

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**

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

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 -

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RESULT - Withdrawn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 -

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 -

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 -

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South

Nashville, Tennessee 37210



Appellant: Shane Teeters

Date: 8-23-19

Property Owner: Meridian Con. Co.

Case #: 2019-449

Representative: Shane Teeters

Map & Parcel: 91-5-40

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

Requesting lot size variance of 700 SF to allow for HPR construction. Zoning requires 8,000 SF and lot has only 7,300 SF

Activity Type: New Construction - HPR

Location: 205 Rios Ave.

This property is in the R8 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Does not meet minimum lot size

Section(s): 12.12.020 (A)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Meridian Construction
Appellant Name (Please Print)

D. Shane Teeter
Representative Name (Please Print)

224 Marcia Ave
Address

224 Marcia Ave
Address

Nashville TN 37209
City, State, Zip Code

Nashville TN 37209
City, State, Zip Code

615-477-3794
Phone Number

615-477-3794
Phone Number

Shane t@mcc tn.net
Email

Shanet@mcc tn.net
Email

Zoning Examiner: CH

Appeal Fee: \$100.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3705090

**ZONING BOARD APPEAL / CAAZ - 20190050956
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 09105004000**APPLICATION DATE:** 08/23/2019**SITE ADDRESS:**

705 RIES AVE NASHVILLE, TN 37209

LOT 53 SEC 1 MOSS WOOD

PARCEL OWNER: MERIDIAN CONSTRUCTION COMPANY, LI**CONTRACTOR:****APPLICANT:****PURPOSE:**

requesting lot size variance to allow for HPR construction. 8000Sf required and lot is currently 7300SF, will be a 700SF variance.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet pf the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

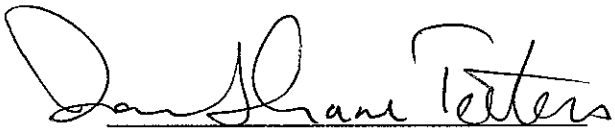
The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

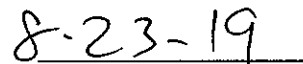
Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Friday prior to the public hearing to be included in the record. You must provide eight (1) copy of your information to staff.

I am aware that I am responsible for posting and removing the sign(s) after the public hearing.



APPELLANT



DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

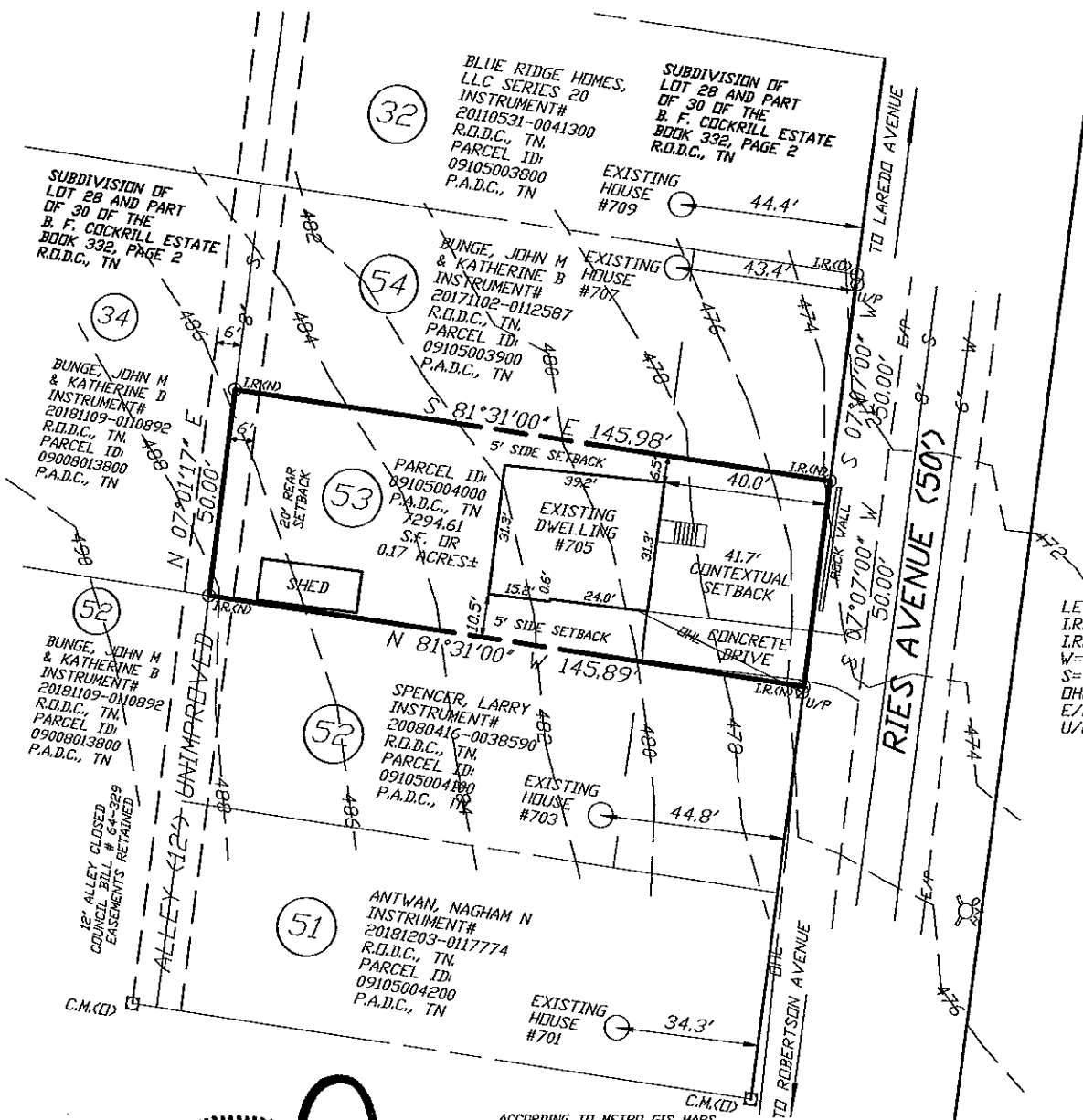
The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

This Parcel # 09105004000 is zoned R-8
The SQ FT is 7294.61 SF

This STREET And ADJacent streets
are being revitalized by tearing down
and building 1 or 2 units per building lot.

This lot is approximately 700 SQ FT
less than the 8000 SQ FT Minimum
or 8000. We request a variance
to Build an attached -2 unit Building.
 (Duplex).



LEGEND
 I.R.(O)=IRON ROD (OLD)
 I.R.(N)=IRON ROD (NEW)
 W=WATER LINE (RECORD)
 S=SEWER LINE (RECORD)
 DHL=OVERHEAD LINES
 E/P=EDGE PAVEMENT
 U/P=UTILITY POLE

ACCORDING TO METRO GIS MAPS
 PROPERTY IS ZONED R8
 SETBACKS FOR R8 ZONING TAKEN FROM
 DISTRICT BULK TABLES TITLE 17 'ZONING'
 CHAPTER 17.12

FRONT = STREET AVERAGE
 SIDES = 5'
 REAR = 20'
 VERIFY SETBACKS WITH CODES BEFORE
 DESIGN OR CONSTRUCTION DECISIONS
 ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST
 F.E.M.A. / FLOOD INSURANCE RATE MAP
 THIS PROPERTY IS NOT LOCATED IN A
 F.E.M.A. / F.I.R.M. SPECIAL FLOOD HAZARD AREA
 MAP 470040 PANEL 0236 H
 EFFECTIVE DATE = 4-5-17

THIS SURVEY WAS PREPARED FROM THE
 LATEST RECORDED DEED DESCRIPTION.
 THIS SURVEY IS SUBJECT TO THE FINDINGS
 OF A CURRENT TITLE EXAMINATION.
 NO TITLE REPORT WAS FURNISHED PRIOR TO
 THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC
 AS-BUILT RECORDS & FIELD LOCATION. THERE MAY
 BE UTILITIES OR EASEMENTS PRESENT THAT ARE
 NOT SHOWN ON THIS SURVEY.
 CONTACT THE TENNESSEE DINE CALL SYSTEM
 PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN, 37204
 PH. 615-298-2424
 EMAIL cmas@att.net

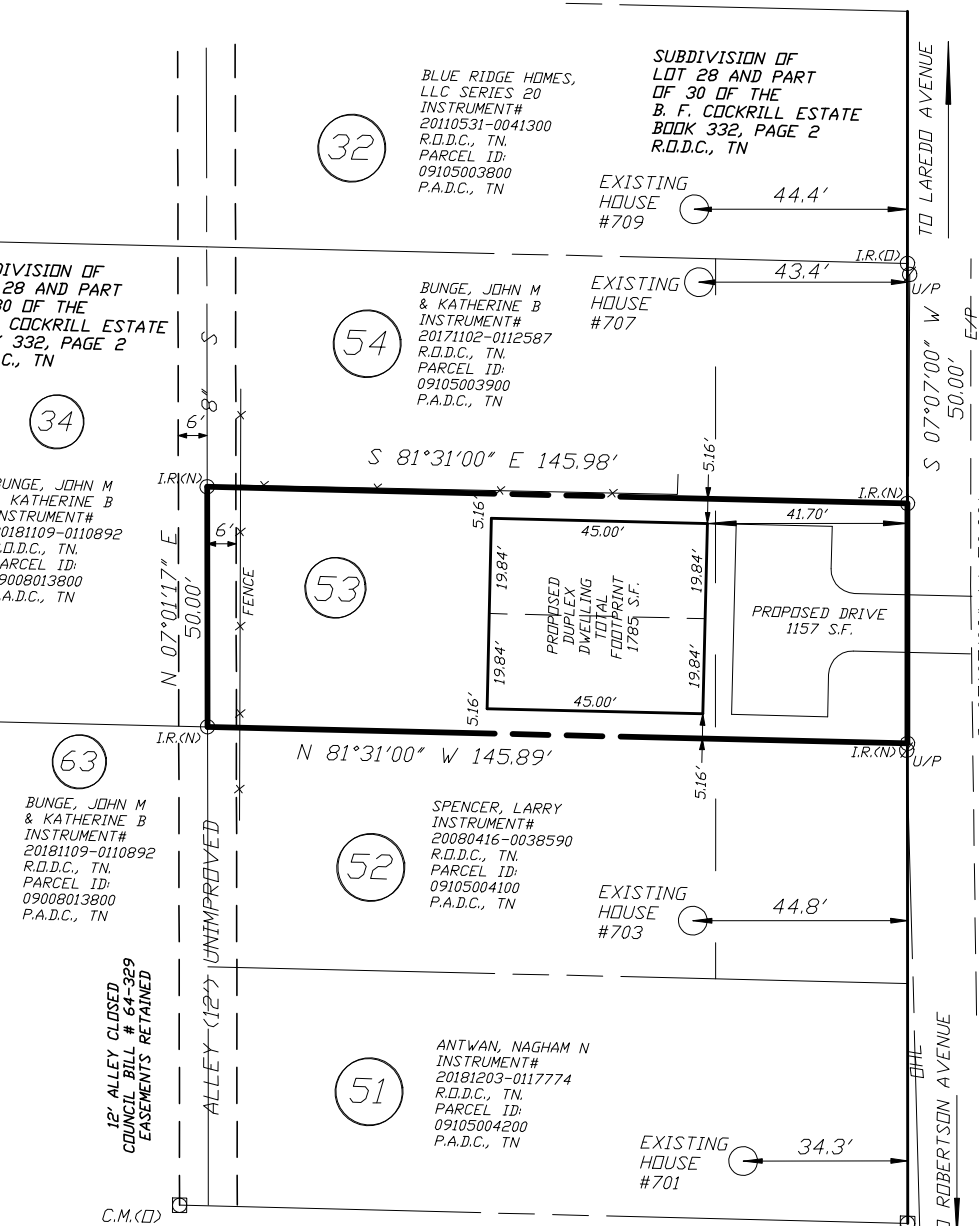
BOUNDARY SURVEY
 LOT 53, MISS WOOD SUBDIVISION
 BOOK 2663, PAGE 102 R.O.D.C., TN.
 PROPERTY LOCATED IN THE 20TH
 COUNCIL DISTRICT OF NASHVILLE,
 DAVIDSON COUNTY TENNESSEE
 ON THE WESTERLY MARGIN OF
 RIES AVENUE, SOUTH
 OF LAREDDO AVENUE
PROPERTY ADDRESS:
 705 RIES AVENUE,
 NASHVILLE, TN, 37209
DEED REFERENCE:
 INSTRUMENT #20080812-0082893
 R.O.D.C., TN.
PARCEL ID:
 09105004000 P.A.D.C., TN.
 DATE : 3-20-19
 SCALE : 1"=40'
PREPARED FOR: SHANE TEETERS



I HEREBY CERTIFY THAT THIS IS
 A CATEGORY I SURVEY WITH THE
 RATIO OF PRECISION OF THE
 UNADJUSTED SURVEY BEING 1: 18,000.
 THIS SURVEY WAS DONE IN
 COMPLIANCE WITH THE CURRENT
 STANDARDS OF PRACTICE ADOPTED
 BY THE TENNESSEE STATE BOARD OF
 EXAMINERS FOR LAND SURVEYORS.

JOHN ALAN HOOD
 TN. R.L.S.#1838





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SITE DATA
 ORIGINAL
 PARCEL ID
 09105004000
 P.A.D.C., TN
 7294.61
 S.F. DR
 0.17 ACRES±

EXISTING I.A.
 HOUSE = 1249 S.F.
 GARAGE = 954 S.F.
 DRIVE &
 WALKWAY = 2562 S.F.
TOTAL EXISTING I.A.
4765 S.F.

PROPOSED I.A.
 HOUSE 1785 S.F.
 DRIVE 1157 S.F.
 TOTAL PROPOSED I.A.
 2942 S.F.

4765-2942=1823
 NET I.A. DECREASE
 1823 S.F.

SITE PLAN
 LOT 53, MOSS WOOD SUBDIVISION
 BOOK 2663, PAGE 102 R.O.D.C., TN.
 PROPERTY LOCATED IN THE 20TH
 COUNCIL DISTRICT OF NASHVILLE,
 DAVIDSON COUNTY TENNESSEE
 ON THE WESTERLY MARGIN OF
 RIES AVENUE, SOUTH
 OF LAREDD AVENUE
PROPERTY ADDRESS:
 705 RIES AVENUE,
 NASHVILLE, TN., 37209
DEED REFERENCE:
 INSTRUMENT #20190520-0047208
 R.O.D.C., TN.
PARCEL ID:
 09105004000 P.A.D.C., TN.
 DATE : 3-20-19
 SCALE : 1"=40'
PREPARED FOR:
 MERIDIAN CONSTRUCTION
 COMPANY, LLC

ACCORDING TO METRO GIS MAPS
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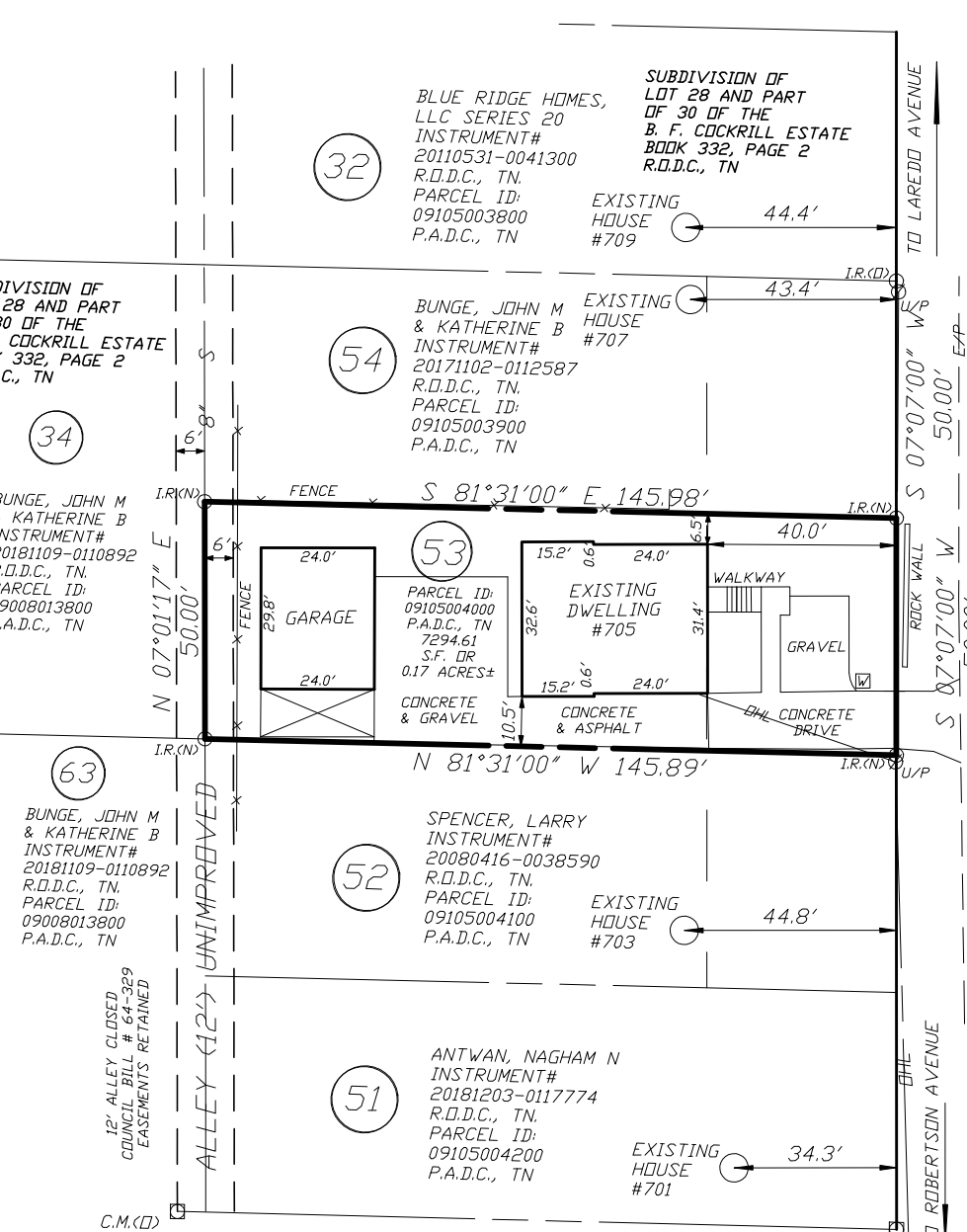
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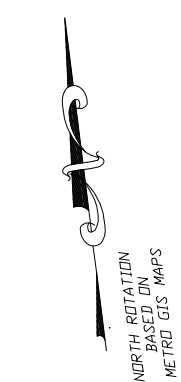
ALAN HOOD





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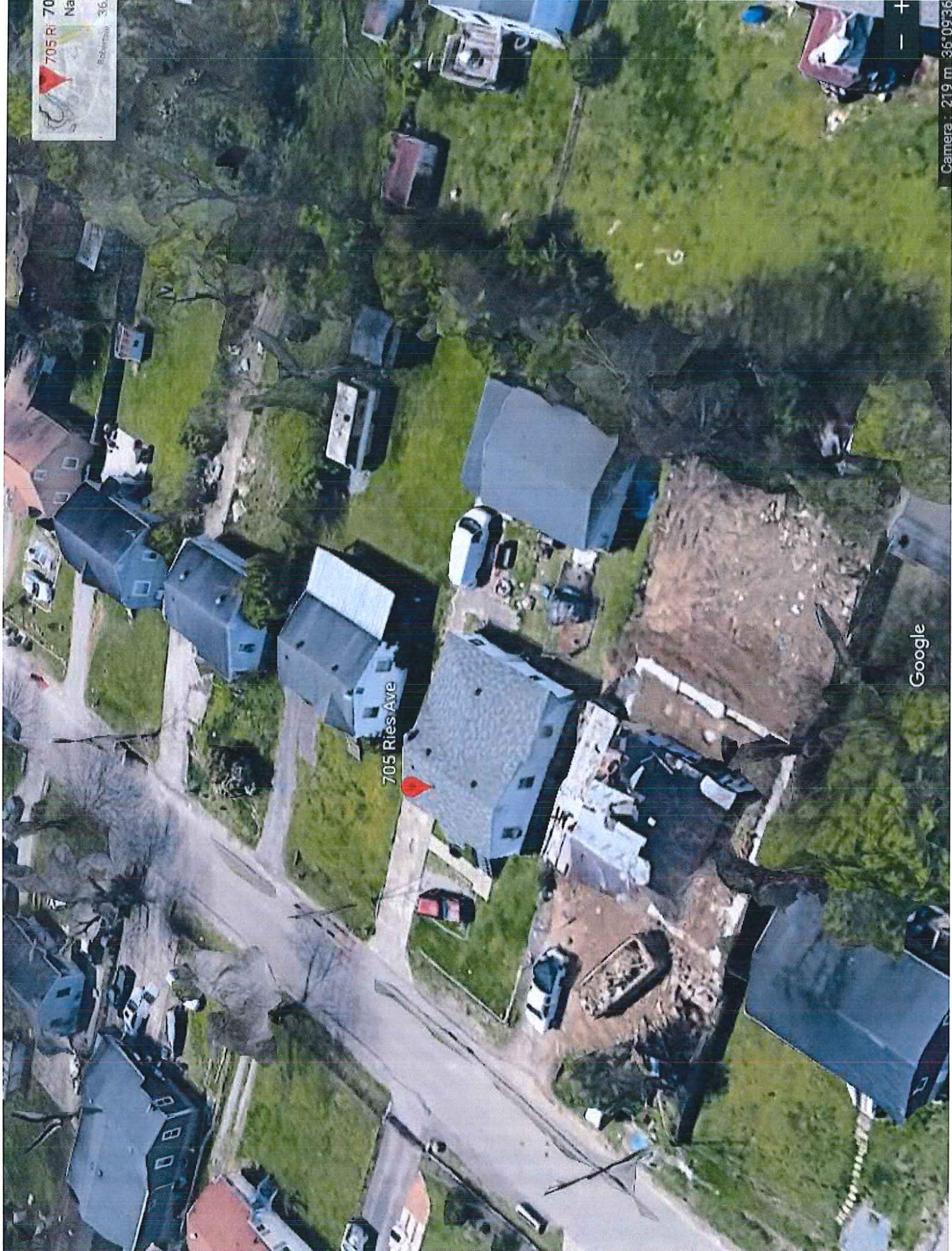
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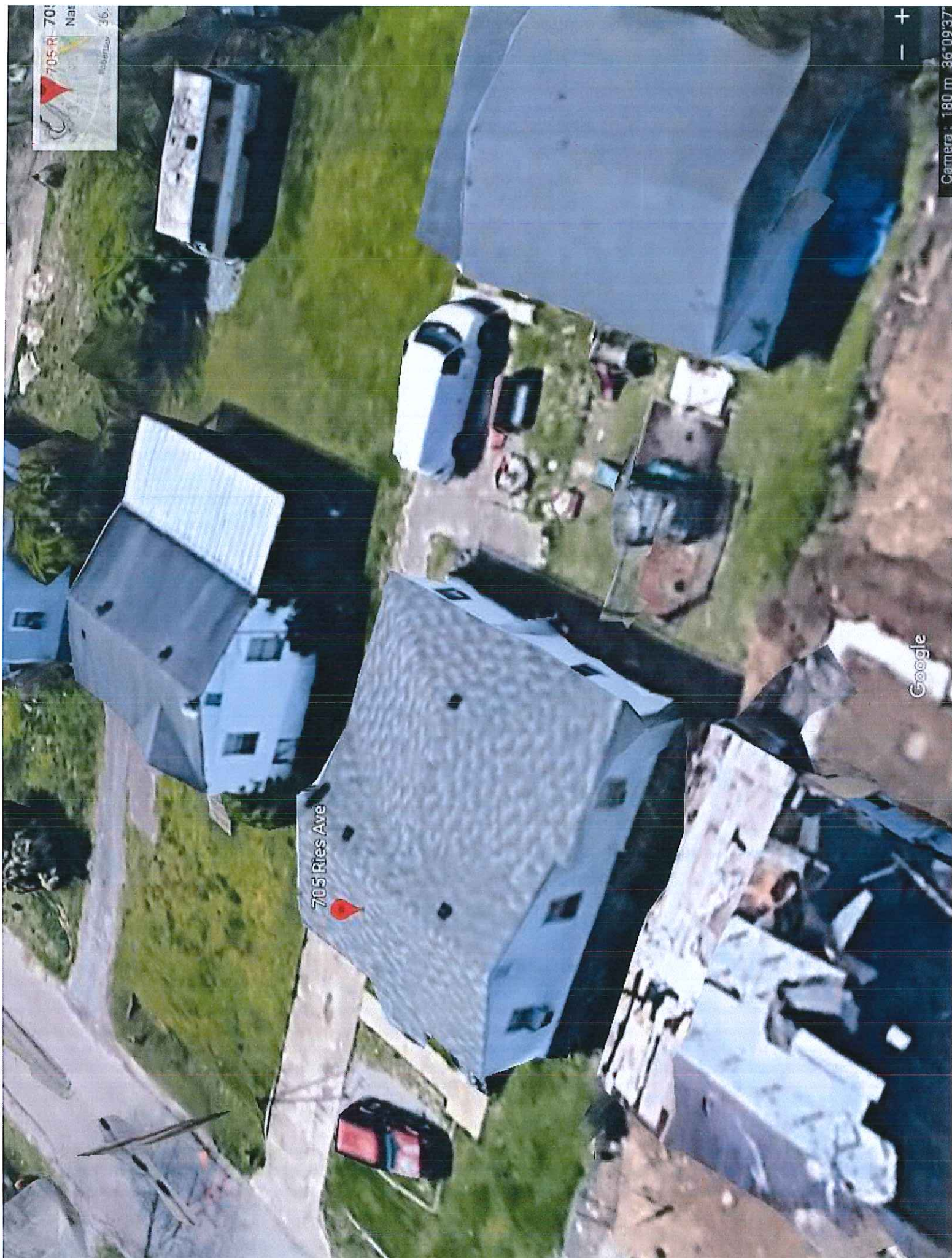
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 NASHVILLE, TN., 37204
 PH. 615-298-2424
 EMAIL cmas@att.net



705 Ri 70
Na
Elevation 366

Google

Camera : 219 m 36°09'36"



Google

Camera: 180 m 36°09'37"

Appellant- Shane Teeters owner–

Address 705 Ries Ave. Nashville, 37209

Date 9-12-19

Requesting variance from minimum lot size requirement in the R8 District to construct one structure duplex serving as unit A and unit B on one parcel.

