULT –

CASE 2019-314 (Council District - 32)

HUFFINE FIRST SERVICE, appellant and **ST. IGNATIUS CATHOLIC CHURCH**, owner of the property located at **601 BELL RD**, requesting a variance from digital sign restrictions in the R15 District, to install a digital message board sign. Referred to the Board under Section 17.40.280, 17.32.050 H2. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Religious Institution

Map Parcel 14900025100

RESULT -

CASE 2019-316 (Council District - 5)

AARON OCHOA, appellant and **LUCILLE BUILDING, LLC**, owner of the property located at **1313 DICKERSON PIKE**, requesting a variance from sidewalk requirements in the CS District, to do an interior renovation without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Personal Care Services

Map Parcel 07115048900

RESULT -

CASE 2019-320 (Council District - 21)

FULMER ENGINEERING, appellant and **TREVOR STREET II, LLC**, owner of the property located at **0 33RD AVE N**, requesting a variance from sidewalk requirements in the OR20 District, to construct an office building without building sidewalks and instead pay 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 09209030200

RESULT -

Map Parcel 09209030100

CASE 2019-321 (Council District - 5)

BRONSON LANKFORD, appellant and **LIGON SKYLINE, LLC**, owner of the property located at **2 LIGON AVE**, requesting variances from parking deck and minimum parking requirements in the MUG-A District, to construct a multi-family development. Referred to the Board under Section 17.12.020.D and 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 07114032600

RESULT - Deferred indefinitely

CASE 2019-322 (Council District - 24)

DAVID TUDOR, appellant and **TUDOR BUILDING GROUP, GP**, owner of the property located at **3503 ELKINS AVE**, requesting a variance from sidewalk requirements in the RS5 District, to construct a single-family residence without building sidewalks and instead pay 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 09213034300

RESULT –

SHORT TERM RENTAL CASES

CASE 2019-302 (Council District - 13)

BROOKS, CRAIG & ANDREA, appellant and owner of the property located at **1708 ELM RUN WAY**, requesting Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant does not qualify for a permit under Public Chapter No. 972 in the R10 District. 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 10812029000

RESULT –

CASE 2019-303 (Council District - 19)

ALFONZO ALEXANDER, appellant and **TANNER, JAMES & JANUS & JAKE**, owner of the property located at **1010 B CALDWELL AVE**, requesting Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant does not qualify under Public Chapter No. 972 in the DTC District. 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 105094G00200CO

RESULT