

**DOCKET**

**11/21/2019**

**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**

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

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**Board members to vote on possible deferral of January 2, 2020, meeting**

**CASE 2019-401 (Council District - 17)**

**RANDY ARNOLD**, appellant and **O.I.C. 1016 WEST GROVE AVENUE TOWNHOMES**, owner of the property located at **1016 C W GROVE AVE**, requesting a variance from sidewalk requirements in the R8 District, to construct two single family residences 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-HPR

Map Parcel 105092J90000CO

**RESULT -**

**CASE 2019-422 (Council District - 11)**

**BVC OAKWOOD COMMONS, LLC**, appellant and owner of the property located at **4730 LEBANON PIKE**, requesting variance from sidewalk requirements in the R10 District, to make interior renovations 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 Rehab

Map Parcel 06416005900

**RESULT -**

**CASE 2019-425 (Council District - 1)**

**BIRCKHEAD, JAMES R. & LORI K.**, appellant and owner of the property located at **7721 WHITES CREEK PIKE**, requesting a special exception in the AR2A District, to use an existing farm as a camp site. Referred to the Board under Section 17.16.220 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Camp Site

Map Parcel 00800008700

**RESULT -**

**CASE 2019-432 (Council District - 19)**

**WARREN BRYANT**, appellant and **POPKIN, DAVID ET UX**, owner of the property located at **1811 DIVISION ST**, requesting a variance from sidewalk requirements in the MUI-A District, to renovate an existing building to build out three tenant spaces 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 09216029700

**RESULT -**

**CASE 2019-439 (Council District - 19)**

**JASON LINCOLN**, appellant and **METHTA, ANMOL P.**, owner of the property located at **1004 14<sup>TH</sup> AVE S**, requesting a variance from sidewalk requirements in the R6-A District, to construct two single family residences without building sidewalks but instead paying into the in-leu 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 105011000100CO

**RESULT -**

**CASE 2019-445 (Council District - 30)**

**JUSTIN PRICHETT**, appellant and **PARK, ILL H. & NA, KEUM S.**, owners of the property located at **4736 NOLENSVILLE PIKE**, requesting a variance from sidewalk requirements in the CS District, to renovate 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 14712008400

**RESULT -**

**CASE 2019-449 (Council District - 20)**

**MERIDIAN CONSTRUCTION COMPANY, LLC**, appellant and owner of the property located at **705 RIES AVE**, requesting a variance from minimum lot size requirements in the R8 District, to construct two single family residences on one parcel. 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-Two-Family

Map Parcel 09105004000

**RESULT – Deferred 12/5/19**

**CASE 2019-457 (Council District - 31)**

**PATSY CLAUDE**, appellant and **CLAUDE, PATSY SUE, TRUSTEE**, owner of the property located at **6210 NOLENSVILLE PIKE**, requesting an Item A appeal challenging the zoning administrator's denial of a permit to continue the use of an existing structure as a 4-unit apartment in the AR2A District. Referred to the Board under Section 17.40.180. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Multi-Family

Map Parcel 17300006300

**RESULT – Deferred indefinitely**

**CASE 2019-479 (Council District - 24)**

**KATHLEEN MURPHY**, appellant and **O.I.C. BOWLING ESTATES**, owner of the property located at **199 B BOWLING AVE**, requesting an Item A appeal challenging the zoning administrator's determination that the fence constructed on the property meets the legal requirements in the R8 District. Referred to the Board under Section 17.12.040 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single Family

Map Parcel 104090X90000CO

**RESULT –**

**CASE 2019-480 (Council District - 23)**

**WALT BRANDT**, appellant and **FIRST TRUSTEES OF THE L & K FAMILY TRUST**, owner of the property located at **223 BROOK HOLLOW RD**, requesting a variance from side setback requirements in the RS District, to construct an addition on the side of a single-family residence. 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 12903003800

**RESULT -**

**CASE 2019-482 (Council District - 20)**

**TRAVIS AND DEVON MORSE**, appellants and owners of the property located at **404 C EASTBORO DR**, requesting a variance from lot size requirements in the R8 District, to convert an existing garage into a detached accessory dwelling unit. 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 09113027100

**RESULT -**

**CASE 2019-484 (Council District - 22)**

**ALJABIRI, BASHAR & SUCHAD**, appellants and owners of the property located at **601 SUMMIT OAKS CT**, requesting a variance from rear setback requirements in the R15 District, to maintain an existing addition on the rear of the house. 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 128120B00600CO

**RESULT -**

**CASE 2019-486 (Council District - 27)**

**BRENT MACDONALD**, appellant and **COTTAGE COVE CO.**, owner of the property located at **4908 AQUATIC RD**, requesting a special exception in the RS10 District, to use an existing residence for a religious charity. Referred to the Board under Section 17.16.170 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 14716002100

**RESULT -**

**CASE 2019-487 (Council District - 17)**

**DUANE CUTHBERTSON**, appellant and **O.I.C. HOMES AT 2818 WEST KIRKWOOD**, owner of the property located at **2818 C W KIRKWOOD AVE**, requesting a variance from sidewalk requirements in the R8 District, to construct two single family residences without building sidewalks and instead 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 118023S90000CO

**RESULT -**

**CASE 2019-488 (Council District - 17)**

**DUANE CUTHBERTSON**, appellant and **BAKER, KATHERINE & MORGAN**, owners of the property located at **1108 PARIS AVE**, requesting a variance from minimum lot size requirements in the R8 District, to construct a detached accessory dwelling unit. 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 11801016000

**RESULT –**

**SHORT TERM RENTAL CASES**

**CASE 2019-464 (Council District - 31)**

**JACOBS, JUSTIN JAMES & BARZABAR, ZAYNAB**, appellants and owners of the property located at **7279 SANTEELAH WAY**, 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 RS10 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 181030A26400CO

**RESULT -**

**CASE 2019-477 (Council District - 5)**

**SALMON, FAITH ELIZABETH & HOILES, MATTHEW LAWRENCE**, appellants and owners of the property located at **1015 MANSFIELD ST**, requesting an Item A appeal challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the issued STRP permit expired 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 A.

Use-Short Term Rental

Map Parcel 08305016500

**RESULT -**