To whom it may concern,

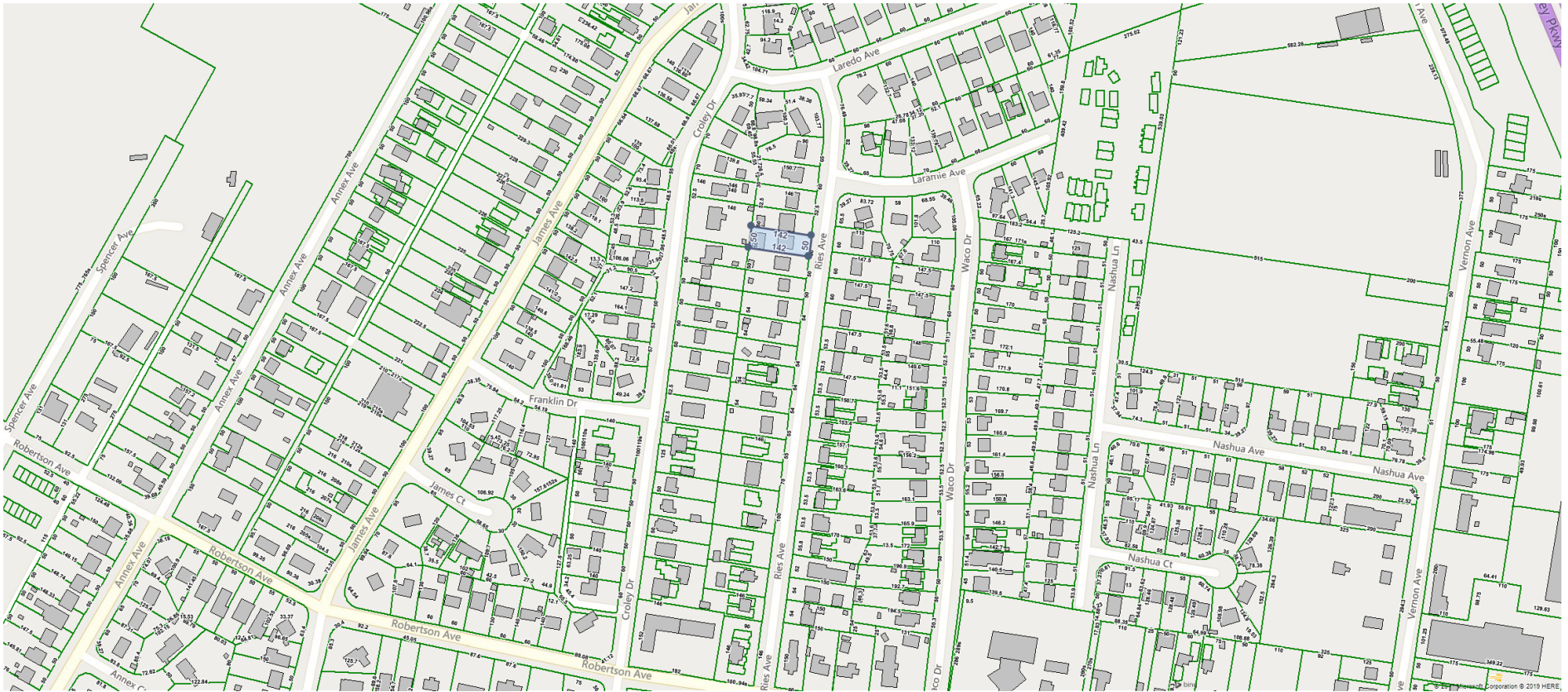
I understand that the lot in question, #53 of Moss wood subdivision addressed as 705 Ries Ave, is a non- conforming lot falling short of 8000 sq. ft. My compiling argument is that as you consider all the newly built homes on this street since 2016, the pattern has been to tear down original home and build back 2 new homes. This has been very positive not only for the neighborhood, but also for Nashville in providing much needed affordable housing. Currently this lot has the original house (built in 1962) and detached large garage. The existing building footprint of combined structures is 4765 sq. ft. My proposed footprint for new structure is 2942 sq ft which is a net decrease of 1823 sq. ft. I will honor all setbacks and sidewalk requirements as well as provide a landscaped backyard with 8 or more 2inch caliber mature trees. In the past, I have worked with organizations like Nashville Housing Fund to provide high quality affordable housing. I am excited to see this scenario being done currently on Ries Ave. I thank you for your consideration.

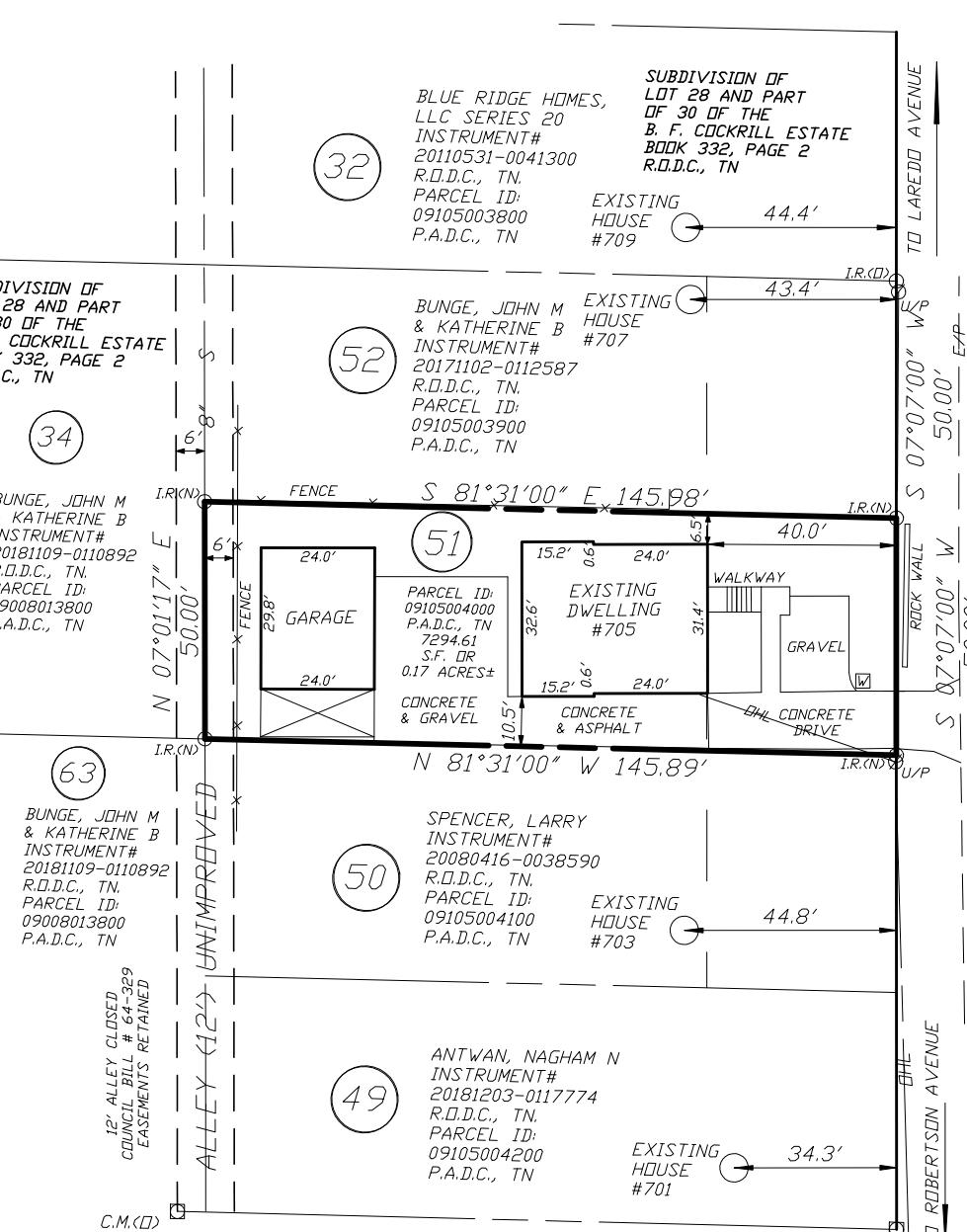
Sincerely,

Shane Teeters – Meridian construction

GREEN IS NEW BUILDS

Map for Parcel Address: 705 Ries Ave Nashville, TN 37209-1226 Parcel ID: 091-05-0-040.00





SITE DATA
 ORIGINAL
 PARCEL ID
 09105004000
 P.A.D.C., TN
 7294.61
 S.F. OR
 0.17 ACRES±
EXISTING I.A.
 HOUSE = 1249 S.F.
 GARAGE = 954 S.F.
 DRIVE &
 WALKWAY = 2562 S.F.
TOTAL EXISTING I.A.
4765 S.F.

LEGEND
 I.R.(D)=IRON ROD (OLD)
 I.R.(N)=IRON ROD (NEW)
 W=WATER LINE (RECORD)
 S=SEWER LINE (RECORD)
 OHL=OVERHEAD LINES
 E/P =EDGE PAVEMENT
 U/P =UTILITY POLE

NORTH ROTATION
 BASED ON
 METRO GIS MAPS

BOUNDARY SURVEY
 LOT 53, MOSS WOOD SUBDIVISION
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 DAVIDSON COUNTY TENNESSEE
 ON THE WESTERLY MARGIN OF
 RIES AVENUE, SOUTH
 OF LAREDD AVENUE
PROPERTY ADDRESS:
 705 RIES AVENUE,
 NASHVILLE, TN., 37209
DEED REFERENCE:
 INSTRUMENT #20190520-0047208
 R.O.D.C., TN.
PARCEL ID:
 09105004000 P.A.D.C., TN.
 DATE : 3-20-19
 SCALE : 1"=40'
PREPARED FOR:
 MERIDIAN CONSTRUCTION
 COMPANY, LLC



I HEREBY CERTIFY THAT THIS IS
 A CATEGORY I SURVEY WITH THE
 RATIO OF PRECISION OF THE
 UNADJUSTED SURVEY BEING 1: 18,000.
 THIS SURVEY WAS DONE IN
 COMPLIANCE WITH THE CURRENT
 STANDARDS OF PRACTICE ADOPTED
 BY THE TENNESSEE STATE BOARD OF
 EXAMINERS FOR LAND SURVEYORS.

ACCORDING TO METRO GIS MAPS
 PROPERTY IS ZONED R8
 SETBACKS FOR R8 ZONING TAKEN FROM
 DISTRICT BULK TABLES TITLE 17 'ZONING'
 CHAPTER 17.12
 FRONT = STREET AVERAGE
 SIDES = 5'
 REAR = 20'
 VERIFY SETBACKS WITH CODES BEFORE
 DESIGN OR CONSTRUCTION DECISIONS
 ARE MADE.

BY GRAPHIC SCALING FROM THE LATEST
 F.E.M.A. / FLOOD INSURANCE RATE MAP
 THIS PROPERTY IS NOT LOCATED IN A
 F.E.M.A. / F.I.R.M SPECIAL FLOOD HAZARD AREA
 MAP 470040 PANEL 0236 H
 EFFECTIVE DATE = 4-5-17

THIS SURVEY WAS PREPARED FROM THE
 LATEST RECORDED DEED DESCRIPTION.
 THIS SURVEY IS SUBJECT TO THE FINDINGS
 OF A CURRENT TITLE EXAMINATION.
 NO TITLE REPORT WAS FURNISHED PRIOR TO
 THE SURVEY.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC
 AS-BUILT RECORDS & FIELD LOCATION. THERE MAY
 BE UTILITIES OR EASEMENTS PRESENT THAT ARE
 NOT SHOWN ON THIS SURVEY.
 CONTACT THE TENNESSEE ONE CALL SYSTEM
 PRIOR TO ANY CONSTRUCTION OR DIGGING.

PREPARED BY:
 CAMPBELL, McRAE
 & ASSOCIATES,
 SURVEYING, INC.
 P.O. BOX 41153
 NASHVILLE, TN., 37204
 PH. 615-298-2424
 EMAIL cmas@att.net



From: [Lamb, Emily \(Codes\)](#)
To: [Lifsey, Debbie \(Codes\)](#); [Shepherd, Jessica \(Codes\)](#)
Subject: FW: BZA Docket Thursday, October 17, 2019
Date: Tuesday, October 15, 2019 10:51:59 AM

Emily Lamb
Metro Codes Department

From: Roberts, Mary Carolyn (Council Member) <marycarolyn.roberts@nashville.gov>
Sent: Tuesday, October 15, 2019 8:44 AM
To: Michael, Jon (Codes) <Jon.Michael@nashville.gov>; Lamb, Emily (Codes) <Emily.Lamb@nashville.gov>; Herbert, Bill (Codes) <Bill.Herbert@nashville.gov>
Subject: Fw: BZA Docket Thursday, October 17, 2019

Good morning,

I am 100% opposed to **CASE 2019-449, MERIDIAN CONSTRUCTION COMPANY, LLC**, appellant and owner of the property located at **705 RIES AVE** being given a **variance. Other than personal gain, I see no other reason this should be granted.**

Thanks for all that you do!

Thank you,

Mary Carolyn Roberts
Metro Council, District 20
marycarolynroberts@gmail.com
www.marycarolynroberts.com
615-977-9262

From: Fuqua, Barbara (Council Office) <barbara.fuqua@nashville.gov>
Sent: Monday, October 14, 2019 11:25 AM
To: Roberts, Mary Carolyn (Council Member) <marycarolyn.roberts@nashville.gov>
Subject: BZA Docket Thursday, October 17, 2019

DOCKET

10/17/2019

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

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

Barbara Fuqua
Metro Council Office
204 Metro Courthouse
615-862-6780

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Bobby Strickland Date: 10/3/19
Property Owner: Belleuve Baptist Church Case #: 2019-490
Representative: Bobby Strickland Map & Parcel: 14206000500

Council District 22

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: to replace existing sign with new video message board
new sign will be 7'11 3/16" wide X 7'11 3/8" height
PERMIT APPLICATION 2019060975

Activity Type: New sign - Digital video board

Location: 7400 Highway 70 So.

This property is in the RS15 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: requesting variance to allow video message board

Section(s): 17.16.170 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection C Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Bobby Strickland
Appellant Name (Please Print)

419 Basswood Dr.
Address

Nash., TN 37209
City, State, Zip Code

615-604-0752
Phone Number

bobby.strickland@sonyatl.com
Email

Zoning Examiner: LB

Bobby Strickland for Belleuve Bapt Church
Representative Name (Please Print)

Address

City, State, Zip Code

Phone Number

Email

Appeal Fee: _____



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3719701

**ZONING BOARD APPEAL / CAAZ - 20190060989
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 14206000500

APPLICATION DATE: 10/07/2019

SITE ADDRESS:

7400 HIGHWAY 70 S NASHVILLE, TN 37221

LOTS 19, 20, 21, 22, 23 CROSS TIMBERS SEC. 1 & ACREAGE TRACT

PARCEL OWNER: BELLEVUE BAPTIST CHURCH OF NASHVIL CONTRACTOR:

APPLICANT:**PURPOSE:**

Special Exception per 17.16.170 E to install LED Message Board Sign on RS15 Zoned Parcel for BELLEVUE BAPTIST CHURCH. Use as BELLEVUE BAPTIST CHURCH approved as Special Exception per 17.16.170 E.

Replacing existing monument sign. new monument sign to be located in same location.

7'11 3/16" W x 7'11 3/8"H Monument sign with masonry base, 3'4"H x 7'6 1/2"W Message board Area, and 3' H x 7'6 1/2"W "BELLEVUE BAPTIST CHURCH" Illuminated Panel above (see plans). Overall depth of monument sign is 37".

POC: Bobby Strickland 615-604-0752

Permit Application 2019060975

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR SPECIAL EXCEPTION REQUESTS

After your appeal is filed, zoning staff will visit the site to take photographs for the Board Members so they will have a better idea of the nature of your request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet of the property at issue in this case. The envelopes must include the return address for the BZA and case number. Fold and insert the notices into the envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.) Finally, BZA Rules require that you conduct a neighborhood meeting regarding the special exception request before the BZA hearing date.

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, The Friday prior to the public hearing to be included in the record. You must provide eight (8) copy of your information to staff.

I am aware that I am responsible for posting and removing the sign(s) after the public hearing.

I am aware that I am required to conduct a neighborhood meeting.

Bobby Steal
APPELLANT

Bellevue Bapt. Ch.

10/3/19
DATE

SPECIAL EXCEPTION REQUEST

BZA Rules of Procedure, Item 9(2) (e) requirements to conduct neighborhood meetings regarding the case that will later appear before the BZA. The BZA Rules specifies, "In the interest of having informed stake holder in special exception cases. It is required that the appellant make contact with the district council person and neighbors within 1,000 feet of the subject property from a mailing list provided by the board staff. Information by the applicant shall include a contact person and include a reasonable representation of the proposal and hold a meeting at a geographically convenient place, date, and time. Applicant shall document to the Board that this requirement has been met. Failure to comply may result in deferral of your case."

Zoning staff will provide you a mailing list of property owners in proximity to the location designated for a special exception permit. The BZA Rule then requires you to contact those persons on the mailing list, provide them with the date, time and place of meeting, and discuss your BZA request accordingly. If there is opposition to your case, this meeting gives you the chance to address those concerns prior to the public hearing at the BZA meeting.

You must create and provide documentation of your efforts to contact the neighboring property owners for the neighborhood meeting. Failure to do so can result in a deferral or denial of your appeal to the BZA.

I ACKNOWLEDGE MY RESPONSIBILITIES regarding the neighborhood meeting preceding the public hearing for by BZA appeal for a special exception

Bobby Hill
APPELLANT (OR REPRESENTATIVE)
Belleuve Bapt. Ch.

10/3/19
DATE

Metropolitan Board of Zoning Appeal
Metro Office Building
800 2nd Avenue South
Nashville, TN 37210

October 3, 2010

Re: Application for Special Exemption Request for Bellevue Baptist Church
7400 Hwy 70 South
Nashville, TN 37221

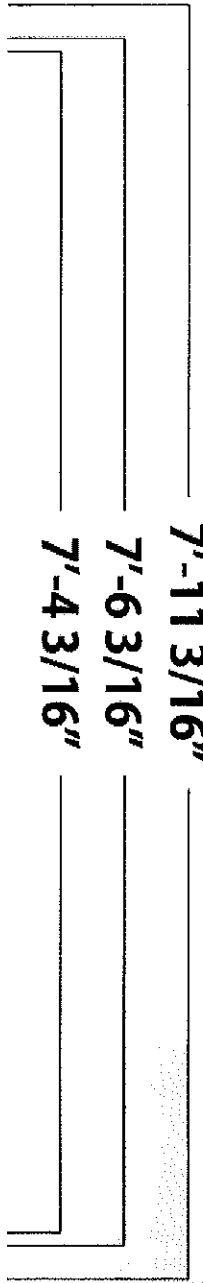
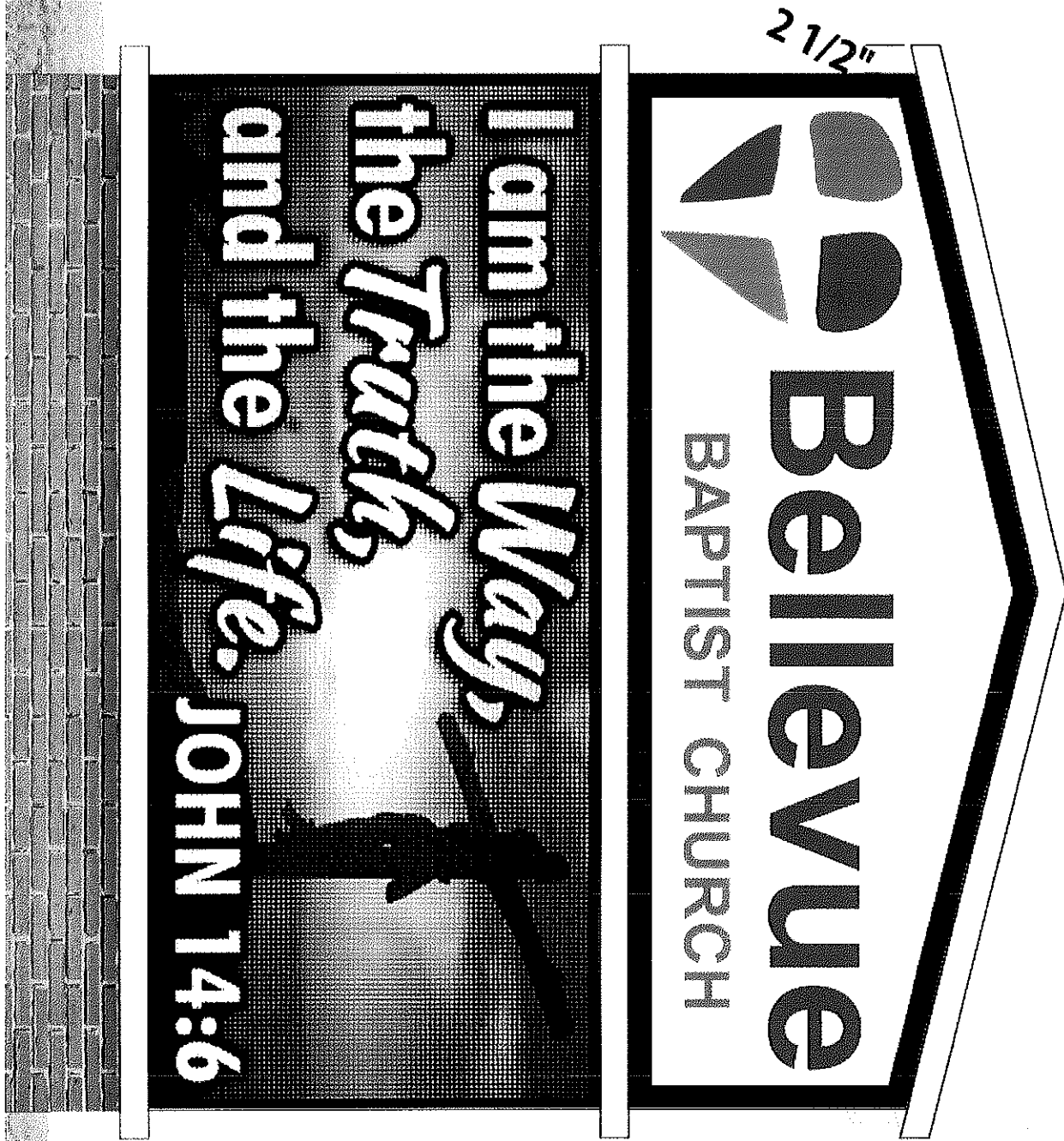
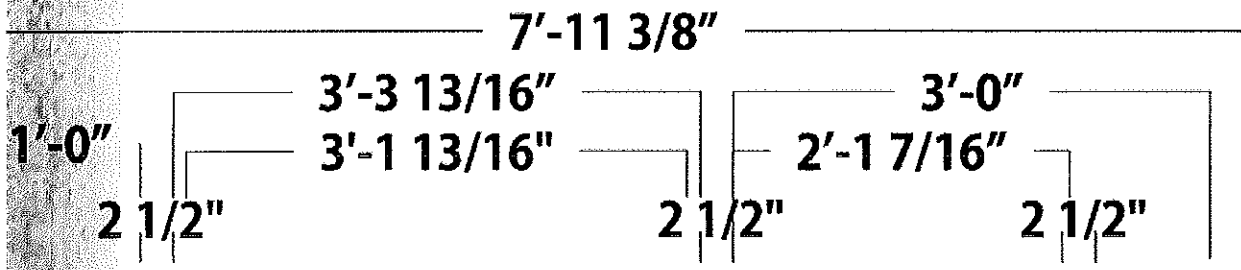
Thank you for the opportunity to submit this request which is for an appeal to allow our church to have, in combination with a new logo sign, and electronic message center. We would like to replace our existing, aged fluorescent illuminated sign that is a combination of our church logo/name and manual fluorescent illuminated reader board with a new sign. The new replacement sign will be smaller in size and utilize a brick structure for support. The new sign will also utilize LEDs for the logo illumination and for the message display. Use of LED technology will save on future repairs as well as costs.

