

**DOCKET**

**12/5/2019**

**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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**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**RESULT - Withdrawn**

**CASE 2019-461 (Council District - 20)**

**DUANE CUTHBERTSON**, appellant and **CANNONBALL PROPERTY, LLC**, owner of the property located at **5101 KENTUCKY AVE**, requesting a Special Exception and a variance from distance requirements to obtain a permit for a kennel in the CS District. Referred to the Board under Section 17.16.175. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 09107022800

**RESULT - Withdrawn**

**CASE 2019-490 (Council District - 22)**

**BOBBY STRICKLAND**, appellant and **BELLEVUE BAPTIST CHURCH OF NASHVILLE**, owner of the property located at **7400 HIGHWAY 70 S**, requesting a Special Exception to replace an existing sign with a video message board at a religious institution in the RS15 District. 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 14206000500

**RESULT -**

**CASE 2019-491 (Council District - 11)**

**RICHARD MOLINA**, appellant and **MOLINA, JUAN & LAURA**, owners of the property located at **303 & 305 BRIDGEWAY AVE**, requesting a variance from distance requirements in the CS District to open a used auto sales business. Referred to the Board under Section 17.16.070 F.9. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Auto Sales

Map Parcel 04405020400

Map Parcel 04405020300

**RESULT - Withdrawn**

**CASE 2019-492 (Council District - 19)**

**BASILE, KENT T**, appellant and owner of the property located at **908 CHEATHAM PL**, requesting variances from side setback and lot size requirements in the R6-A District, to construct a single-family residence. Referred to the Board under Sections 17.12.020 A and 17.40.670. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08112030800

**RESULT -**

**CASE 2019-493 (Council District - 25)**

**MILLER, LANCE A. & MELISSA L.**, appellants and owners of the property located at **111 WESTOVER PARK CT**, requesting a variance from side setback requirements in the R15 District, to construct an addition to 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 131030G00600CO

**RESULT -**

**CASE 2019-495 (Council District - 2)**

**BARRY CLEVELAND**, appellant and **PATEL, KALPESH R & GOPAL, DIVYESH R & ET AL**, owners of the property located at **261 FRENCH LANDING DR**, requesting a variance from minimum lot size requirements in the MUG District, to construct a hotel. Referred to the Board under Section 17.12.020 C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Hotel

Map Parcel 07016003300

**RESULT - Deferred 1/16/20**

**CASE 2019-498 (Council District - 9)**

**AUTO STOP, INC**, appellant and **CRUZ, JUAN A. & MARTINEZ, MARIA A. P.**, owners of the property located at **305 GALLATIN PIKE S**, requesting a variance from distance requirements in the CS District, to obtain a permit for an existing automobile repair shop. Referred to the Board under Section 17.16.070. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Auto Repair

Map Parcel 04216020400

**RESULT -**

**CASE 2019-499 (Council District - 19)**

**MT RENTAL PROPERTIES, LLC**, appellant and owner of the property located at **1710 DELTA AVE**, requesting a variance from minimum lot size requirements in the R6-A District, to construct two single family residences. 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 08112045400

**RESULT -**

**CASE 2019-500 (Council District - 17)**

**BRIAN MUSSER**, appellant and **BM BUILDERS LIMITED LIABILITY CO**, owner of the property located at **42 SHEPARD ST**, requesting a variance from side street setback requirements in the R6 District, to construct a single-family residence. Referred to the Board under Section 17.12.030.C.2. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10504011500

**RESULT -**

**CASE 2019-501 (Council District - 20)**

**JAY FULMER**, appellant and **4901 CENTENNIAL PARTNERS, LLC**, owner of the property located at **4901 CENTENNIAL BLVD**, requesting a variance from parking requirements in the IR District, to constrict a restaurant. Referred to the Board under Section 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Restaurant

Map Parcel 09100004400

**RESULT -**

**SHORT TERM RENTAL CASES**

**CASE 2019-485 (Council District - 8)**

**SADOWSKI, DANIEL**, appellant and owner of the property located at **4201 EDWARDS AVE**, 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 RS15 District. Referred to the Board under Section 17.16.25.E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental Permit

Map Parcel 06106016000

**RESULT -**

**CASE 2019-489 (Council District - 17)**

**JOAN WILSON & BRAD PENNINGTON**, appellant and **WILSON, JOAN REVOCABLE LIVING TRUST ET AL**, owner of the property located at **1129 ARCHER ST**, requesting an Item A appeal, challenging the zoning administrator's cancellation of an existing STRP permit due to an ownership change in the RM20 District. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have Jurisdiction under 17.40.180 A.

Use-Short Term Rental

Map Parcel 105014A01500CO

**RESULT -**

**CASE 2019-494 (Council District - 1)**

**YADIRA SANDOVAL**, appellant and **SANDOVAL, YADIRA & ROLANDO**, owners of the property located at **6364 OLD HICKORY BLVD**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated prior to obtaining a short-term rental permit in the AR2A 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 03900001500

**RESULT -**