There are numerous reasons for our church's need for a new electronic message center. Our congregation is an older congregation and an electronic message center would alleviate the physical requirements of updating the sign, especially in seasons when the weather conditions deteriorate. The new message center will be an effective means of informing our community of the many and every-changing events and programs that we offer. We have seen other area churches be awarded message centers and can see firsthand the positive benefits of their new message centers. One of those churches is directly across the street from us. One other positive result of the sign is the attractiveness for the community instead of the older, white background with black letters. We care about the church property appearance as well as the community. We realize we are in a residential area, but the sign will be in front of the church on a well-travel corridor and will not have a direct impact on the neighborhood.

Thank you for considering our appeal.



Bobby Strickland
Chairman of Deacons
Bellevue Baptist Church



MASONRY

EXIST

ACCOUNT #
SE0462

SIGNED RENDERING
190123-1354-B

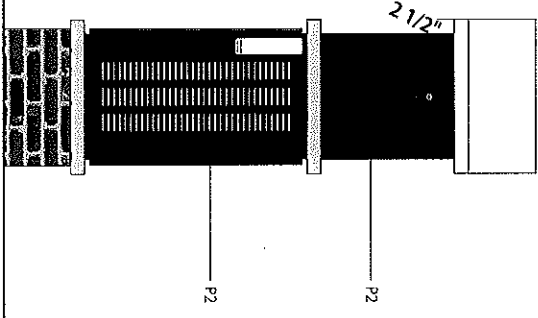
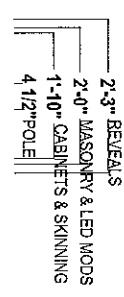
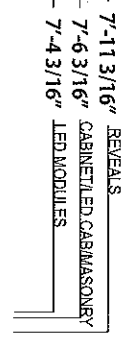
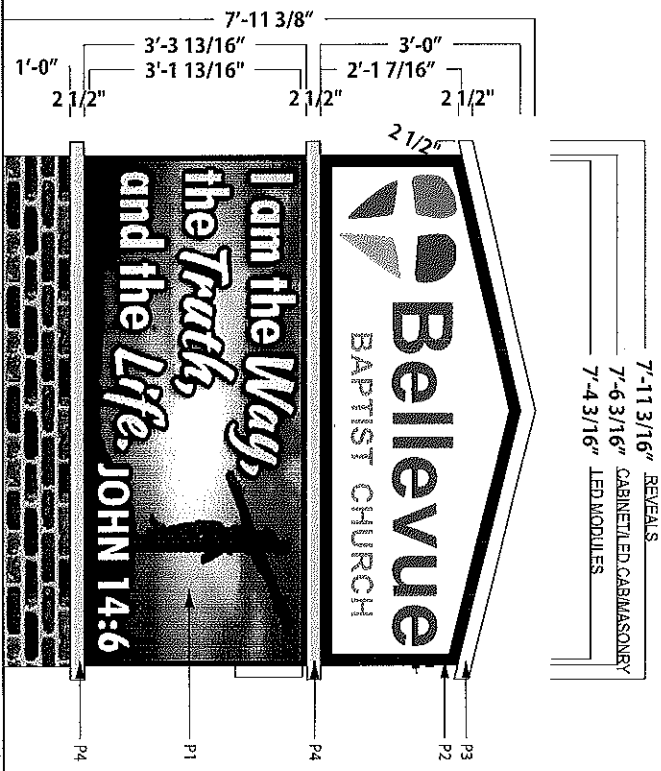
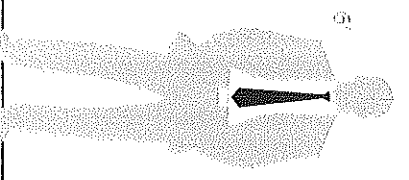
PRODUCTION RENDERING
CLIENT APPROVAL

PAINT SCHEDULE

- P1 - BLACK
MP 5V223ST
- P2 - DARK BLUE
SW 6663
- P3 - WHITE
SW 9024
- P4 - LIGHT GREY
SW 9024

VINYL SCHEDULE

- V1 - LIGHT BLUE
3M 3732-73L
- V2 - DARK BLUE
3M 3730-35L
- V3 - DARK ORANGE
3M 3735-32L
- V4 - LIGHT ORANGE
3M 3730-75L
- V5 - WHITE
3M 3730-10L



BELLEVE BAPTIST CHURCH	190123-1354-B	QUO-05623-18KSL-1-0	RICHARD JAMES	06/18/2019	
CLIENT NAME	SIGNED ART RENDERING	PROPOSAL ID	PROJECT MANAGER	DRAWING DATE	REV SIGN DATE
7400 HWY 70 SOUTH, NASHVILLE, TX					
INSTALL ADDRESS					
3-1 13/16" X 7-4 3/16" ECO FULL COLOR 10MM 96X224 MATRIX DOUBLE FACE SIGN					
955CR377024					

APPROVED BY	DATE

ARTIST: L. TERRY
PG 1 OF 3

1924 RANKIN RD, STE 300, HOUSTON, TX 77073
© 2015 ALL RIGHTS RESERVED

TOLL FREE: 800-888-5051
SIGN-EXPRESS.COM

UNDER ARTICLE 27 OF THE JOINT ETHICS COMMITTEE CODE OF PRACTICE FOR THE GRAPHIC ARTISTS COMMUNICATIONS INDUSTRY. Example of an artist's work furnished to a representative of prospective buyer shall remain the property of the artist; shall not be reproduced in whole or in part without the expressed written consent of the artist. Any reproduction of this work in any form without the written consent of the artist is prohibited. Any violation of this code of practice published to the officers of the law. Dimensions subject to minor changes due to detailed design considerations. Sign-Express will endeavor to closely match colors, including PMS color where specified. We cannot guarantee exact matches due to any compatibility of surface materials, vinyl and paints used. Sign-Express is not responsible for typographical errors.

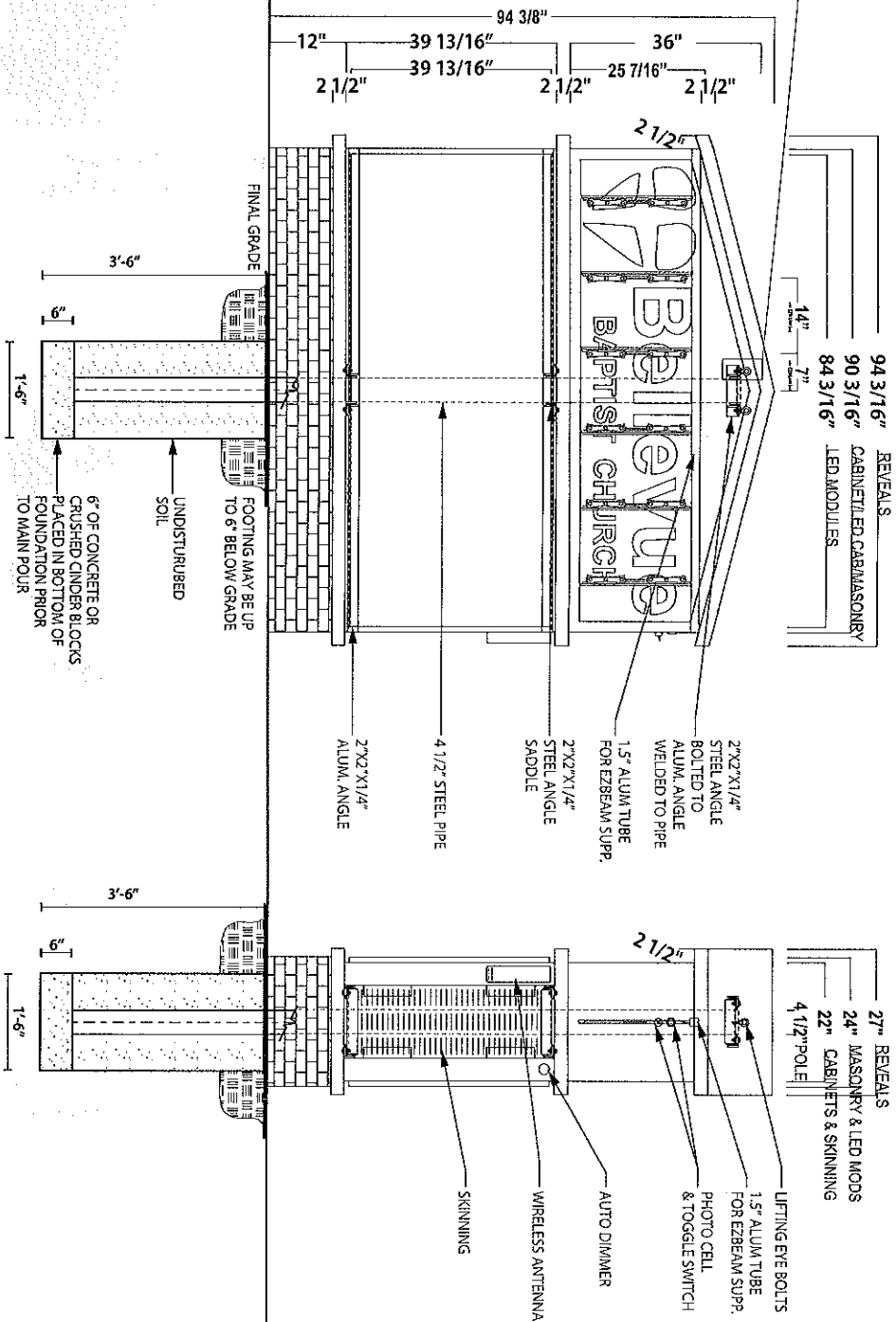
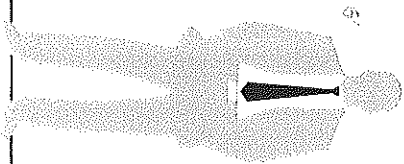
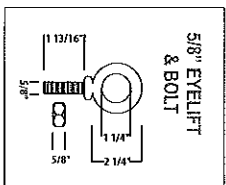
ACCOUNT #
SE0462

SIGNED RENDERING
190123-1354-B

PRODUCTION RENDERING
FABRICATION DETAIL

LIGHTING DETAIL

CHANNEL & LED MODULES
12 MOD/CHL - 6 CHL/FACE = 24 MODS TOTAL
BMW PWS SUPPLY (2-3)



SIGN-EXPRESS
LIGHTED SIGNS & LED DISPLAYS

BELLEVEUE BAPTIST CHURCH	190123-1354-B	QUO-05423-TBKSL-1-0	RICHARD JAMES	06/18/2019	
CLIENT NAME	SIGNED ART RENDERING	PROPOSED ID	PROJECT MANAGER	DRAWING DATE	SIGN/CON DATE
7400 HWY 70 SOUTH, NASHVILLE, TX	HOSPITAL ADDRESS				
3-1 1316" X 7-4 316" ECO FULL COLOR 10MM 96X224 MATRIX DOUBLE FACE SIGN	DESCRIPTION				
	APPROVED BY				DATE

ARTIST: L.TERRY
PG 2 OF 3

1924 RANKIN RD, STE 300, HOUSTON, TX 77073
© 2015 ALL RIGHTS RESERVED

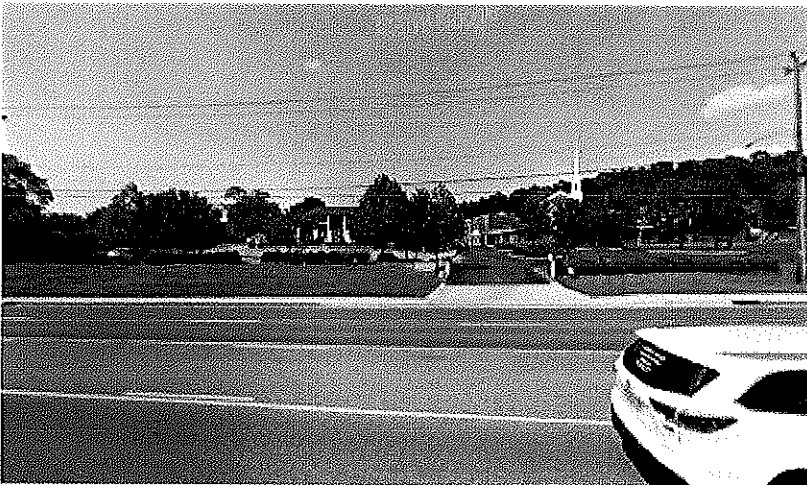
TOLL FREE: 800-888-5051
SIGN-EXPRESS.COM

UNDER ARTICLE 27 OF THE JONATHAN ETHICS COMMITTEE CODE OF FAIR PRACTICE FOR THE GRAPHIC ARTS INDUSTRY, EXPOSED TO ANY WORK (UNLESS OTHERWISE SPECIFIED) SHALL REMAIN THE PROPERTY OF THE ARTIST. THE ARTIST'S WORK IS PROVIDED IN WHOLE OR IN PART AS A SERVICE TO THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARTIST. THE ARTIST'S WORK IS PROVIDED AS A SERVICE TO THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARTIST.

Google Maps 7400 Hwy 70 S



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft



7400 Hwy 70 S

Nashville, TN 37221



Directions



Save



Nearby



Send to your phone

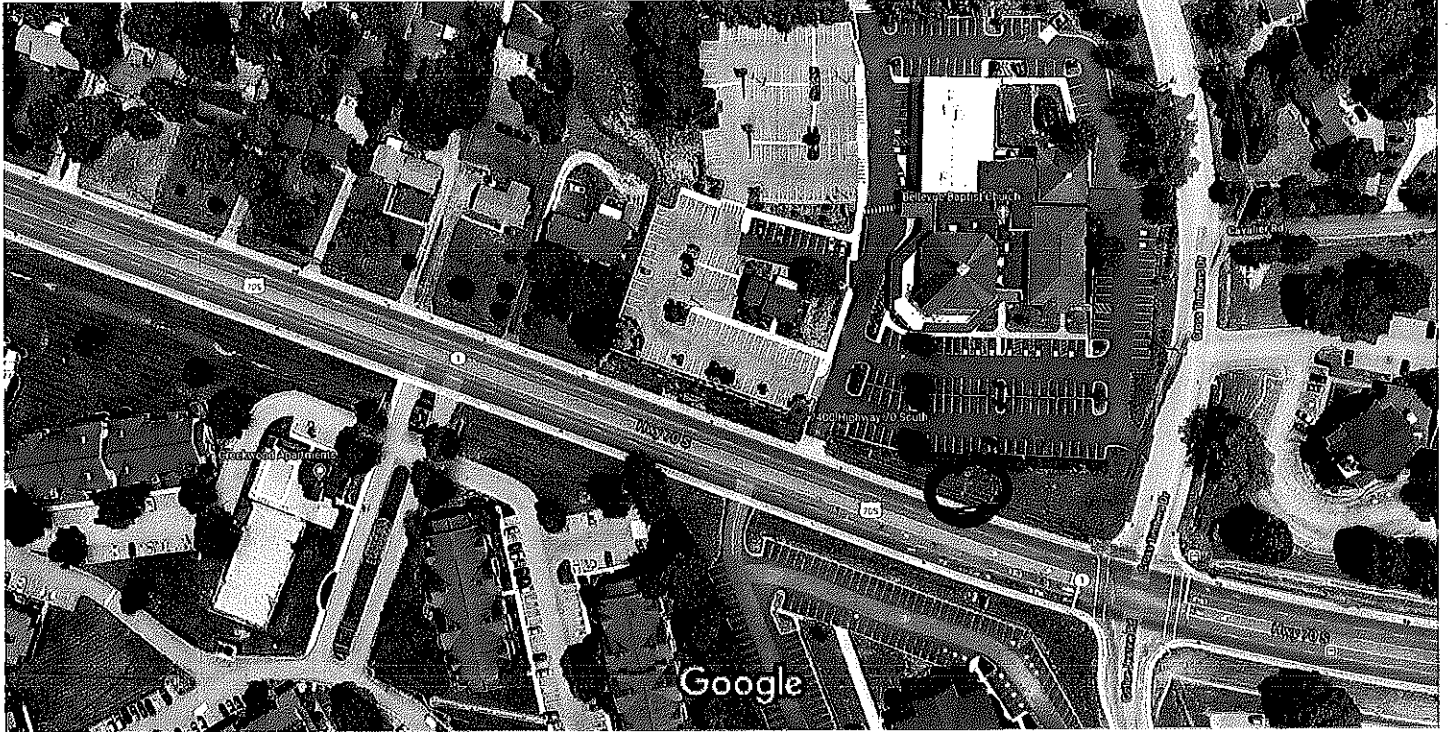


Share

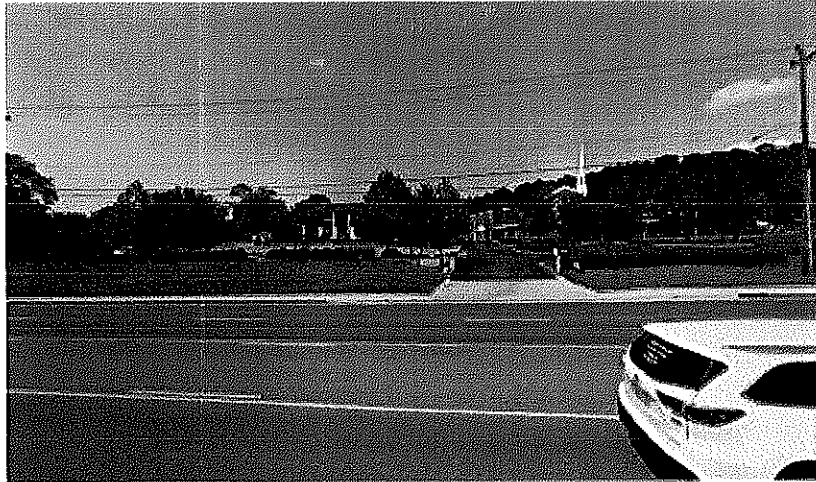
33F7+QC Nashville, Tennessee

Photos

Google Maps 7400 Hwy 70 S



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft



7400 Hwy 70 S

Nashville, TN 37221



Directions



Save



Nearby



Send to your phone



Share



33F7+QC Nashville, Tennessee

Photos







**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3719685

**APPLICATION FOR BUILDING SIGN PERMIT / CASN - T2019060975
THIS IS NOT A PERMIT**

PARCEL: 14206000500

APPLICATION DATE: 10/07/2019

SITE ADDRESS:

7400 HIGHWAY 70 S NASHVILLE, TN 37221
LOTS 19, 20, 21, 22, 23 CROSS TIMBERS SEC. 1 & ACREAGE TRACT

PARCEL OWNER: BELLEVUE BAPTIST CHURCH OF NASHVIL

APPLICANT:**PURPOSE:**

Requires BZA Approval for LED Message Board Sign on RS15 Zoned Parcel for BELLEVUE BAPTIST CHURCH. Use as BELLEVUE BAPTIST CHURCH approved as Special Exception per 17.16.170 E.

Replacing existing monument sign. new monument sign to be located in same location.

7'11 3/16" W x 7'11 3/8"H Monument sign with masonry base, 3'4"H x 7'6 1/2"W Message board Area, and 3' H x 7'6 1/2"W "BELLEVUE BAPTIST CHURCH" Illuminated Panel above (see plans). Overall depth of monument sign is 37".

POC: Bobby Strickland 615-604-0752

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review		
[A] Zoning Review	REJECTED	(615) 862-4138 Lisa.Butler@nashville.gov
[A] Zoning Review		
[B] Building Plans Received		615-862-6614 teresa.patterson@nashville.gov
[B] Plans Picked Up By Customer		615-880-2649 Ronya.Sykes@nashville.gov
[B] Building Plans Review		615-862-6581 Teresa.Patterson@nashville.gov
[G] Bond & License Review On Bldg App		
BZA Hearing on a BLDG Permit		

FIND GOD'S PLAN FOR YOU



Join us in Worship This Sunday

Sunday School - 9:15 a.m. Worship - 10:30 a.m. & 6:00 p.m.

Wednesday Prayer Time/Bible Study - 6:15 p.m.

ZONING APPEAL HEARING
Case # 2019-490 Date 12/05/2019 1:00 PM
A Special Exception to install a digital message board
Jenny West Conference Room, 200 2nd Avenue South
[HTTPS://MAPS.NASHVILLE.GOV/ZATTACKER](https://maps.nashville.gov/zattacker)

Bellevue Baptist Church
101 & W. BELLEVUE BLVD. SUITE 200
SUNDAY SCHOOL - 9:15 AM
WORSHIP - 10:30 AM & 6:00 PM
WEDNESDAY PRAYER & BIBLE STUDY - 6:15 PM
7200

BELLEVUE BAPTIST CHURCH

VET'S APPRECIATION DAY NOV.10 9AM

SUNDAY SCHOOL 9 15 AM

WORSHIP 10 30 AM & 6PM

WEDNESDAY BIBLE STUDY 6 15 PM

7400

From: [Gregory, Christopher \(Public Works\)](#)
To: [Lifsey, Debbie \(Codes\)](#)
Cc: [Shepherd, Jessica \(Codes\)](#); [Ammarell, Beverly \(Public Works\)](#)
Subject: BZA Case 2019-490
Date: Tuesday, October 8, 2019 4:26:41 PM

2019-490 7400 Highway 70 S Install Digital Message Board

Variance: 17.16.170E

Response: Public Works takes no exception.

This does not imply approval of the submitted site plan as access and design issues will be addressed and coordinated during the permitting process.

Christopher E. Gregory, E.I.T.
Metropolitan Government of Nashville
Department of Public Works
Engineering Division
720 South Fifth Street
Nashville, TN 37206
Ph: (615) 880-1678

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building
800 Second Avenue South
Nashville, Tennessee 37201
615.862.7150
615.862.7209

Memo

To: Metropolitan Nashville Board of Zoning Appeals
From: Metropolitan Nashville Planning Department
CC: Emily Lamb
Date: November 26, 2019
BZA Hearing Date: December 5, 2019
Re: Planning Department Recommendation for Special Exception Cases

Pursuant to Section 17.40.300 of the Metro Zoning Code, the Metropolitan Planning Department is providing recommendations on the following Special Exception case:

Case 2019-490 (7400 Highway 70 S.) –Special Exception

Request: To permit a LED Message Board Sign on a RS15 zoned property.

Zoning: Residential Single-Family (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

Land Use Policy: T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Existing Context: The site is located at the northwest corner of Cross Timbers Drive and Highway 70 South. The site has been developed with a religious institution called The Bellevue Baptist Church. The properties to the north and west of the site are zoned RS15 and have been established with detached one and two-family structures. The property across Cross Timbers Drive to the east has also been developed with a religious institution, Bellevue Presbyterian Church. The properties to the south across Highway 70 South have also been developed with a religious institution, Bellevue Church of Christ, zoned One and Two-Family Residential (R15), and several large multi-family structures zoned Multi-Family Residential (RM9).

The site has an existing changeable copy monument sign on the south side of the property, along Highway 70 S. The applicant has requested a special exception to permit the replacement of the existing sign with a new monument sign that includes a LED digital message board. The proposed sign is approximately 7 feet and 11 inches in height and in length. The proposed LED digital message board is approximately 3 feet by 7.5 feet. The proposed location of the sign would be in the same area as the existing sign, between Cross Timbers Drive and the religious institution entrance along Highway 70 South.

Planning Department Analysis:

The applicant is requesting one exception:

- Special exception to install a LED Message Board Sign.

T3 Neighborhood Maintenance (T3-NM) policy areas are intended to maintain the general character of suburban neighborhoods. The policy gives direct guidance for institutional land uses located with these residential areas, “Signage for institutional land uses alert the public to their destination in a manner that is not distracting or overwhelming to the institutional use or the overall streetscape.” The intent of digital message boards is to provide changing messages at certain intervals. Highway 70 South is classified as an arterial street, indicating it is heavily trafficked. The policy also states that any lighting on signage is minimal and complies with the Lighting Design Principles. While the proposed sign should follow the illumination guidelines within the Principles, the policy is also calling for minimal lighting on all signage. The portion of the proposed sign that is to be occupied by the LED electronic message board is nearly half of, if not more of, the total sign size.

While the subject site does not face any residential uses, the site is located within a residential policy and the area is primarily developed with residential uses. The T3 NM policy provides very explicit direction that signs should complement and contribute to the envisioned character of the neighborhood. Staff does not find that the proposed sign meets the policy’s standards for signage.

Planning Recommendation: Disapproval.

Donald B. Walker
7460 Highway 70 S.
Nashville, TN., 37221-1849
(615)-238-4720

November 09, 2019

Metropolitan Board of Zoning Appeals
Post Box 196350
Nashville, TN., 37219-6350

Appeal Case Number: 2019-490
Map Parcel: 14206000500
Council District: 22

To Whom It May Concern,

I am in receipt of a Letter sent by You to Me as a Neighbor in Cross Timbers Sub-division that resides within 1,000' of Bellevue Baptist Church.

I would like to thank you for this opportunity to speak to this matter. To me Bellevue Baptist Church is one of the Pillars of Bellevue with their sole agenda being to do the Lord's Work. Sometimes UN-conventional means are required to achieve this goal. Other neighborhood Churches have already gone this way and have their own "Video Messaging Board".

I would like for it to be known that I, Donald B. Walker, 7460 Highway 70 S. Nashville, TN., 37221-1849 wish to show "SUPPORT" for a New Digital Video Messaging Board to replace the old outdated Fluorescent Sign located at Bellevue Baptist Church, 7400 Highway 70 S. Nashville, TN., 37221.

Thanking You in Advance on the above Matter,



cc: Mr. Bobby Strickland
Council Lady Gloria Hausser

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Richard Molina
Property Owner: Richard Molina
Representative: _____

Date: 10-2-19
Case #: 2019-491
Map & Parcel: 64405020400
044050020300

Council District 11

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To locate Used Auto Sales business
on CS zoned parcel.
Use is permitted with conditions

Activity Type: Commercial Rehab and UIC
Location: 303 BRIDGEWAY + 305 BRIDGEWAY

This property is in the CS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Variance to PC - distance requirement
Section(s): 17.16.070 F-9

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Richard Molina
Appellant Name (Please Print)

Representative Name (Please Print)

P.O Box 160031
Address

Address

Nashville TN 37216
City, State, Zip Code

City, State, Zip Code

615 678-9919
Phone Number

Phone Number

RickeT@muffler.com
Email

Email

LB
Zoning Examiner:

206
Appeal Fee:

NO PERMIT STARTED 10/2/19



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3718463

**ZONING BOARD APPEAL / CAAZ - 20190060166
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 04405020400**APPLICATION DATE:** 10/02/2019**SITE ADDRESS:**

303 BRIDGEWAY AVE OLD HICKORY, TN 37138

LOT 261 RAYON CITY

PARCEL OWNER: MOLINA, JUAN & LAURA**CONTRACTOR:****APPLICANT:****PURPOSE:**

Proposed use as a Used Auto Sales business on CS zoned Parcel Permitted with Conditions under 17.16.070 F.

Requesting 465 ft reduction in required 1320 ft distance from existing Auto Repair establishment.

BZA Appeal requesting Variance from 17.16.070 F9 requirement of minimum 1320 linear ft distance between Used Automobile establishments.

POC: Richard Molina 615-678-9919

No Permit for construction or U&O started.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

Richard Molina
P O Box 160031
Nashville Tennessee 37216
615-678-9919
rick@tnmuffler.com

October 4, 2019

To: Metropolitan Board of Zoning Appeals

Re: Variance to PC- distance requirement, Section 17.16.070F-9
Map and Parcel: 04405020400 04450020300
303 Bridgeway Avenue, Old Hickory Tennessee 37138

To whom it may concern:

This letter is being written in support of my request for a variance of the distance requirement as stated in code section 17.16.070F-9, which requires a 1,320 foot distance between an proposed used car dealership and any surrounding and existing used car dealerships. I propose to open a used car dealership at 303 & 305 Bridgeway Avenue, Old Hickory Tennessee, located in the Rayon City commercial district. I am a business owner who has operated a car repair facility and used car dealership in Davidson County for the last ten (10) years. This area of Rayon City is in dire need of more businesses and I believe this business will be a welcomed addition to that area.

This letter will also serve as my request for a hardship waiver as it pertains to a formal survey. I have contacted four different surveyors, all of whom have declined due to their scheduling conflicts and simplistic nature of the job. To that end I have measured it myself, using both measuring tapes and the Nashville/Davidson County Parcel viewer. My calculation shows the distance between my proposed location and the nearest used car dealership is approximately 898.4 feet. To that end I am requesting a 421.6 foot variance. I have attached to this letter a marked up parcel viewer map that estimates the distances as well as multiple color photos to assist you in deciding this matter.

Richard Molina

Nashville / Davidson County Parcel Viewer

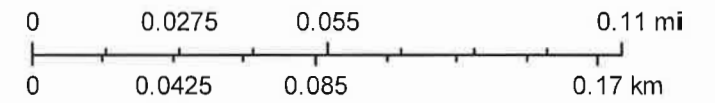


October 1, 2019

polygonLayer

- Override 1
- Ownership Parcels
- Planned Unit Development
- Urban Design Overlay District
- Zoning

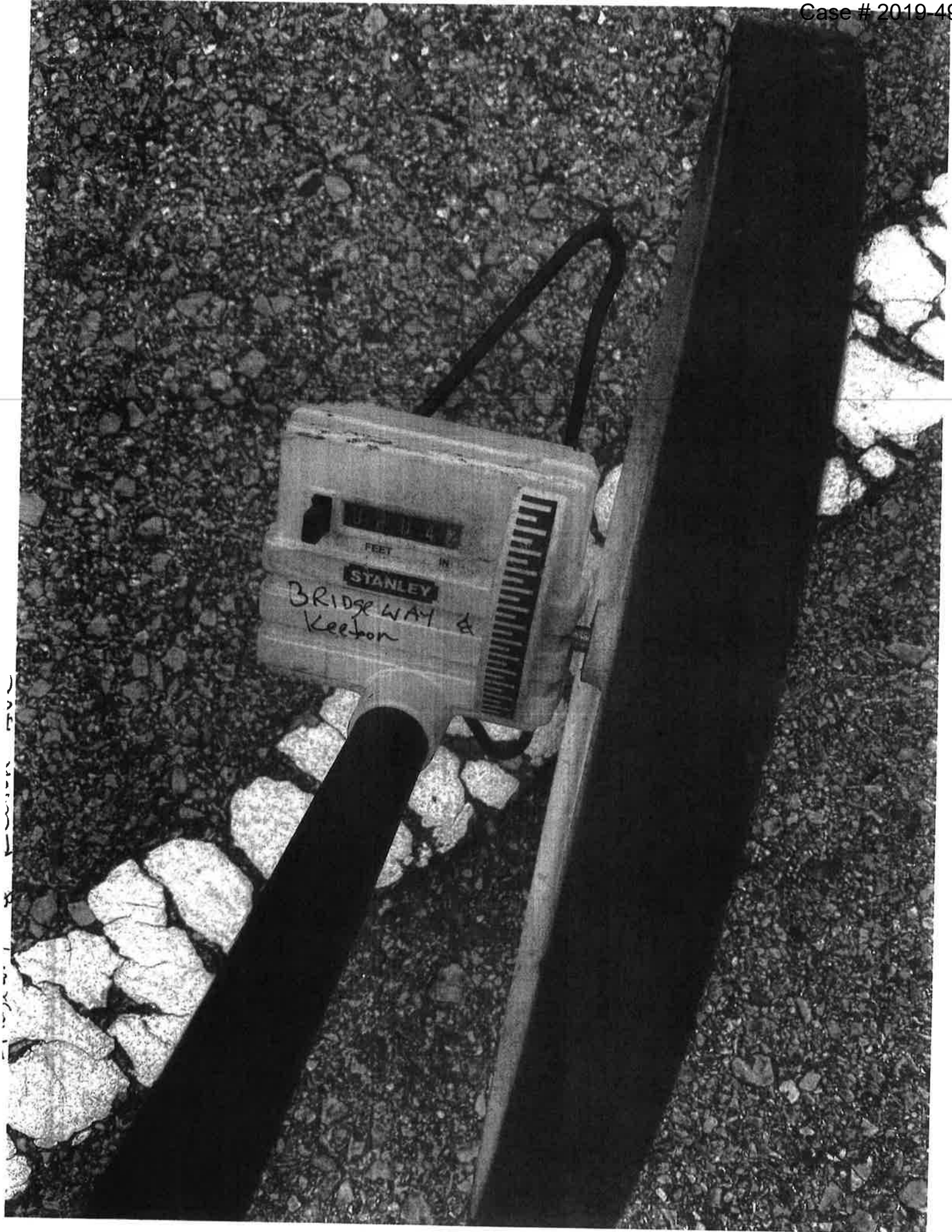
1:2,257

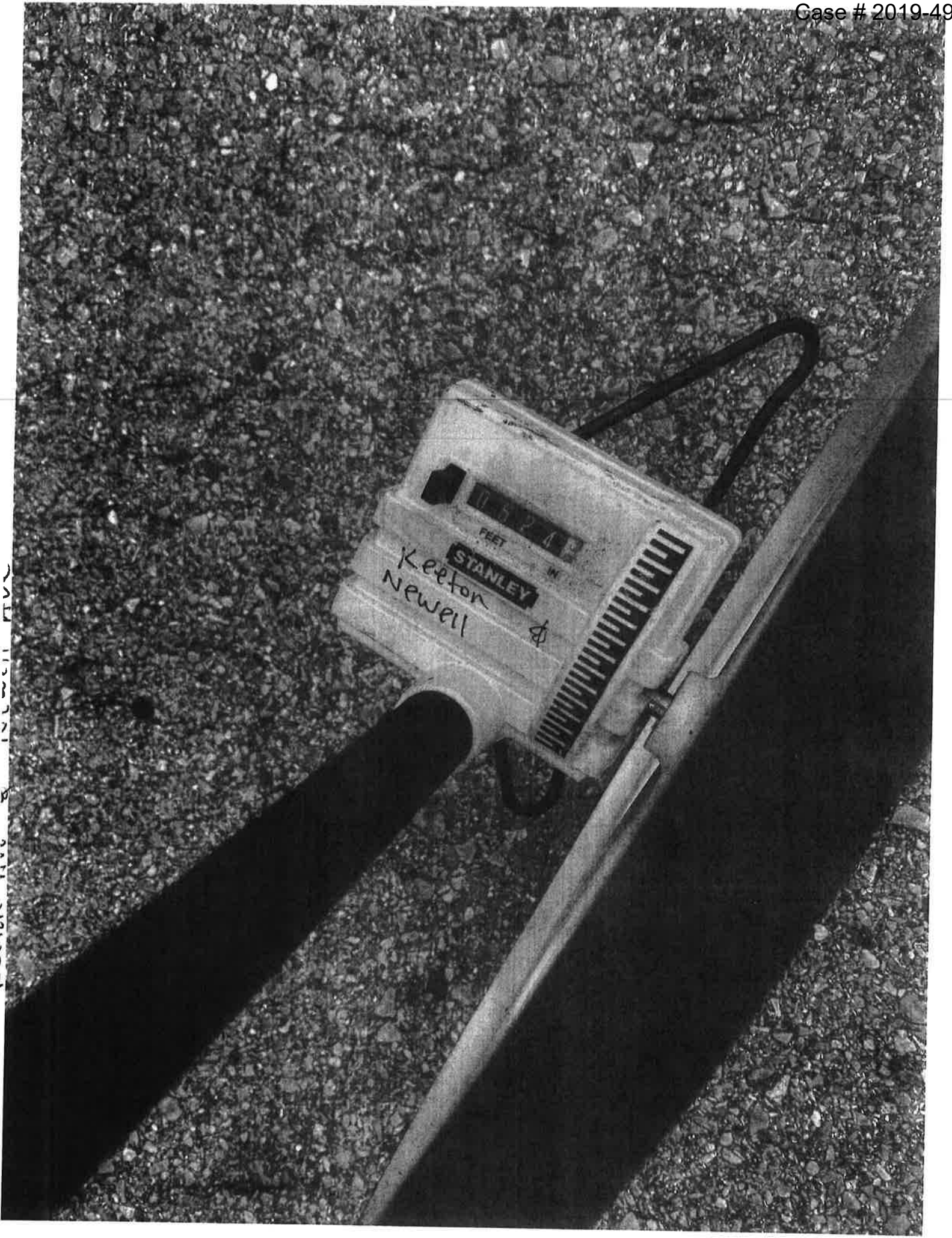


Metro GIS



ACROSS STREET





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PHOTO 302











Appeal Case Number: 2019-491
Address: 303 and 305 Bridgeway Ave
Map Parcel: 04405020400, 04405020300
Zoning Classification: CS
Council District: 11

To Whom it may concern,

I appreciate the entrepreneurial spirit that Mr. Molina is showing in attempting to open up a used car business, but I fear that in doing this our community will suffer. I say suffer because this area, Rayon City, is slowly becoming not only a good place to live, but a beautiful place to live.

However, we already have: a tow yard, two auto body shops, a scrap yard, and a used car lot all on Bridgeway Ave within 1000 feet of the address that Mr. Molina intends to turn into yet another car graveyard.

Historically this section of Bridgeway used to be Old Hickory Blvd, and thus it was littered with barber shops, social clubs, grocery stores, convenience marts, etc. Now I am afraid it is just littered with..... car litter. One quick drive down this portion of Bridgeway Ave and you will see exactly what I mean.

Since I bought my house last January on Newell Avenue I have seen a lot of changes in the area. Most good, and some bad, but I fear that allowing yet another eyesore to be added to the neighborhood will only further regress an area that has so much room for progress.

Several vacant buildings have been torn down and sold in the last few months, and more than a few well polished business have gone up! These are the types of businesses I would like to see added to this once vibrant community. As I believe that in the coming years this area is in for a true rebirth, but another car lot is not going to be part of that rebirth, I fear. I fear it will be part of a stagnation that I do not wish to see happen to my new community.

So, please, I implore you to deny this "variance from distance" appeal that Mr. Molina seeks. I do not wish to hurt his chance at making an income, but one mans minor hurdle in seeking a place for business should not be cause to harm an entire community. Thank you for reading this, and taking my thoughts and concerns into account. Regards,

Conor M. Rowe

From: [Trevor J. Garrett](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Cc: [Hagar, Larry \(Council Member\)](#)
Subject: BZA 2019-491 (303 & 305 Swinging Bridge)
Date: Thursday, November 14, 2019 7:12:43 PM

Re: BZA 2019-491 (303 & 305 Swinging Bridge)

I own 373 Rayon Drive which is located a couple blocks from the referenced location in this case. I'm writing to ask that you deny the appeal for the property to be a used car lot.

Thank you

--

Trevor J. Garrett
Licensed Tennessee General Contractor (BC-A)
615-829-8974 (Office)
615-479-6133 (Cell)



Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Kent Basile
Property Owner: Kent Basile
Representative: Kent Basile

Date: 10-8-19
Case #: 2019-492
Map & Parcel: 08112030800

Council District 19

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

To construct a single family residence on undersized lot.
① REQ MIN 3750 SQ FT OF LOT AREA, parcel HAS 3676 SQ FT ② OMIT 3 FT REQ SIDE SETBACK.

Activity Type: RES. CONSTRUCTION

Location: 908 CITATHAM PL

This property is in the R6-A Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: LOT AREA AND SIDE SETBACK VARIANCE

Section(s): 17.40.670

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Kent Basile
Appellant Name (Please Print)

Representative Name (Please Print)

1825A 11th Ave N
Address

Address

Nashville, TN, 37205
City, State, Zip Code

City, State, Zip Code

865-242-4767
Phone Number

Phone Number

Kentbasile@gmail.com
Email

Email

Zoning Examiner: LB

Appeal Fee: 100

APPLICATION FOR A VARIANCE REQUEST

After your application is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council members of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the neighbors of property within 1,000 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property as attached Metro Code of Laws requirements regarding, sign placement.)

The day of the hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order of the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is complete, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence Board must be submitted to our office by close of business, the Thursday prior to the hearing to be included in the record.

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



 APPELLANT

10/8/19

 DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

- I bought this lot under the impression that I could build a single family home. Agent after getting a survey they informed me the lot is 74 sq ft short. Currently ~~now~~ I have invested in plans, survey, and 71k in the lot. I'm looking to build a single family house. I have spoken to Freddie O'Connell and he is on board as well.
- Also asking to not be required to have 3' ft side set back on front left of house.
- It was also never disclosed that I could not build on this lot.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3720440

**ZONING BOARD APPEAL / CAAZ - 20190061466
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 08112030800

APPLICATION DATE: 10/08/2019

SITE ADDRESS:

908 CHEATHAM PL NASHVILLE, TN 37208
PT LOTS 249 250 MCGAVOCKS TOWN NO NASH.

PARCEL OWNER: BASILE, KENT T.

CONTRACTOR:

APPLICANT:**PURPOSE:**

BZA Appeal requesting to construct single family residence on undersized lot and to NOT build to the required 3 ft Requesting a 74 sq ft variance to lot area and to omit the required 3 ft side setback for at least 25% of structure beginning at front setback.

Rejected due to undersized lot area of 3676 sq ft per survey. Minimum 3,750 sq ft per Code Section 17.40.670. Required 3 ft side setback for at least 25% of structure beginning at front setback.

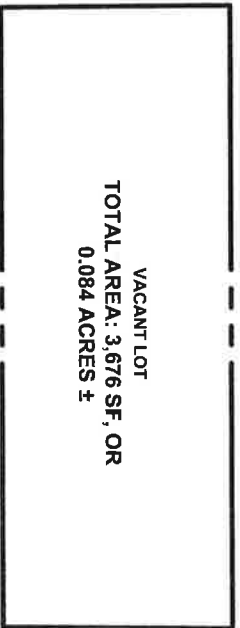
POC: Kent Basile 865-242-4767
kentbasil@gmail.com

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

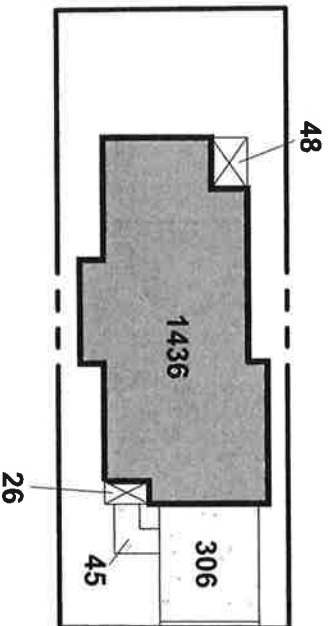
There are currently no required inspections

Inspection requirements may change due to changes during construction.

PRE-DEVELOPMENT



POST-DEVELOPMENT



SITE DATA: PRE-DEVELOPMENT

TOTAL SITE AREA: 3,676 SF
PRE-DEVELOPMENT IMPERVIOUS AREA: 0 SF
Buildings: 0 SF
Porches: 0 SF
Parking/Drives: 0 SF
Walks/Pads/Misc: 0 SF

SITE DATA: POST-DEVELOPMENT

TOTAL SITE AREA: 3,676 SF
POST-DEVELOPMENT IMPERVIOUS AREA: 1,861 SF @ 50.6%
Buildings: 1,436 SF
Porches: 74 SF
Parking/Drives: 306 SF
Walks/Pads/Misc: 45 SF
POST-DEVELOPMENT NET GAIN: 1,861 SF (TIER 1)

STORM WATER NET GAIN TREATMENT

TOTAL SITE AREA: 3,676 SF
POST-DEVELOPMENT IMPERVIOUS AREA NET GAIN: 1,861 SF
TREATMENT - RAIN GARDEN (95 S.F. GARDEN @ 30" AMENDED SOIL DEPTH)



Prepared By:
W.T. Smith - Land Surveying

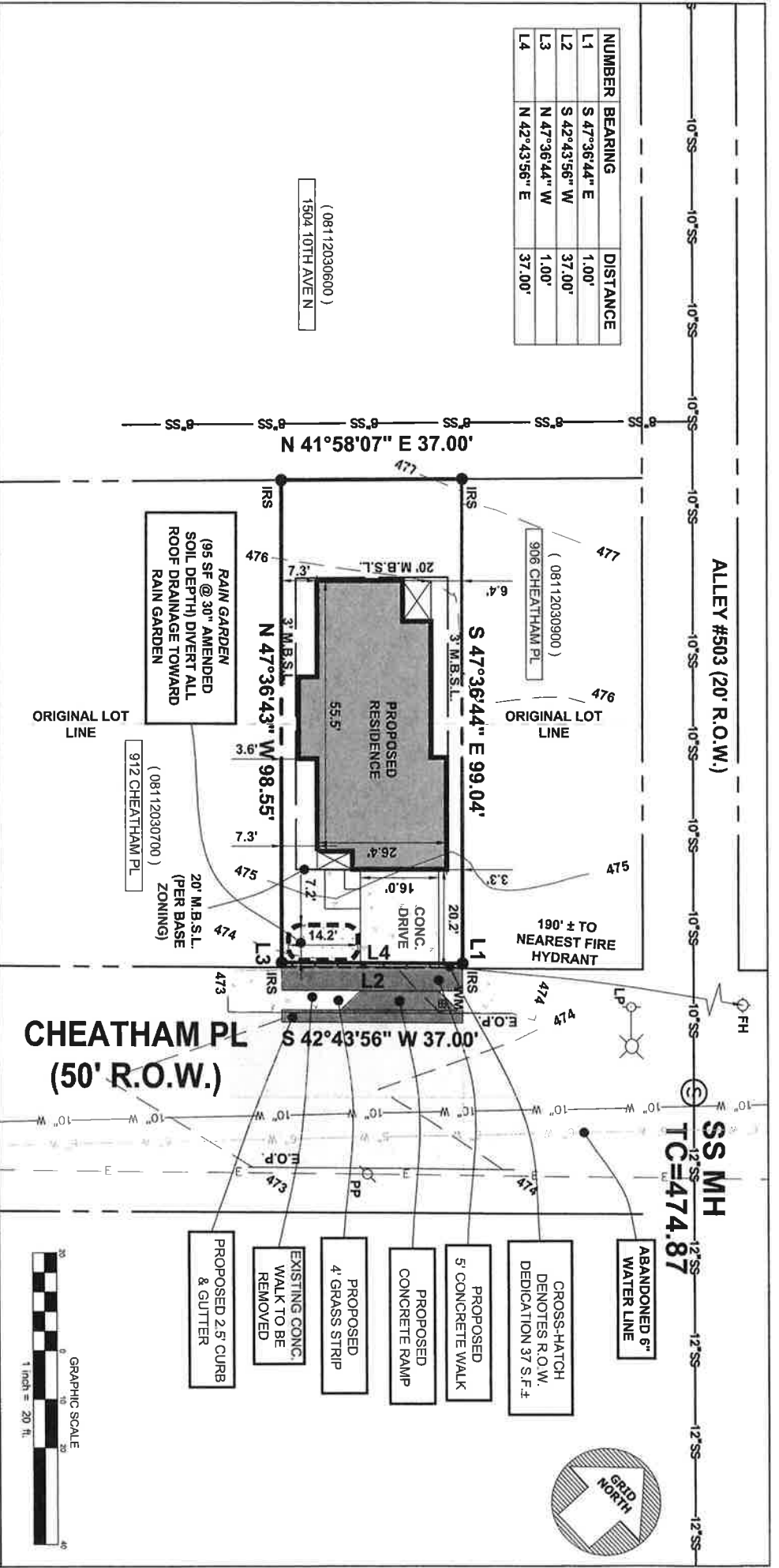
4207 Lebanon Pike, Suite #200
Hermitage, TN, 37076
Phone: 615-712-6693
Email: tommy@wtsmithsurvey.com



Impervious Areas
908 Cheatham Place
Nashville - Davidson Co., Tn.

SHEET NO.
S-2.0
REVISION

NUMBER	BEARING	DISTANCE
L1	S 47°36'44" E	1.00'
L2	S 42°43'56" W	37.00'
L3	N 47°36'44" W	1.00'
L4	N 42°43'56" E	37.00'



W.T. Smith-Land Surveying

Prepared By:
 4207 Lebanon Pike, Suite #200
 Hermitage, TN, 37076
 Phone: 615-712-6693
 Email: tommy@wtsmithsurvey.com



Site Plan
908 Cheatham Place
Nashville - Davidson Co., Tn.

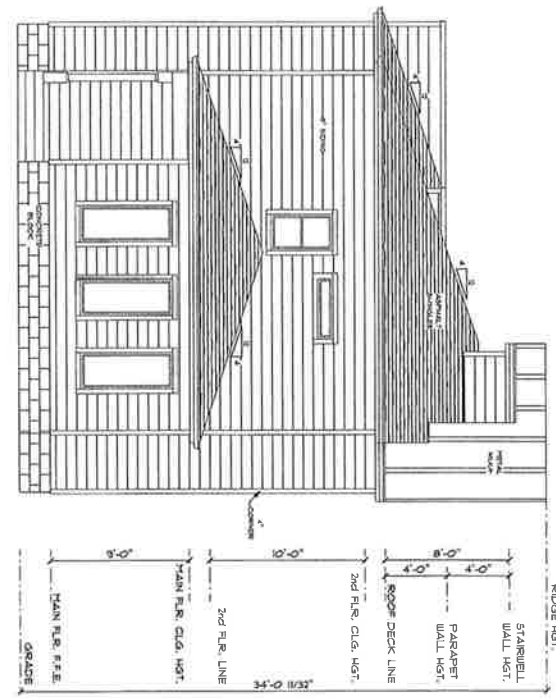
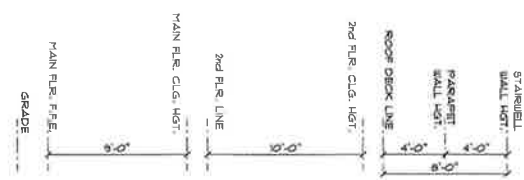
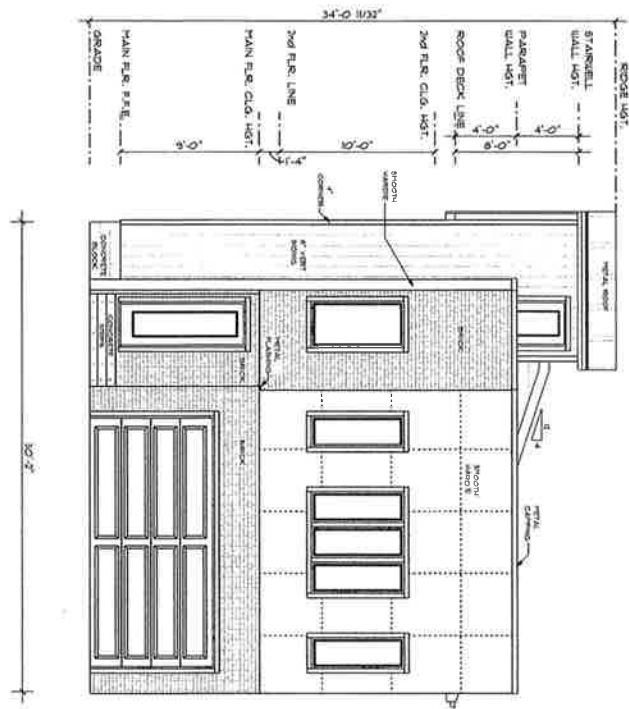
SHEET NO. **S-1.0**
 REVISION



- ABANDONED 6" WATER LINE
- CROSS-HATCH DENOTES R.O.W. DEDICATION 37 S.F.±
- PROPOSED 5' CONCRETE WALK
- PROPOSED CONCRETE RAMP
- PROPOSED 4' GRASS STRIP
- EXISTING CONG. WALK TO BE REMOVED
- PROPOSED 2.5' CURB & GUTTER

SS MH
 TC=474.87

FRONT & REAR ELEVATIONS



Scale 1/4" = 1'
ON 24"x36" PAPER
Date: 9.27.19
Scale 1/8" = 1'
ON 11"x17" PAPER

Superior Development, LLC
Jason Leonard - President
615-576-3412 (Cell) 615-420-6160 (Office)
http://www.superior.build
http://www.facebook.com/superiorddevelopmentllc
#BuiltBySuperior

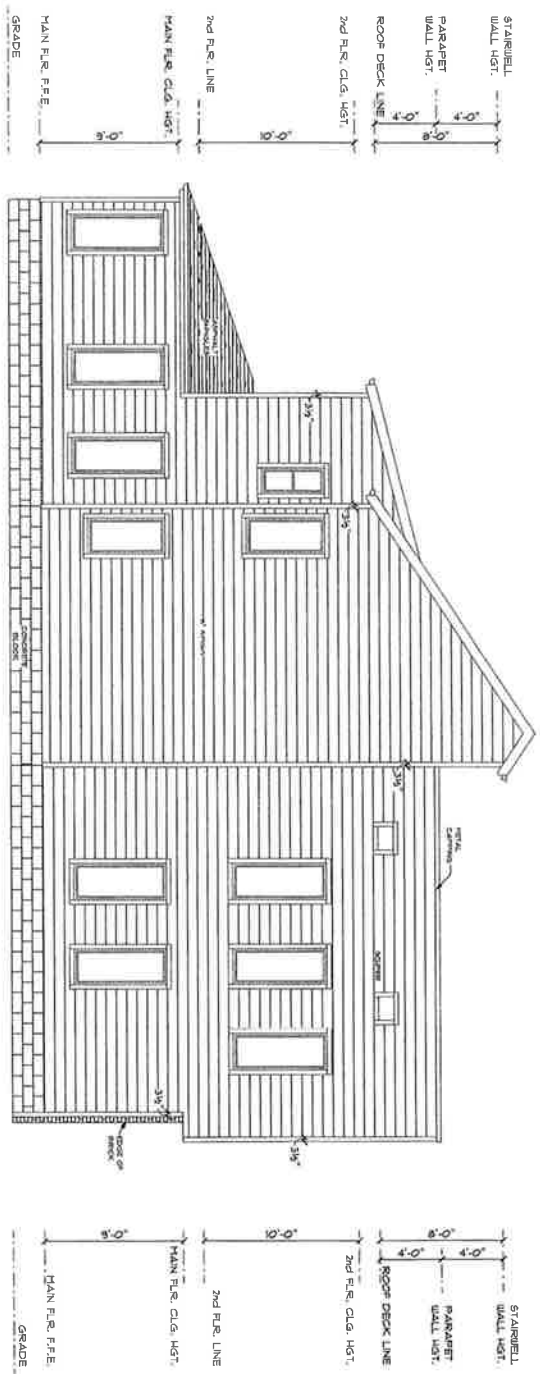
908 Cheatham Pl.
Nashville, TN 37208

Ext. First Floor	993 sf.
Second	1240 sf.
Total	2233 sf.
Garage	458 sf.
Fr. Sloop	28 sf.
Rear Po	35 sf.
Roof Deck	383 sf.

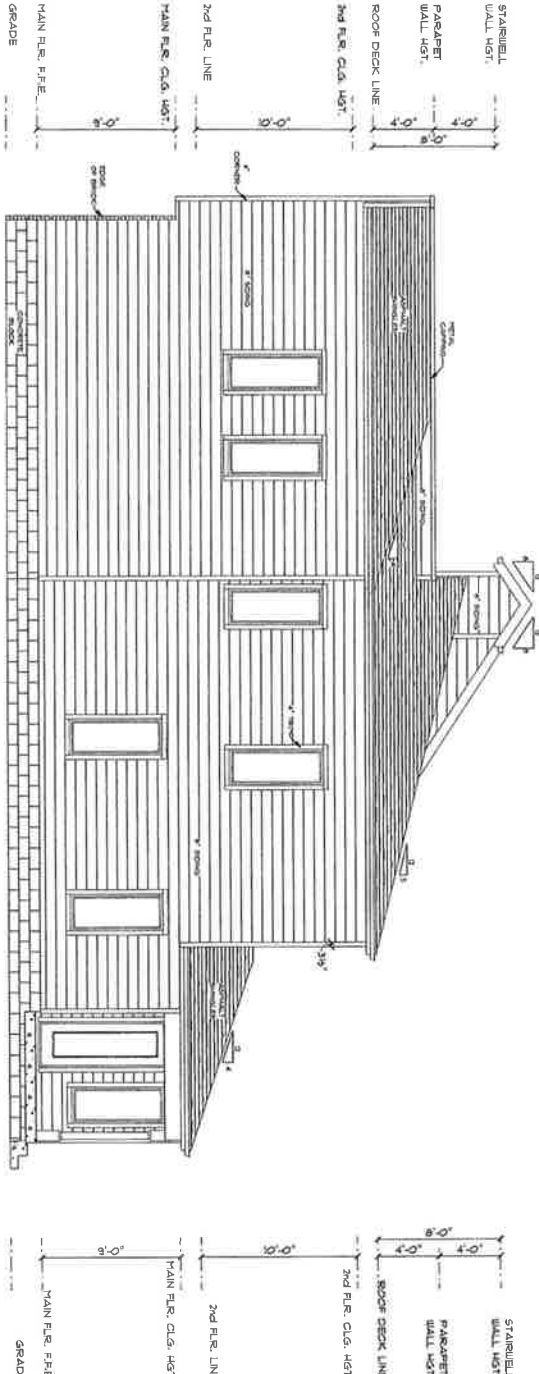
Int. First Floor	932sf.
Second	1190 sf.
Tot	2122 sf.
Garage	444 sf.

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENGINEER
CONSTRUCTION METHODS OR OCCASION ALL OTHERS.
IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE
ALL MECHANICAL, STRUCTURAL, ELECTRICAL, AND SYSTEMS
WITH THE TRADESMEN AND SUBMITTALS OF THE JOB.

LEFT ELEVATION



RIGHT ELEVATION



Est. First Floor	983 sf.	Int. First Floor	932 sf.
Second	1240 sf.	Second	1190 sf.
Total	2223 sf.	TLA	2122 sf.
Garage	458 sf.	Garage	444 sf.
Fr. Stoop	28 sf.		
Rear Po.	48 sf.		
Roof Deck	363 sf.		

THESE DRAWINGS ARE FOR DESIGN INTENT ONLY.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN
 NECESSARY PERMITS AND TO COMPLY WITH ALL CODES.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE
 ALL MECHANICAL, ELECTRICAL, PLUMBING AND OTHER
 SYSTEMS WITH THE ARCHITECTURE AND STRUCTURE OF THIS HOME.

308 Cheatham Pl.
 Nashville, TN 37208

Superior Development, LLC
 Jason Leonard - President
 615-578-3412 (Cell) 615-420-6160 (Office)
<http://www.Superior.Build>
<http://www.facebook.com/superiorddevelopmentllc>
 #BuildBySuperior

Scale 1/4" = 1'
 ON 24"x36" PAPER
 Scale 1/8" = 1'
 ON 11"x17" PAPER

Date: 5.21.19
 A-7



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3720420

**APPLICATION FOR BUILDING RESIDENTIAL - NEW / CARN - T2019061452
THIS IS NOT A PERMIT**

PARCEL: 08112030800

APPLICATION DATE: 10/08/2019

SITE ADDRESS:

908 CHEATHAM PL NASHVILLE, TN 37208
PT LOTS 249 250 MCGAVOCKS TOWN NO NASH.

PARCEL OWNER: BASILE, KENT T.

APPLICANT:**PURPOSE:**

Rejected due to undersized lot area of 3676 sq ft per survey. Minimum 3,750 sq ft per Code Section 17.40.670.
Required 3 ft side setback for at least 25% of structure beginning at front setback of structure.
To construct a single family residence with 2122 sq ft of living, 444 sq ft garage, and 437 sq ft of porches and decks.
Maximum height of 2 stories within 35 ft. Sidewalks ARE required for this project because this parcel is within the UZO.
You are NOT eligible to contribute to the Pedestrian Benefit Zone in-lieu of construction.

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review	REJECTED	(615) 862-4138 Lisa.Butler@nashville.gov
[A] Site Plan Review		
[A] Zoning Review	REJECTED	(615) 862-4138 Lisa.Butler@nashville.gov
[A] Zoning Review		
CA - Zoning Sidewalk Requirement Review	SWREQUIRED	(615) 862-4138 Lisa.Butler@nashville.gov
PW - Public Works Sidewalk Capital Project Coordinatic		615-862-6558 Jonathan.Honeycutt@nashville.gov
[B] Fire Life Safety Review On Bldg App		615-862-5230
[E] Sewer Availability Review For Bldg		615-862-7225 mws.ds@nashville.gov
[E] Sewer Variance Approval For Bldg		615-862-7225 mws.ds@nashville.gov
[E] Water Availability Review For Bldg		615-862-7225 mws.ds@nashville.gov
[E] Water Variance Approval For Bldg		615-862-7225 mws.ds@nashville.gov
[G] Bond & License Review On Bldg App		
[F] Address Review On Bldg App		615-862-8781 bonnie.crumby@nashville.gov
[D] Grading Plan Review For Bldg App		615-862-7225 mws.stormdr@nashville.gov
[F] Ramps & Curb Cuts Review For Bldg A		615-862-8782 PWPermitsl@nashville.gov

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Melissa L. Miller Date: 10/14/19
Property Owner: Melissa L. Miller & Lance A. Miller
Representative: Melissa L. Miller Case #: 2019-493
& Lance A. Miller Map & Parcel: 131030800600 CD

Council District 25

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: SINGLE FAMILY RESIDENCE / ADDITION

Activity Type: RESIDENTIAL

Location: 111 WESTOVER PARK CT.

This property is in the R1S Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: ADDITION TO 5' SIDE SETBACK

Section(s): 17.12.020A (SIDE SETBACK 10' REQ)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection B Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Melissa L. Miller
Appellant Name (Please Print)

Melissa L. & Lance A. Miller
Representative Name (Please Print)

111 Westover Park Ct.
Address

111 Westover Park Ct.
Address

Nashville, TN 37215
City, State, Zip Code

Nashville, TN 37215
City, State, Zip Code

615-351-4670
Phone Number

615-351-4670
Phone Number

Melissa.Miller@lipseamb.edu
Email

Email

Zoning Examiner: TC

Appeal Fee: \$100



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3721861

ZONING BOARD APPEAL / CAAZ - 20190062474
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 131030G00600CO

APPLICATION DATE: 10/14/2019

SITE ADDRESS:

111 WESTOVER PARK CT NASHVILLE, TN 37215
UNIT F WESTOVER PLANTATION CONDOMINIUM

PARCEL OWNER: MILLER, LANCE A. & MELISSA L.

CONTRACTOR:

APPLICANT:**PURPOSE:**

TO CONSTRUCT 14'X36' ADDITION OFF SIDE OF EXISTING SINGLE-FAMILY RESIDENCE

REJECTED: 10' SIDE SETBACK REQUIRED

REQUEST 5' MINIMUM SIDE SETBACK... ..

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3721850

**APPLICATION FOR BUILDING RESIDENTIAL - ADDITION / CARA - T2019062464
THIS IS NOT A PERMIT**

PARCEL: 131030G00600CO

APPLICATION DATE: 10/14/2019

SITE ADDRESS:

111 WESTOVER PARK CT NASHVILLE, TN 37215
UNIT F WESTOVER PLANTATION CONDOMINIUM

PARCEL OWNER: MILLER, LANCE A. & MELISSA L.

APPLICANT:**PURPOSE:**

REJECTED: 10' SIDE SETBACK REQUIRED

PERMIT TO CONSTRUCT 14'X36' ADDITION OFF SIDE OF EXISTING SINGLE-FAMILY RESIDENCE... ..10' MINIMUM SIDE SETBACK... ..20' MINIMUM REAR SETBACK... .. NO SECOND KITCHEN... ..TO REMAIN SINGLE FAMILY RESIDENCE... ..NOT TO BUILD OVER OR OBSTRUCT ANY EASEMENTS ON PROPERTY... ..

*Before a building permit can be issued for this project, the following approvals are required.
The Applicant is responsible for providing any plans or other information to the individual agencies*

[A] Site Plan Review		
[A] Zoning Review	REJECTED	Thomas.Corcoran@nashville.gov
[A] Zoning Review		
CA - Zoning Sidewalk Requirement Review		
[B] Fire Life Safety Review On Bldg App		615-862-5230
[B] Fire Sprinkler Requirement		615-862-5230
[G] Bond & License Review On Bldg App		
[F] Solid Waste Review On Bldg App		615-862-8782
[A] Noise Mitigation Bldg App Review		
[C] Flood Plain Review On Bldg App		615-862-7225 mws.stormdr@nashville.gov
[D] Grading Plan Review For Bldg App		615-862-7225 mws.stormdr@nashville.gov

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by close of business, the Thursday prior to the public hearing to be included in the record.

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.

Yusuf Miller

APPELLANT

10/14/19

DATE

Standards for a Variance

The Metropolitan Board of Zoning Appeals may grant variances from the strict application of the provisions of the Zoning Code based upon findings of fact related to the standards in section 17.40.370. This Section is included as follows:

Physical Characteristics of the property- The exceptional narrowness, shallowness or shape of a specific piece of property, exceptional topographic condition, or other extraordinary and exceptional condition of such property would result in peculiar and exceptional practical difficulties to, or exceptional or undue hardship upon the owners of such property.

Unique characteristics- *The specific conditions cited are unique to the subject property and generally not prevalent to other properties in the general area.*

Hardship not self-imposed- The alleged difficulty or hardship has not been created by the previous actions of any person having an interest in the property after date of Zoning Code.

Financial gain not only bases- Financial gain is not the sole basis for granting the variance.

No injury to neighboring property- The granting of a variance will not be injurious to other property or improvements in the area, impair and adequate supply of light and air to adjacent property, or substantially diminish or impair property values within the area.

No harm to public welfare- *The granting of the variance will not be detrimental to the public welfare and will not substantially impair the intent and purpose of this Zoning Code.*

Integrity of Master Development Plan- *The granting of a variance will not compromise the design integrity or functional operation of activities or facilities within an approved Planned Unit Development.*

The Board shall not grant variances to the land use provisions of section 2.3, nor the density of Floor Area Ratio (FAR) standards of Tables 3-B and 2-C, nor the required size of residential lots approved by the Planning Commission under the authority of section 3.7 (Lot Averaging), section 3.8 (Cluster Lot Option) or Section 9. E.3 (PUD). Further the Board shall not act on a variance application within a Planned Unit Development (PUD), Urban Design Overlay or Institutional Overlay district without first considering a recommendation from the Planning Commission.

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

We are in a condo with ~~someone~~ a resident attached to one side which only allows us to build our proposed addition to the other side. ~~The addition~~ by tearing off our side deck & building the new addition, it will allow for more privacy for our family & our neighbor who is 100% on board. The addition will add more space for our family of four which is currently too small.

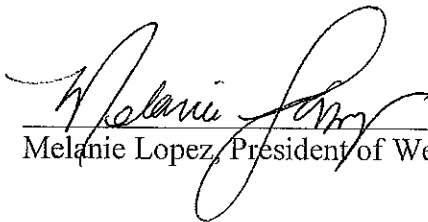
September 4, 2019

To: Whom It May Concern

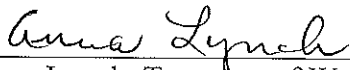
Re: Addition for 111 Westover Park Court

This letter is to acknowledge **approval** of the following changes and addition to the Miller Residence at 111 Westover Park Court by Westover Plantation Association.

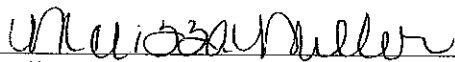
- Removal of side deck
- Extension of aggregate driveway
- Addition of 14'-0" x 14'-6" Kitchen
- Addition of 14'-0" x 22'-0" Screened in porch
- In-ground swimming pool for personal use



Melanie Lopez, President of Westover Plantation Association



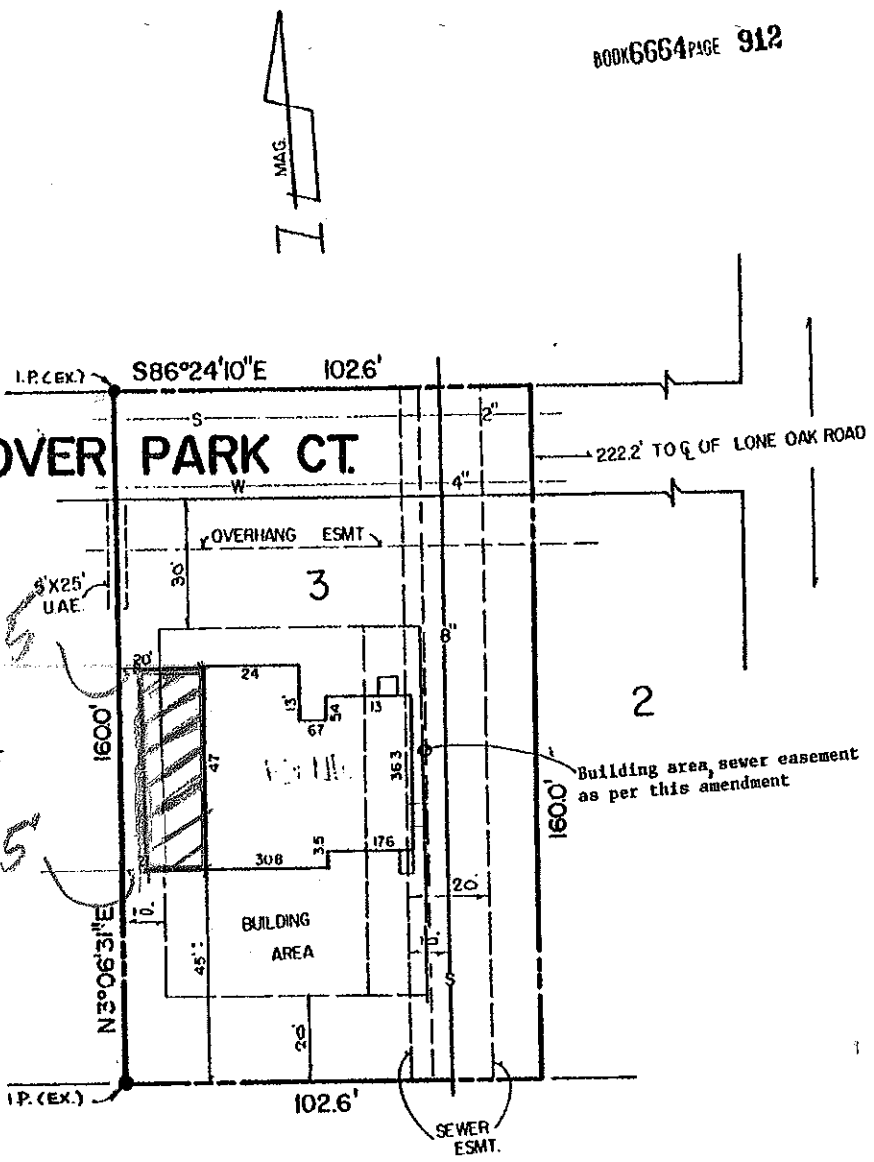
Anna Lynch, Treasurer of Westover Plantation Association



Melissa Miller, Secretary of Westover Plantation Association

BOOK 6664 PAGE 912

WESTOVER PLANTATION



- NOTES:
1. THIS MORTGAGE LOAN INSPECTION SHOULD NOT BE REPRESENTED TO BE A LAND OR LOT SURVEY. IT WAS DONE AT THE REQUEST OF AND FOR THE USE OF THE MORTGAGE LENDER ONLY. IT SHOULD NOT BE RELIED UPON FOR THE CONSTRUCTION OF FENCES OR FOR ESTABLISHING THE EXACT LOCATION OF ANY PROPERTY LINES. NO CORNERS WERE SET OR RESET AT THE TIME OF THIS INSPECTION.
 2. THIS LOT IS NOT INCLUDED IN AREA DESIGNATED "SPECIAL FLOOD HAZARD" ON FEDERAL FLOOD MAPS AVAILABLE TO ME AT THIS TIME.
 3. I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED BY THE TITLE ATTORNEY; THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN; AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MORTGAGE LOAN INSPECTION

PROPERTY OF J. J. MONTAÑA, INC.

SUBDIVISION WESTOVER PLANTATION CITY NASHVILLE COUNTY DAVISON

ADDRESS _____ PLAT BOOK 6250 PAGE 122

LOT NO. 3 BLOCK _____

SCALE 1" = 30' DATE 3-1-85 JOB NO. 85-233 BY R. I. Montoya NO. 277

REGISTERED LAND SURVEYOR

r. i. montoya - LAND SURVEYING

111 Westover Park Ct

Nashville, Tennessee

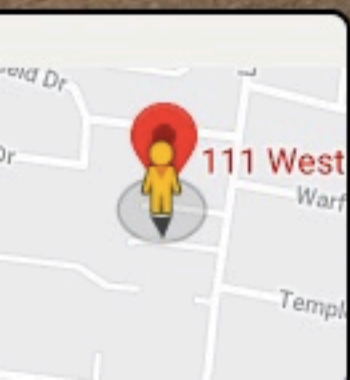


Google

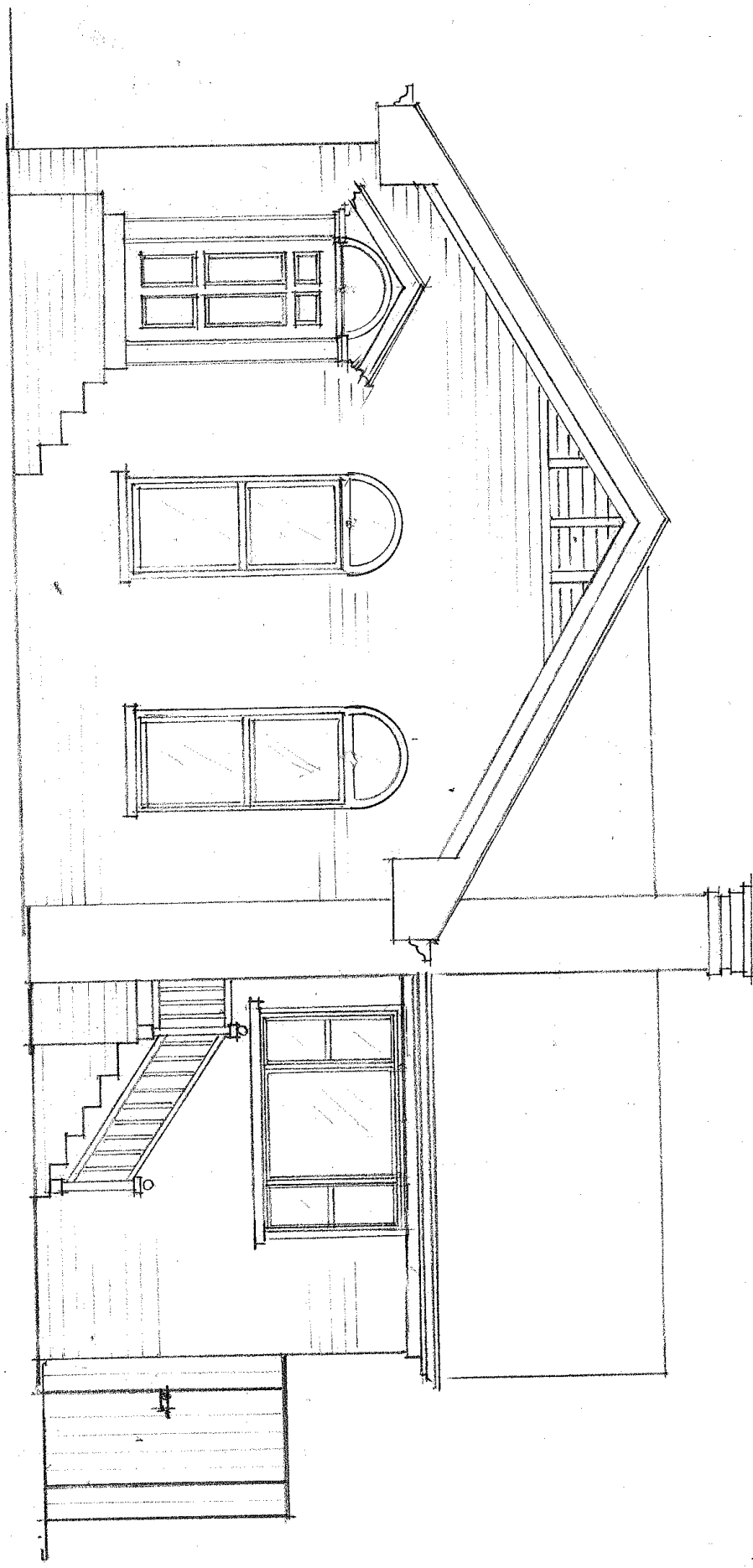


Street View - Mar 2019

Case # 2019-493



Google



MULLER RESIDENCE - FRONT ELEVATION WITH ADDITION
114 KIDSTON PARK SCALE: 1/4" = 1'-0"

From: [Melissa Miller](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Appeal Case #2019-493
Date: Monday, November 25, 2019 2:27:25 PM

For: 111 Westover Park Court

----- Forwarded message -----

From: **Doyle, Kelly** <Kelly.Doyle@iconplc.com>
Date: Mon, Nov 25, 2019 at 1:31 PM
Subject: Zoning Appeals Support Letter
To: melissa.miller@lipscomb.edu <melissa.miller@lipscomb.edu>

November 25, 2019

Dear Members of the Metro Board of Zoning Appeals,

I am writing to inform you that I am unable to attend the zoning hearing for case 2019-493, scheduled for December 5th.

I live at 113 Westover Park Court, and am the neighbor most impacted by the requested side setback variance for the planned addition at 111 Westover Park Court. I would like to state my support in granting Melissa and Lance Miller the setback relief that is needed for the requested construction of the addition.

Please enter this letter into the record, to let those in attendance and my neighbors aware of my support of the variance request.

Sincerely,

Kelly Doyle

ICON plc made the following annotations.

This e-mail transmission may contain confidential or legally privileged information that is intended only for the individual or entity named in the e-mail address. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or reliance upon the contents of this e-mail is strictly prohibited. If you have received this e-mail transmission in error, please reply to the sender, so that ICON plc can arrange for proper delivery, and then please delete the message.

Thank You,

ICON plc
South County Business Park
Leopardstown
Dublin 18
Ireland
Registered number: 145835

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South

Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant : Barry Cleveland Date: 10-16-19
 Property Owner: Patel, Kalpesh R Gopal, Divyesh Case #: 2019- 495
 Representative: Barry Cleveland Map & Parcel: 20-16-33

Council District 2

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance to allow 6 stories and 79' Height at setback. Maximum height is 5 stories 75'

Activity Type: New Construction- Hotel

Location: 231 French Landing Dr.

This property is in the MUG Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Lot size

Section(s): 17.12.020(c)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Same
Appellant Name (Please Print)

Barry Cleveland
Representative Name (Please Print)

Address

2200 Rosa L. Parks
Address

City, State, Zip Code

Nashville, TN 37228
City, State, Zip Code

Phone Number

615-244-2040
Phone Number

Email

bcleveland@dbsengr.com
Email

Zoning Examiner: CH

Appeal Fee: \$ 200.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



3722765

**ZONING BOARD APPEAL / CAAZ - 20190063102
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 07016003300**APPLICATION DATE:** 10/16/2019**SITE ADDRESS:**

261 FRENCH LANDING DR NASHVILLE, TN 37228
LOT 1 METROCENTER CONSOLIDATION OF LOTS 8D-1,8D-2 AND 8E

PARCEL OWNER: PATEL, KALPESH R & GOPAL, DIVYESH R & **CONTRACTOR:****APPLICANT:****PURPOSE:**

requesting variance to allow 6 stories and 79' in height at the setback. maximum allowed is 5 stories in 75'.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

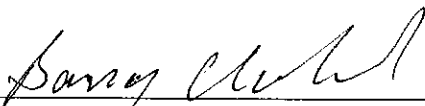
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APPELLANT



DATE

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WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

Lot shape & constraints of Venture Circle, French Landing Drive and drainage ditches on east side of property restricts accessibility of entrance locations and aerial access for emergency fire access. These restrictions limit the area space required for 126 rooms hotel. The proposed hotel (Luxury) needs the 6th floor to allow for 16 rooms to accommodate the corporate Hotel requirements.

The Councilwoman Tombs is in support of the addition floor over the 5 permitted by MUG Zoning.

SITE LEGEND

---	BOUNDARY LINE
---	PROPERTY LINE
---	CURB & GUTTER
---	CURB
---	EDGE OF PAVEMENT
---	FENCE
---	GAS LINE
---	OVERHEAD POWER LINE
---	SANITARY SEWER
---	STORM SEWER
---	WATER LINE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	CURB & GUTTER
---	CURB

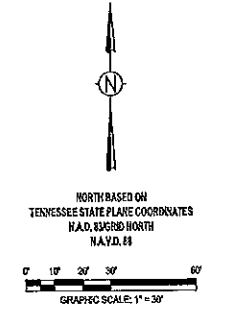
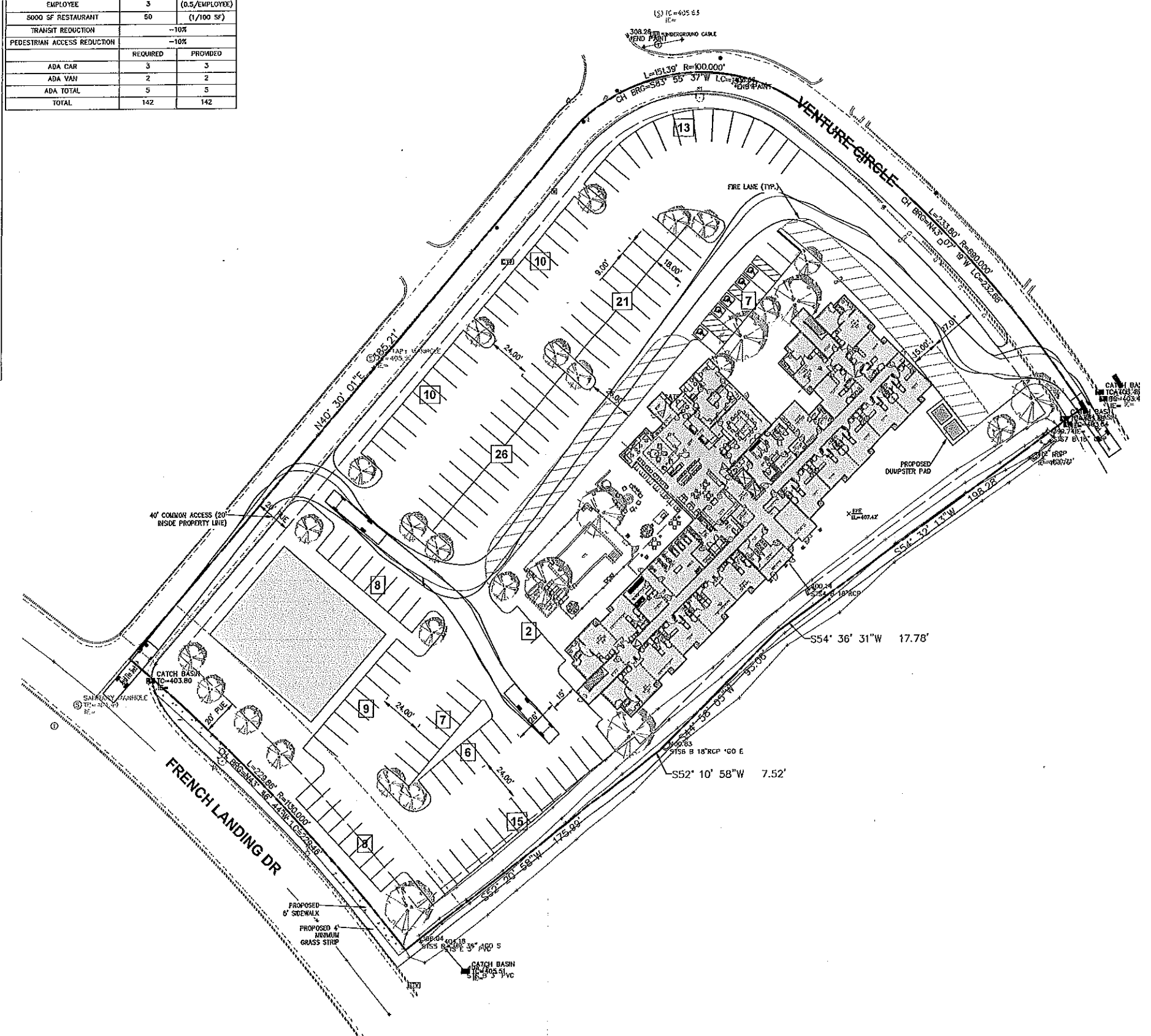
⊠	AIR CONDITIONING UNIT	⊠	POST INDICATOR VALVE
⊠	BENCHMARK	⊠	PULL BOX
⊠	BLOW OFF VALVE	⊠	SANITARY SEWER MANHOLE
⊠	CATCH BASIN	⊠	SEWER VALVE
⊠	CLEAN OUT	⊠	SPOT ELEVATION
⊠	DROP INLET	⊠	STORM MANHOLE
⊠	ELECTRIC METER	⊠	TELEPHONE PEDESTAL
⊠	ELECTRIC TRANSFORMER	⊠	UTILITY POLE
⊠	FIRE HYDRANT	⊠	UTILITY POLE w/ LIGHT
⊠	GAS METER	⊠	UTILITY POLE w/ 2 LIGHTS
⊠	INJECTION WELL	⊠	WATER MANHOLE
⊠	MAILBOX	⊠	WATER METER
⊠	MANHOLE	⊠	WATER VALVE

⊠	ADA PARKING SPACE	⊠	CONCRETE	⊠	PAVEMENT	⊠	TREE
⊠	BUILDING (EXISTING)	⊠	DECK (WOOD)	⊠	PERMEABLE PAVERS		
⊠	BUILDING (PROPOSED)	⊠	GRAVEL	⊠	STRUCTURE		

PARKING REQUIREMENTS

HOTEL	124	(1/ROOM)
EMPLOYEE	3	(0.5/EMPLOYEE)
5000 SF RESTAURANT	50	(1/100 SF)
TRANSIT REDUCTION		-10%
PEDESTRIAN ACCESS REDUCTION		-10%
ADA CAR	3	3
ADA VAN	2	2
ADA TOTAL	5	5
TOTAL	142	142

- GENERAL NOTE:**
- ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE DEPICTED BASED ON LOCATION OF UTILITIES BY LOCAL UTILITY AUTHORITIES, VISIBLE APPEARANCES, OR MAPS TRIPKED BY OTHERS. THESE LOCATIONS ARE NO GUARANTEE THAT THERE ARE NO OTHER UTILITIES EITHER PUBLIC OR PRIVATE THAT ARE NOT SHOWN ON THIS SURVEY. ALL UTILITIES SHALL BE FIELD VERIFIED BEFORE CONSTRUCTION BEGINS. CONTRACTORS SHALL VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS WITH THE GOVERNING UTILITY COMPANY FOR UTILITIES REQUIRING RELOCATION.
 - BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY: [SURVEY COMPANY] ON [SURVEY DATE].
 - THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.
- PUBLIC WORKS NOTES:**
- FINAL CONSTRUCTION DRAWINGS SHALL COMPLY WITH THE DESIGN REGULATIONS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS, IN EFFECT AT THE TIME OF THE APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN OR FINAL DEVELOPMENT OR BUILDING PERMIT, AS APPLICABLE. FINAL DESIGN MAY VARY BASED ON FIELD CONDITIONS.
 - ROW AND EASEMENT DEDICATIONS ARE TO BE RECORDED PRIOR TO METRO PUBLIC WORKS SIGN OFF ON THE BUILDING PERMIT.
 - ALL CONSTRUCTION WITHIN THE ROW SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - SOLID WASTE AND RECYCLING FOR THE DEVELOPMENT SHALL BE IN COMPLIANCE WITH PUBLIC WORKS CURBSIDE PICK-UP WITHIN DEVELOPMENT. PRIVATE CURBSIDE PICK-UP WILL BE PROVIDED BY THE DEVELOPMENT'S HOMEOWNERS ASSOCIATION.
 - STREET PARKING ON PUBLIC STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH METRO PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
 - THE CITY SHALL ONLY TAKE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE PUBLIC SIDEWALKS.
 - ALL WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES AN EXCAVATION PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
 - PROFILING OF ALL STREET SUBGRASSES IS REQUIRED IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. INSPECTION OF THE FINISH COURSE IS REQUIRED PRIOR TO FINAL PAVING IN THE PRESENCE OF THE PUBLIC WORKS INSPECTOR. THESE REQUESTS ARE TO BE MADE 24 HOURS IN ADVANCE.
 - STOP SIGNS ARE TO BE SIGNING BY 30 INCH.
 - STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.
 - ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.
- METRO PLANNING NOTES:**
- THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT A MINIMUM FOOT CLEAR PATH OF TRAVEL FOR PEDESTRIAN WAYS INCLUDING PUBLIC SIDEWALKS, AND THE LOCATION OF ALL EXISTING AND PROPOSED OBSTRUCTIONS, PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING OBSTRUCTIONS WITHIN THE PATH OF TRAVEL SHALL BE RELOCATED TO PROVIDE A MINIMUM OF 5 FEET OF CLEAR ACCESS.
 - IF A DEVELOPMENT STANDARD, NOT INCLUDING PERMITTED USES, IS ABSENT FROM THE SP PLAN AND/OR COUNCIL APPROVAL, THE PROPERTY SHALL BE SUBJECT TO THE STANDARDS, REGULATIONS AND REQUIREMENTS OF THE RMA-4 ZONING DISTRICT AS OF THE DATE OF THE APPLICABLE REQUEST OF APPLICATION.
 - MAJOR MODIFICATIONS TO THE PRELIMINARY SP PLAN MAY BE APPROVED BY THE PLANNING COMMISSIONER OR ITS DESIGNEE BASED UPON FINAL ARCHITECTURAL, ENGINEERING OR SITE DESIGN AND ACTUAL SITE CONDITIONS. ALL MODIFICATIONS SHALL BE CONSISTENT WITH THE PRINCIPLES AND FURTHER THE OBJECTIVES OF THE APPROVED PLAN. MODIFICATIONS SHALL NOT BE PERMITTED (EXCEPT THROUGH AN ORDINANCE APPROVED BY METRO COUNCIL) THAT INCREASES THE PERMITTED DENSITY OR FLOOR AREA, ADDS USES NOT OTHERWISE PERMITTED, ELIMINATES SPECIFIC CONDITIONS OR REQUIREMENTS CONTAINED IN THE PLAN AS ADOPTED THROUGH THE EMANCIPATING ORDINANCE, OR ADDS VEHICLE ACCESS POINTS NOT CURRENTLY PERMITTED OR APPROVED.
 - THE FINAL SITE PLAN/BUILDING PERMIT SITE PLAN SHALL DEPICT THE REQUIRED PUBLIC SIDEWALKS, ANY REQUIRED GRASS STRIP OR FRONTAGE ZONE AND THE LOCATION OF ALL EXISTING AND PROPOSED VERTICAL OBSTRUCTIONS WITHIN THE REQUIRED SIDEWALK AND GRASS STRIP OR FRONTAGE ZONE. PRIOR TO THE ISSUANCE OF USE AND OCCUPANCY PERMITS, EXISTING VERTICAL OBSTRUCTIONS SHALL BE RELOCATED OUTSIDE OF THE REQUIRED SIDEWALK, VERTICAL OBSTRUCTIONS ARE ONLY PERMITTED WITHIN THE REQUIRED GRASS STRIP OR FRONTAGE ZONE.



FEDERAL COMPLIANCE NOTE:
ALL DEVELOPMENT WITHIN THE JURISDICTION OF THIS PLAN MEETS THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE FEDERAL ARCHITECTURAL AND BARriere Act.

811 Know what's below.
Call before you dig.
811
www.call811.com

2200 Rosa L. Parks Blvd.
Nashville, TN 37228
P: (615) 244-2040
F: (931) 647-7135
visit us online: www.dbsengr.com

DBS & Associates Engineering
Engineers • Surveyors • Planners

261 FRENCH LANDING
FIRE ACCESS PLAN
[ADDRESS], NASHVILLE
DAVIDSON COUNTY, TENNESSEE
October 15, 2019

REVISIONS	
DATE	DESCRIPTION

SP #
SWGR #
Sewer #
Case #

C 2.00



Metropolitan Board of Zoning Appeals
Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

Appellant: Auto Stop, INC Date: 10-22-2019
Property Owner: Juan Cruz & Maria Martinez Case #: 2019- 498
Representative: Chudi Echeteu Map & Parcel: 04216020400
Council District: 09

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To obtain a permit to perform automotive repair
Activity Type: Auto repair
Location: 305 Gallatin Pike S

This property is in the CS Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: a variance from distance requirements

Section: 17.16.070

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection ___ of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Appellant Name: Diana Cruz Representative: Chudi Echeteu
Phone Number: (615)418-9427 Phone Number: (615)715-2524
Address: 305 Gallatin Pike S. Address: 5510 Country Dr
Nashville, TN 37115 Nashville, TN 37211
Email address: Autostop615@gmail.com Email address: echeteuholdings@gmail.com

Appeal Fee: RGB

Section 1. That Section 17.16.070, Commercial Uses, is hereby amended by adding the following to the end of subsection E.:

9. No automobile repair establishment shall be located less than one thousand three hundred twenty linear feet from the property line of another property upon which another automobile repair establishment, automobile sales, used establishment, or automobile services establishment is located.

Section 2. That Section 17.16.070, Commercial uses, is hereby further amended by adding the following to the end of subsection F.:

9. No automobile sales, used establishment shall be located less than one thousand three hundred twenty linear feet from the property line of another property upon which another automobile repair establishment, automobile sales, used establishment, or automobile services establishment is located.

Section 3. If any provision of this Ordinance shall be declared unconstitutional or otherwise invalid by the judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining provisions of the Ordinance.

Section 4. Be it further enacted that this Ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Mike Freeman
Member of Council

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by close of business, the Thursday prior to the public hearing to be included in the record.

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

10/22/2019
DATE

Hickory St. →

→ Alletta Pike

N12°14'11"E 147.5'

123.06'

5.21'

38.7'

El Tapirina Food Truck

176.64'

S79°04'05"E 202.50'

176.64'

Dump Truck

Public Utility Easement

N28°31'38"E 141.08'N

137.7'

35.75'

Auto Stop, Inc.

126'

126'

107.6'

EL PABAI SO
GROCERY
STORE

9,163.2 sq. Ft.

40.5'

126'

51.5'

3,330 sq. Ft.

211.13'

51.58'

13'

and only accessible by stairs. The garage area was designed to be used as an automotive repair space. (Floor plan attached as Exhibit A)

In March 2019, Mrs. Cruz and Mr. Ebrahimzadeh began the planning and development of Auto Stop's automotive repair business. Mr. Ebrahimzadeh initiated the extensive clean-up of the property and started making investments toward the opening of the automotive repair shop. The clean-up was not complete until mid-summer 2019. Mrs. Cruz incorporated the business and entrusted certain professionals to obtain all necessary permits to conduct the business legally. Mrs. Cruz and Mr. Ebrahimzadeh invested almost \$70,000 into Auto Stop.

Thereafter, Auto Stop began doing business around the end of August 2019. On October 2, 2019, a Metro Nashville property inspector visited Auto Stop and served Mr. Ebrahimzadeh with a stop-work order. The reason stated was the lack of a use and occupancy permit issued by Metro Codes, pursuant to Metro Nashville Zoning Code. Immediately following the visit from the property inspector, Mr. Ebrahimzadeh went to the Metro Code office to apply for a use permit. Metro Codes acknowledged that Auto Stop's use as an automotive repair shop was acceptable for that zone but denied the application due to the newly enacted Section 9 of Metro Code §17.16.070 (E). Pursuant to the Metro Nashville Zoning Code, Mrs. Cruz and Mr. Ebrahimzadeh filed this variance application.

VARIANCE REQUEST

The Metropolitan Board of Zoning appeals should grant Auto Stop's variance request for the following reasons:

- **The only possible productive use of the garage space is as a repair shop due to the garage bay height and location of the dock high area.**
- **Mrs. Cruz' parents will be denied the productive use of about one-third of the building as that space is only able to be used as an automotive service or repair shop**
- **The use as an automotive repair shop is a far more productive use of the property than the prior haphazard use of abandoned storage.**
- **Auto Stop is in a commercial zone and all properties adjacent to 305 Gallatin Pike are zoned for commercial use.**
- **Auto Stop's repair activities would not impair the use of any adjacent properties as there are already other similar uses in the area.**
- **All required zoning standards for an automotive repair business have been met and certain improvements will be implemented to further improve the aesthetic of the property.**
- **Auto Stop is visually compatible with all surrounding buildings.**
- **Auto Stop promotes a cleaner, updated community as the repair shop has improved the building in a way that enhances the aesthetic of the neighborhood**
- **Auto Stop would not materially impair traffic flow as it is the only automobile repair shop in the area that has ample space for parking, so no street parking is needed.**
- **Auto Stop is compliant with all building and life/safety inspection standards.**
- **Mrs. Cruz's parents have been denied the financial benefit of one-third of their real estate investment**
- **Auto Stop has spent almost \$70,000 in cleaning the area and opening the auto shop.**

Zoning Standard

Auto Stop is located at 305 Gallatin Pike South, Madison, TN, 37115, which is in a commercial service district (CS), pursuant to Metro Code §17.08.020 (F)(3). A commercial service district is intended “to provide opportunities for a diverse range of commercial uses that include. . . automobile sales and repair.” According to Metro Code §17.08.030, an automobile repair shop is permitted in a CS zone with certain conditions listed in §17.16.070 (E). Those conditions are as follows:

1. There shall be a physical separation of any automobile display area or any parking area from the public right-of-way. The separation shall be provided by one of the following options:

a. A solid wall that is no less than 24 inches in height and no more than 36 inches in height. The wall shall be constructed of concrete, stone, split-faced masonry or similar materials; or

b. A fence that is no less than 24 inches in height and no more than 36 inches in height that includes solid masonry pillars with wrought iron or similar materials between pillars.

2. Driveways shall be consolidated if required by the metro traffic engineer.

3. Chain link fence, barbed wire, razor wire or similar fencing is prohibited within 25 feet of a public right-of-way.

4. Fencing or walls within 25 feet of a public right-of-way shall not be more than 36 inches in height.

5. Service doors facing any district that permits residential uses or a legally occupied residential structure shall be screened by a solid wall or opaque fence with a minimum height of six feet and no more than ten feet, in addition to any required landscape buffer yard.

6. All buildings, structures, inoperable vehicles, outdoor storage and automobile repair uses shall be located a minimum of 25 feet from any district boundary that permits residential uses or a legally occupied residential structure, and all buildings, structures, inoperable vehicles, outdoor storage and automobile repair uses shall be screened from any district boundary that permits residential uses or a legally occupied residential structure by a solid wall or opaque fence with a minimum height of six feet and no more than ten feet, in addition to any required landscape buffer yard.

7. Inoperable vehicles, outdoor storage and automobile repair activities shall be located to the rear or side yard and shall not be visible from any public right-of-way.

8. Billboards and/or digital signs are not permitted. On-premises ground signs shall be limited as follows: (see section 8)

9. No automobile repair establishment shall be located less than one thousand three hundred twenty linear feet from the property line of another property upon which another automobile repair establishment, automobile sales, used establishment, or automobile services establishment is located

Metro Zoning Code, pursuant to Metro Code §17.20.030, also imposes parking requirements for an automobile repair shop, stating:

Automobile repair: 2 spaces, plus 4 spaces per service bay

Auto Stop has and will continue to comply with all zoning standards. Auto Stop currently has a metal fence barrier located between its parking and the Hickory Street public right-of-way. Upon recommendation by Councilwoman Tonya Hancock, Auto Stop plans on erecting a 3-foot brick wall where that current barrier is located. The type of brick for that barrier is attached as Exhibit B. The location of where that fence will be in relation to Auto Stop’s property is attached as Exhibit C.

Auto Stop has one large drive way which it has already regravled and repaved. In addition to repaving the driveway, Auto Stop has removed all chain link fences on its property with the exception of a portion of the fence which is encumbered by a right-of-way easement to the property located at 321 Gallatin Pike S, Madison, TN 37115. Pictures of Auto Stop are attached as Exhibit D.

The two service doors located at Auto Stop are only facing commercial property and no residential property is within sight. Also, both service doors are over 40 feet from the roadway and all repair activities take place within the garage repair bays. The only outdoor storage present are tires which are placed to the side of the building in an orderly fashion and will be removed on a weekly basis. There are no billboards or digital signs present on the property. And, Auto Stop has more than 15 parking spaces available for use.

Auto Stop has complied with all requirements and standards for an automotive repair use in a commercial zone except the distance requirement as there is an automotive repair shop located within 1,320 ft of Auto Stop. Auto Stops seeks a variance from this requirement.

Variance Factors

Auto Stop is an enhancement to the Madison neighborhood as its development and use of 305 Gallatin Pike has been more of a benefit than a harm. Before, the building space was cluttered, driveway unpaved, and parking lot unused. Overall, the commercial space was an eyesore and a waste of space. After, as seen in Exhibit D, the commercial space has been developed in an aesthetically pleasing manner which will help promote a higher standard for the community and other businesses in the area. To grant a variance, the Board of Zoning Appeals must determine if an undue hardship is present. In doing so, the Board considers the physical characteristics of the property, unique characteristics of the property, the harm done to public welfare, and the affect the property will have on the integrity of the neighborhood.

Section 9 of Metro Code §17.16.070(E) places an undue hardship on Mrs. Cruz and her parents because the garage bay height and location of the dock area make it only feasible to use the garage space as an automotive repair shop. Section 9 denies them any productive use of approximately one-third of the building located at 305 Gallatin Pike.

Physical Characteristics

Due to the low garage height and the location of the dock high area in the garage, Mrs. Cruz is very restricted in the use of the 3,500 sq. ft. of garage area in the building. As stated above, the only other feasible use of the area would be as a warehouse. But in the logistics industry, most freight trucks used cannot back their truck up to the dock area because the garage bay height is too low, and the dock high area is 30 feet from the garage bay entrance. That dock area is only accessible by stairs. The entire area consists of 2,216.5 sq. ft. of dock area, 937.5 of repair area, and a 324 sq. ft. hallway.

Section 9 of Metro Code §17.16.070(E) does not allow Mrs. Cruz to use this area as an automotive repair shop because there is another repair shop within 1,320 ft. of the property. Section 9 effectively denies her any use of the 3,500 sq. ft. garage area besides for personal storage, even though it is a commercial space. The garage space was designed to be used as an area for automotive services.

Unique Characteristics and Harm to Public Welfare

305 Gallatin Pike consists of two retail spaces and one commercial garage area. Mrs. Cruz's parents purchased the property in 2009 and currently lease the two retail spaces. The garage area had previously been used for automotive services. Mrs. Cruz's parents were not able to lease the space out for some time, and it eventually was used for random, abandoned storage. It remained that way until Mrs. Cruz and Mr. Ebrahimzadeh cleaned the area up and started Auto Stop. No construction was done to the building, and the garage space is the exact same layout as when Mrs. Cruz's parents purchased the property. The only possible lessee of the garage space would be an automotive repair business as that is the only possible use due to the garage bay height and location of the dock area.

The denial of this variance application would not only result in the loss of a \$70,000 investment by Auto Stop, it would deny any further lease income from that portion of the commercial property for Mrs. Cruz's parents. They would not be able to maximize on their investment as one-third of their property would be rendered worthless solely because there is another automotive repair shop in the area.

After speaking with Councilwoman Tonya Hancock, it was agreed that the goal for Madison is to update, clean, and maximize the productive use of property in the area. The development of Auto Stop has done exactly that. Mr. Ebrahimzadeh repaved the driveway, cleaned out the 3000+ sq. ft. of junk, and established a well-received business in the Madison community. In the two months of operation, Auto Stop has been embraced by neighboring businesses and has also helped the flow of traffic on Hickory Street by enforcing the removal of cars parked along the public right-of-way.

In addition to the investment concerns, there are community concerns. Allowing this variance for Auto Stop would help promote a more updated, clean community. Councilwoman Tonya Hancock emphasized this and is willing to support this variance application under certain conditions (Exhibit A and B) that would further promote the betterment of the area. Upon approval, Auto Stop will implement all necessary measures to protect the public welfare and further comply with the planning commission's vision of the Madison neighborhood.

Integrity of Master Development Plan

The property at 305 Gallatin Pike completely complies with all design and architectural standards of the surrounding neighborhood. Auto Stop's auto repair business is in full compliance with the zoning regulations, including but not limited to setback, space, and parking requirements. In fact, Auto Stop is the only automotive repair shop that complies with certain setback and parking requirements in the area.

As stated in the Gallatin Pike Urban Design Overlay, attached as Exhibit E, the development standards of the planning commission are to "achieve a sense of place by encouraging development that emphasizes sensitivity to the pedestrian environment." Mr. Ebrahimzadeh had a meeting on October 16, 2019, with District 9 Councilwoman, Tonya Hancock, at 305 Gallatin Pike in which the discussion was made of how to further improve the aesthetic of the property. Councilwoman Hancock was pleased with the current development of Auto Stop and supports the proposal for a construction of a 2-3 foot wall between the property and the right of way to further delineate the parking lot and walking area from the street.

The Gallatin Pike Urban Design Overlay also wishes to "promote economic vitality on Gallatin Pike." The space at 305 Gallatin Pike was not used for anything more than cluttered, personal storage prior to Auto Stop. The use as an automotive repair shop would, in fact, enhance the economic vitality of the neighborhood. In addition, the Gallatin Pike Urban Design Overlay strives to "improve appearance

and function of the main corridors and other commercial areas.” Auto Stop has repaved the driveway along with painting the building and cleaning the parking lot in order to operate its auto repair business. The result of this activity is a far more aesthetically pleasing building, and consequentially, a cleaner neighborhood overall.

CONCLUSION

For these reasons, Auto Stop files this application requesting the Board to grant this variance allowing Auto Stop to operate as an automotive repair shop at 305 Gallatin Pike South, Madison, TN 37115.

Diana Cruz, *Owner of Auto Stop, Inc.*

35.75'

Tire Rack

2,216.5 sq. ft.

33.25'

Equipment / Inventory
Storage Area

Tire Rack

51.5'

46.9'

2.5'

8'

324 sq. ft.

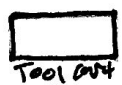
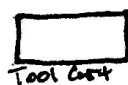
6.9'



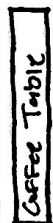
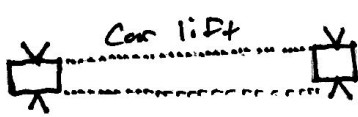
31.25'

4.5'

937.5
24 ft



Repair Area
(2 bays)



Sink

4.5'

12'

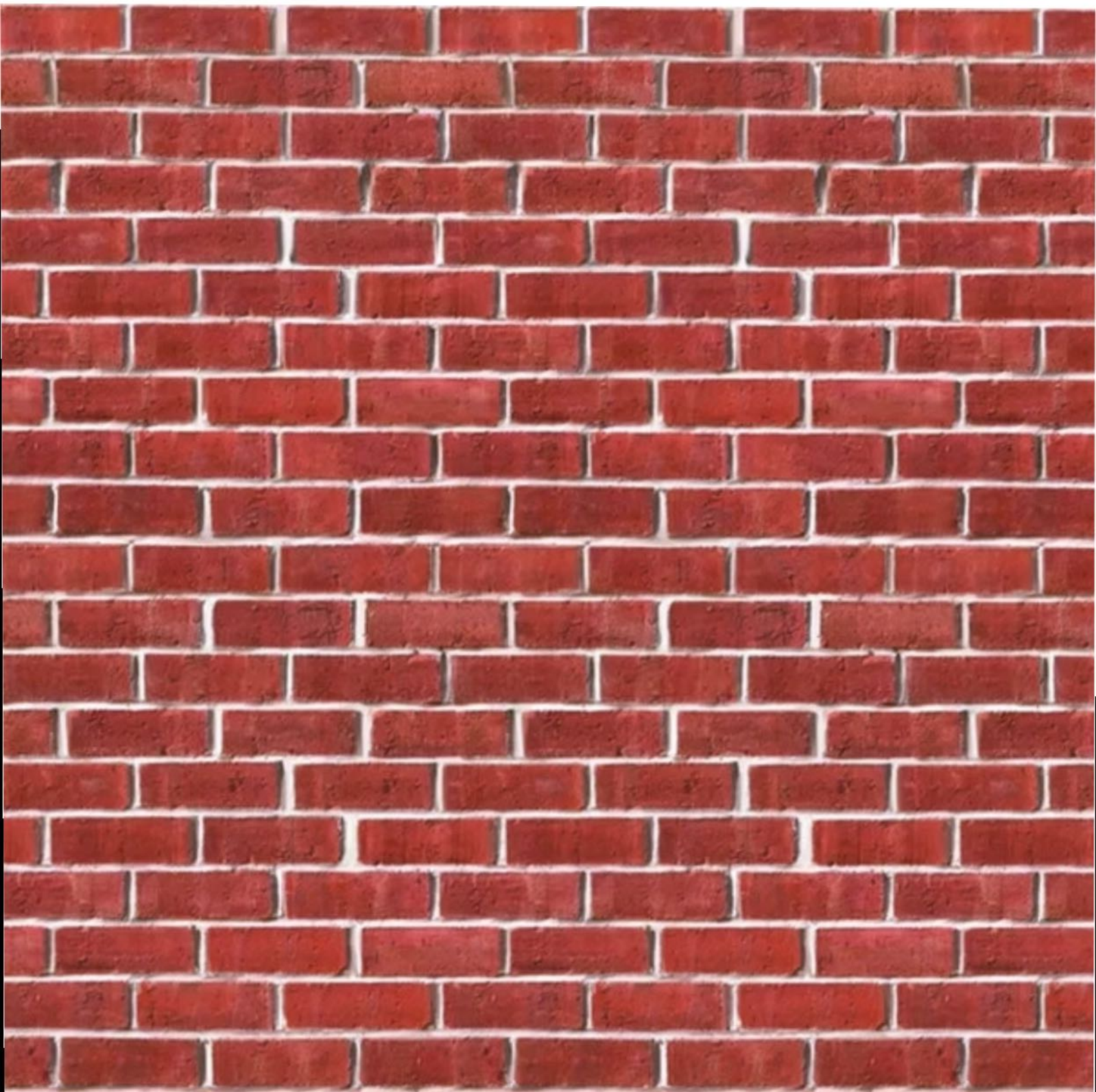
5.25'

8'

30'

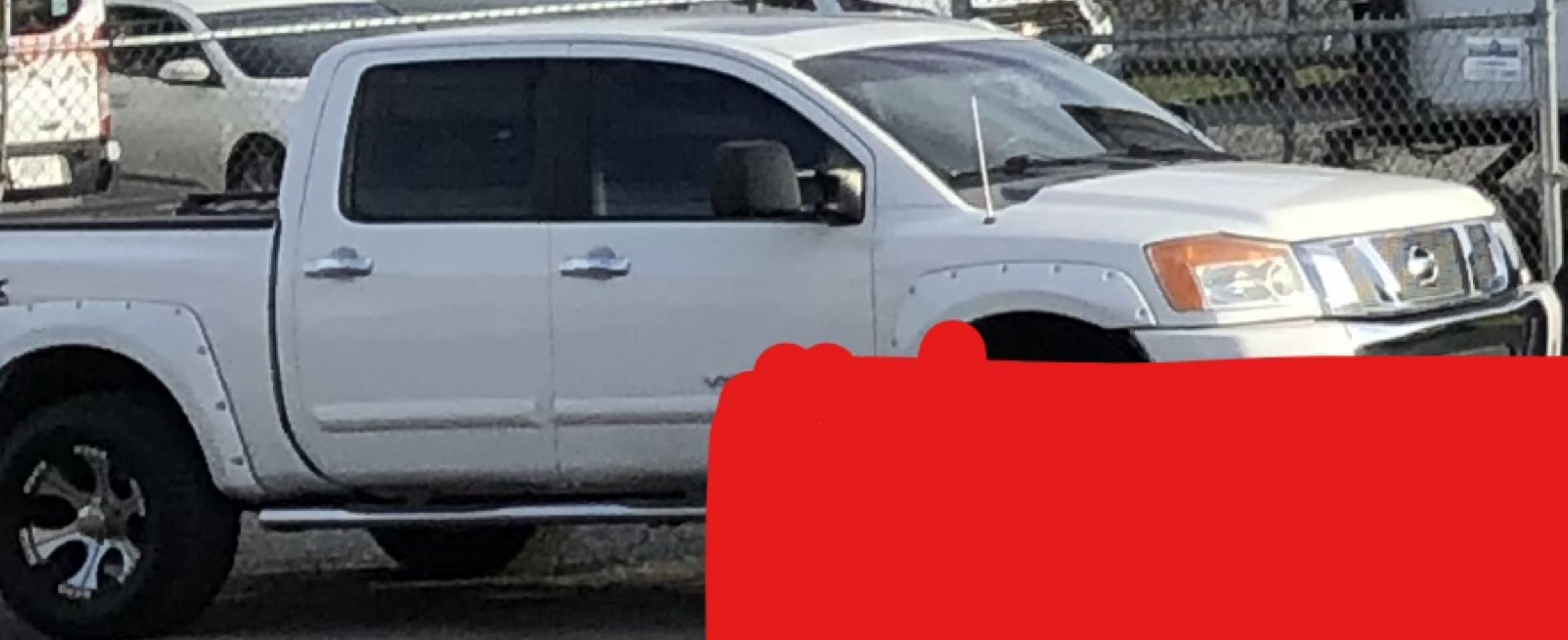
1.5' 1.2'

40.5'





AUTO STOP
ONE STOP AUTOSHOP





CARNICERIA

CLARKSVILLE
DISPOSAL
18371 562-2010
18960 417-2010





CARNICERIA

TAQUERIA

orders To Go
615-238-4306

SUPER
TORTA

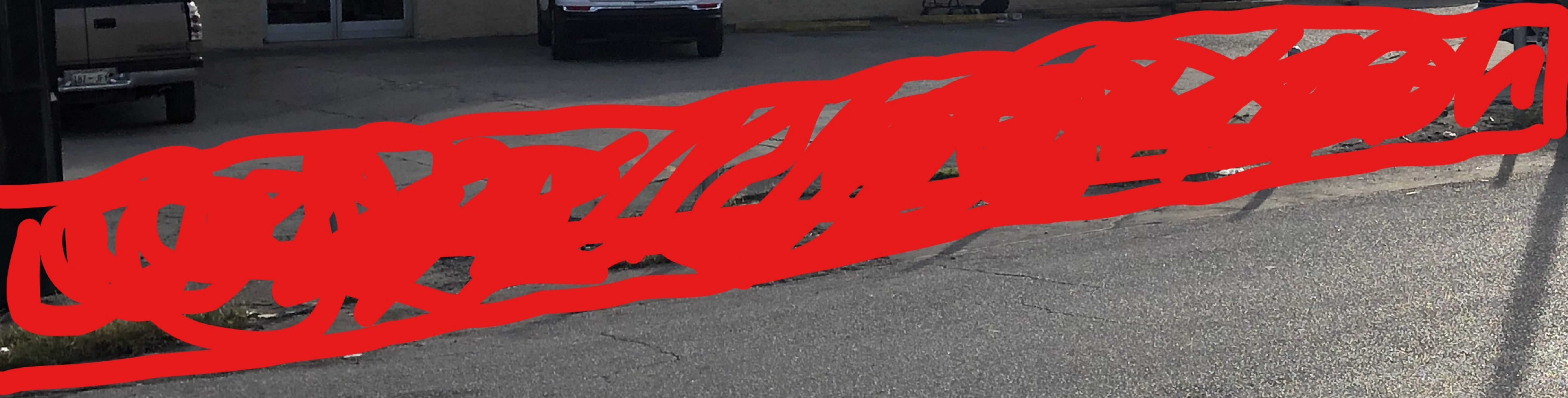
EL PARAISO
SUPER MERCADO
Y
CARNICERIA

MEAT MARKET

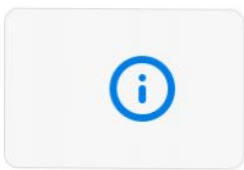
FRESH PRODUCE

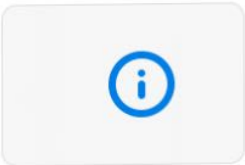
Firestone
COMPLETE AUTO CARE

NASHVILLE









From: [Hancock, Tonya \(Council Member\)](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: Support of 2019-498
Date: Monday, November 25, 2019 9:49:42 AM

Dear Board of Zoning Appeals,

I am writing to express my support of the applicant for case 2019-498 scheduled for review Thursday, December 5. The applicant is taking over an existing business just off the Gallatin Pike corridor, which faces Hickory Street.

It's my opinion that the intent of BL2018-1183 was to prevent the addition of repair shops and businesses that would detract from the appearance of the corridor, and this proposed business would not be doing so. They would be taking over an existing business and making several improvements that would enhance the look of this neighborhood.

I talked with the residents of the Hickory Street area and their biggest concern is illegal parking preventing easy entrance/exit from their neighborhood. I spoke with the business owner across the street and he also is trying to prevent his tenants from parking illegally.

With this applicant's plans to add a brick wall to provide aesthetics and prevent illegal on-street parking, add marked parking spaces inside their existing lot, and build neatly design tire storage beside their building instead of piled haphazardly in front, this business will help address both the local business and resident concerns, as well as dress up the street a bit with the appealing brick upgrade. I support the applicant's request. Thank you for your consideration.

Tonya Hancock
Metro Nashville Councilor - District 9
<http://www.tonyahancock.com>
<http://www.hub.nashville.gov>
(615) 398-1373

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: Alex Crow Date: 10-22-19
Property Owner: MT Rental Prop. Case #: 2019-499
Representative: Alex Crow Map & Parcel: 81-12-454

Council District 19

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting lot size variance to allow HPR duplex construction on undersized lot. lot currently 5337SF with a min. required of 6000SF. A 6635SF variance

Activity Type: New Construction - HPR

Location: 1710 Delta Ave.

This property is in the RG-A Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Does not meet minimum lot size requirement

Section(s): 17.12.020 (A)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

MT RENTAL PROPERTIES, LLC
Appellant Name (Please Print)

ALEX CRAW
Representative Name (Please Print)

221 LAKE FOREST DR.
Address

P.O. BOX 90680
Address

LAVERGNE, TN 37086
City, State, Zip Code

NASHVILLE, TN 37209
City, State, Zip Code

615-593-9953
~~615-444-0000~~
Phone Number

615-479-5225
Phone Number

SERVIOARIAS@GMAIL.COM
Email

CHNASHVILLEPROPERTIES@GMAIL.COM
Email

Zoning Examiner: CH

Appeal Fee: \$100.⁰⁰



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3724626

ZONING BOARD APPEAL / CAAZ - 20190064431
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 08112045400

APPLICATION DATE: 10/22/2019

SITE ADDRESS:

1710 DELTA AVE NASHVILLE, TN 37208
LOT 1 RE-SUB OF W.S. SETTLES SUB.

PARCEL OWNER: MT RENTAL PROPERTIES, LLC

CONTRACTOR:

APPLICANT:**PURPOSE:**

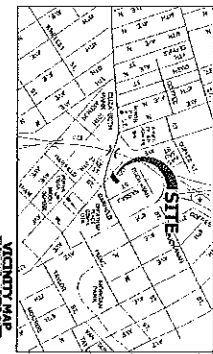
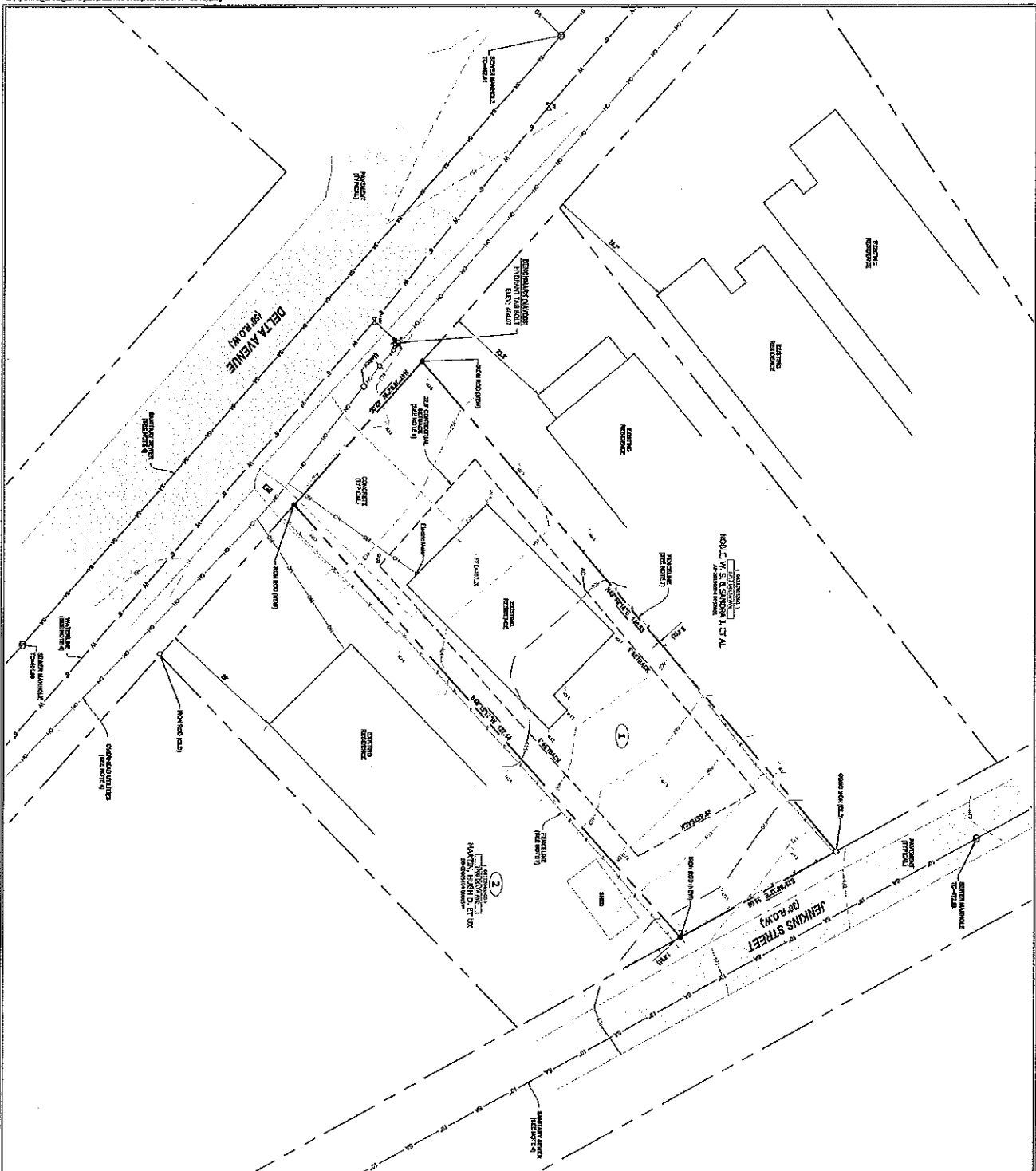
requesting a lot size variance to allow HPR duplex construction on undersized lot. lot currently at 5337SF with a minimum of 6000Sf required. a variance of 663SF.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

PLOT DATE: 10/7/2019 12:31:33 PM
 G:\V\Drive_Elliott\active jobs\Delta Ave 1710 - Survey\dwg



TOTAL LOT AREA
 5.17 SF OR 0.12 ACRES

MAP REFERENCE
 Plat D-1000 (Property in Delta Ave (Davidson County) Project Map)

DEED REFERENCE
 Deed 1-1000 (Delta Ave (Davidson County) Project Map)

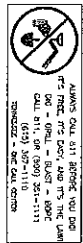
PLAT REFERENCE
 Plat D-1000 (Property in Delta Ave (Davidson County) Project Map)

SURVEYOR'S NOTES

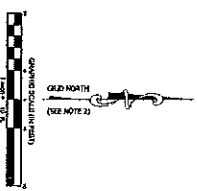
1. This survey was conducted in accordance with the Surveying Act of 1907, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.
2. The property is bounded to the north by Delta Ave, to the east by Delta Ave, to the south by Delta Ave, and to the west by Delta Ave.
3. The survey was conducted on the day of the survey, and the results are shown on this map.
4. The survey was conducted in accordance with the Surveying Act of 1907, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.
5. The survey was conducted in accordance with the Surveying Act of 1907, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that the foregoing is a true and correct copy of the original survey map as the same appears on file in the office of the Surveying and Mapping Board, State of Tennessee, and that the same was prepared in accordance with the Surveying Act of 1907, as amended, and the rules and regulations of the Board of Surveying and Mapping, State of Tennessee.



- Symbol Legend**
- Symbol Description
 - Survey Point
 - Iron Nail
 - Survey Line
 - Water Main
 - Water Meter
 - Utility Pole
 - Concrete
 - Gravel



	<p>Boundary & Topographic Survey</p> <p>1710 Delta Avenue Nashville, Davidson County, Tennessee 37208</p>	<p>CLINT ELLIOTT SURVEY</p> <p>4711 Hayes Street Nashville, TN 37203 (615) 490-2236</p>
	<p>V-1.00</p>	

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

This PARCEL #08112045400 is zoned RG-A and the lot sqft is 5,337 sq² per boundary survey.

This street and adjacent streets are being revitalized by new HPR & multifamily construction.

This lot is approximately 663 sqft less than the 6,000 sqft minimum to build a HPR/Duplex. We request a variance of 663 sq² to build 2 detached townhome units with one facing Delta Avenue and one facing Jenkins Street.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

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APPELLANT

10/17/19.
DATE

15 November 2019

Board of Zoning Appeals
Metro Office Building
800 Second Ave South
P.O. Box 196300
Nashville, TN 37219-6300
Case # 2019-499

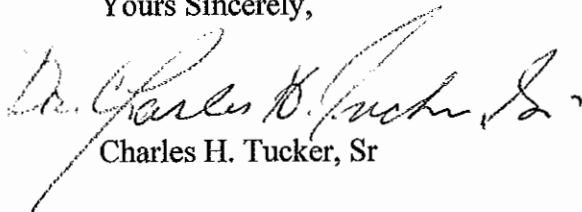
RE: **Appeal Case Number 2019-499**
1710 DELTA AVE
Map Parcel: 08112045400
Zoning Classification R-6A
Council District: 19

To whom it may concern:

I will not be available to attend the scheduled meeting for December 5, 2019 but be it known that

I am in **opposition** to the appeal from **MT Rental Properties, LLC (case # 2019-499)** to the Board of Zoning Appeals, to variate from the minimum lot size requirement from one family unit to a two family unit. **I am totally against this request and I pray that the Board will not grant this request.**

Yours Sincerely,



Charles H. Tucker, Sr

Metropolitan Board of Zoning Appeals

Metro Howard Building

800 Second Avenue South

Nashville, Tennessee 37210

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



Appellant: Brian Musser

Date: 10/22/19

Property Owner: BM Builders, LLC

Case #: 2019- 500

Representative: Brian Musser

Map & Parcel: 10264007900

Council District 17

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose:

Construct new single family residence.

Activity Type: Residential construction

Location: 42 Shepard street

This property is in the R6 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason:

Request to build within 3 feet of street (side-setback)

Section(s): 17.12.036A / 17.12.03(C)(2)

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Brian Musser
Appellant Name (Please Print)

Representative Name (Please Print)

42 Shepard Street
Address

Address

Nashville TN 37210
City, State, Zip Code

City, State, Zip Code

774 571 9256
Phone Number

Phone Number

Musser1873@hotmail.com
Email

Email

Zoning Examiner: _____

Appeal Fee: _____



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3724784

ZONING BOARD APPEAL / CAAZ - 20190064555
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 10504011500

APPLICATION DATE: 10/22/2019

SITE ADDRESS:

42 SHEPARD ST NASHVILLE, TN 37210
PT LOT 26 TRIMBLE ADDN

PARCEL OWNER: BM BUILDERS LIMITED LIABILITY CO

CONTRACTOR:

APPLICANT:

PURPOSE:

NEW RESIDENTIAL CONSTRUCTION...

PER 17.12.030 (C) (2) REQUIRE 10' MINIMUM STREET (SIDE) SETBACK
REQUEST 3' MINIMUM STREET (SIDE) SETBACK

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

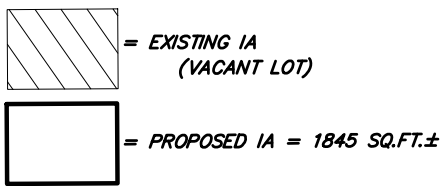
Inspection requirements may change due to changes during construction.

IMPERVIOUS AREA CALCULATIONS

- HOUSE: 1000 SQ.FT.±
- GARAGE: 360 SQ.FT.±
- DRIVE: 405 SQ.FT.±
- LEADWALK: 80 SQ.FT.±
- TOTAL : 1845 SQ.FT.±
- COVERAGE = 57%

STORMWATER MANAGEMENT

IMPERVIOUS AREA (IA) BREAKDOWN



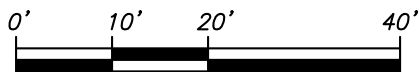
****TO BE TREATED WITH A 10'x6'x30" DEEP RAIN GARDEN PER METRO STORMWATER MANUAL**

SETBACKS

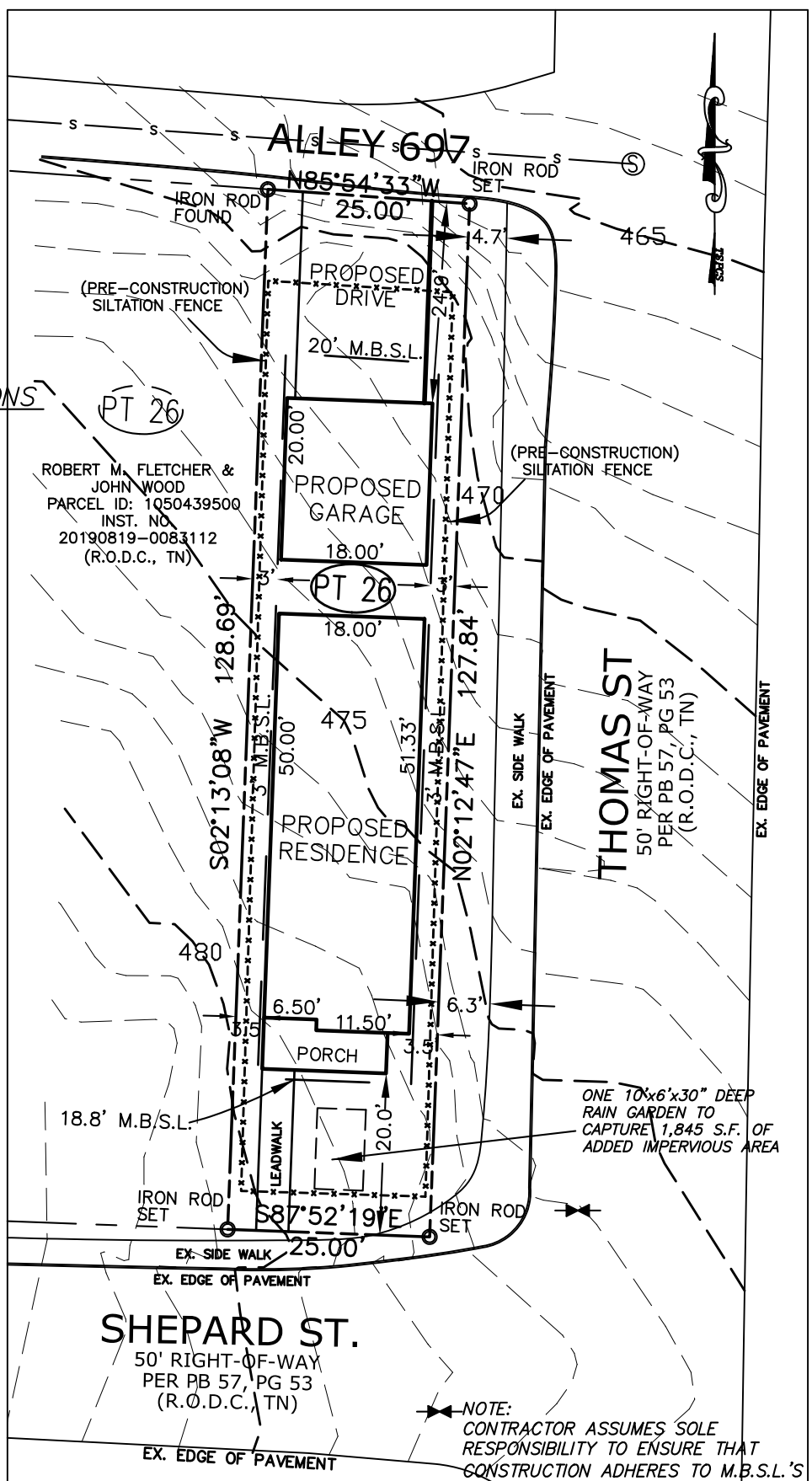
- FRONT/STREET: 18.8'
- SIDE: 3'
- REAR: 20'

STREET SETBACK TABLE

ADDRESS	SETBACK
#40 SHEPARD ST.	20.9'
#30 SHEPARD ST.	12.5'
#28 SHEPARD ST.	17.6'
#20 SHEPARD ST.	24.3'
AVERAGE SETBACK = 18.8'	



SCALE: 1" = 20'



THE BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL ZONING REGULATIONS INCLUDING BUT NOT LIMITED TO BUILDING SETBACK LINES, EASEMENTS AND OTHER BUILDING, IMPROVEMENTS AND PROPERTY RESTRICTIONS AS WELL AS ANY OTHER CONDITIONS AS SET FORTH OR NOTED ON THE SUBDIVISION PLAT AND OTHER LOCAL, STATE OR FEDERAL POLICIES, REGULATIONS AND ORDINANCES THAT MAY APPLY TO THE SUBJECT PROPERTY. THIS PLOT PLAN WAS GENERATED FROM THE FOUNDATION PLAN AS PROVIDED BY OTHERS. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL BUILDING DIMENSIONS SHOWN AND SHALL REPORT ANY DISCREPANCIES TO H&H LAND SURVEYING BEFORE BEGINNING CONSTRUCTION. THE SHAPE, SIZE AND PLACEMENT OF THE PROPOSED STRUCTURE AND IMPROVEMENTS MAY CHANGE DUE TO LOT CONDITIONS OR OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY. ALL LOT AND UTILITY INFORMATION SHOWN IS PER PLAT. THE LOCATION OF THE HOUSE AND IMPROVEMENTS SHOWN HEREON IS AS SPECIFIED AND DIRECTED BY THE BUILDER/CONTRACTOR. THE SUBJECT PROPERTY AND IMPROVEMENTS SHOWN HEREON ARE SUBJECT TO SUCH STATE OF FACT AS AN ACCURATE TITLE SEARCH, FLOOD STUDY, COMPREHENSIVE SURVEY, GEOLOGIC AND SOILS STUDY MAY REVEAL. THIS DOCUMENT IS NOT AUTHORIZED FOR USE IN DETERMINING ANY MATTERS RELATED TO ANY FLOOD ASSESSMENTS OF THE SUBJECT PROPERTY AND IMPROVEMENTS.

SITE PLAN

THIS PLOT PLAN WAS MADE FOR THE CONTRACTOR, PROPERTY OWNERS AND CODES DEPT. AND IS TO BE USED FOR OBTAINING THE BUILDING PERMIT ONLY. THIS PLAN IS NOT TO BE USED FOR A GENERAL PROPERTY SURVEY, MORTGAGE LOAN INSPECTION, OR A FOUNDATION INSPECTION SINCE NO IMPROVEMENTS EXIST AT THIS TIME.

OWNER: BM BUILDERS LIMITED LIABILITY CO
 ADDRESS: 42 SHEPARD STREET
 CITY: NASHVILLE, DAVIDSON COUNTY, TENNESSEE
 LOT #P/O 26
 SUBD. JOHN TRIMBLE ADDITION TO NASHVILLE
 RECORD: DEED BOOK 3840, PAGE 300 (R.O.D.C., TN)
 DEED: INSTRUMENT# 20190906-0090329 (R.O.D.C., TN)
 SCALE: 1"=20' DATE: OCTOBER 22, 2019
 MAP: 105-04 PARCEL: 115.00
 AREA: 3,205.7 SQ.FT. OR 0.074 AC.±



H & H LAND SURVEYING INC.
 612 A FITZHUGH BLVD.
 SMYRNA, TENNESSEE 37167
 PHONE: 615-355-6905 EMAIL: handhland@bellsouth.net
 JOB: 2019-0302 DRAWN BY: MAA

November 21, 2019

To the Board of Zoning Appeals,

RE: **Case#2019-500**

I am writing this letter to express my strong opposition to not allow the building of a single family residence on 42 Shepard St.

I would like to say first off I want to say that I am a life time resident of Cameron-Trimble (Chestnut Hill). I welcome the change in the neighbor as far as the new building of the tall and skinny's I do not welcome. As you know Cameron-Trimble has a rich history and I would like the neighborhood to stay that way. Building the new homes (Tall & Skinny) is taking away from the character of the neighborhood.

With the new building of the tall and skinny's look very much out of place, and giving the neighborhood an unattractive look. With the tall and skinny's they are building two houses on one lot with no front yard or back yard this means that more cars are parked on the street (have you seen our little streets?). Overcrowding of cars parked on the street it is bringing more traffic, the houses block the sun, houses are built so close together means no privacy, if one catch on fire they are so close to the next house it will catch fire. Building means more extensive construction to deal with the noise, the dust, the inconsideration of the construction workers, more nails in my tires. I am and I know that several other neighbors are feed up with the tall and skinny houses.

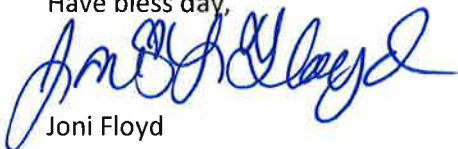
I am for a normal (**not tall & skinny**) one or two level house that fits the neighbor, with a front and back yard.

I understand that the young people like these houses but they tend to move in for a few years and move out. I would love to see just a regular house with a family that would want to stay in the neighborhood and raise their family here; they would tend to do that if they had the ranch style, Colonial, or Bungalow style houses.

I ask you... no, I plead to you not to allow anymore of the tall and skinnies in the Cameron- Trimble neighbor please allow us to keep our history and the character of the housing in our neighbor.

Thank you for taking the time to hear me and read my letter.

Have bless day,



Joni Floyd

Metropolitan Board of Zoning Appeals

Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210



Appellant: FULMER ENGINEERING Date: 10/21/2019
Property Owner: 4901 CENTENNIAL PARTNERS Case #: 2018-2019-501
Representative: JAY FULMER Map & Parcel: 09100004400

Council District 20

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: Requesting variance from parking requirements.
59 Required - spaces 0 provided.

Activity Type: RESTAURANT
Location: 4901 CENTENNIAL

This property is in the IR Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: PROPERTY IS IRREGULARLY SHAPED WITH 3 FRONTS.

Section(s): 17.20.030

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection _____ Of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

JAY Fulmer - Fulmer Engineering JAY Fulmer
Appellant Name (Please Print) Representative Name (Please Print)

2002 RICHARD JONES RD SAME
Address Address

NASHVILLE, TN 37215
City, State, Zip Code City, State, Zip Code

615-345-3771
Phone Number Phone Number

JAY@FULMERENG.COM
Email Email

CH
Zoning Examiner

Appeal Fee: \$200.00



**Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210**



**ZONING BOARD APPEAL / CAAZ - 20190064597
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification**

PARCEL: 09100004400

APPLICATION DATE: 10/22/2019

SITE ADDRESS:

4901 CENTENNIAL BLVD NASHVILLE, TN 37209
S W COR OF JOHN A. MERRITT BV AND 49TH AVENUE NORTH

PARCEL OWNER: 4901 CENTENNIAL PARTNERS, LLC

CONTRACTOR:

APPLICANT:

PURPOSE:

requesting variance from parking requirements. 59 spaces required, 0 provided.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATION FOR A VARIANCE REQUEST

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members. So they will have a better ideal of the nature of your request. Zoning staff will notify the district council member of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of property within 1,000 feet of the property at issue in the case. The envelopes must include the return address for the BZA and case number. Fold and insert notices into envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to Zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting, and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding, sign placement.)

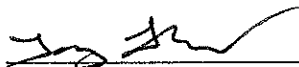
The day of the public hearing, it will be your responsibility to convey to the Board the nature of the hardship in your request that makes it difficult/impossible for you to comply with the Zoning Code. **It would be to your benefit to let your neighbors know about your request prior to all notices being sent to them from our office.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. **Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied.** You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for hearing until complete.

Any correspondence to the Board must be submitted to our office by close of business, the Thursday prior to the public hearing to be included in the record.

I am aware that I am responsible for posting and also removing the sign(s) after the public hearing.



APPELLANT

10/18/19

DATE

In Simple terms, for the Board to grant you a variance in the zoning ordinance, you must convey to the Board what your hardship is. Hardships are narrowness, shallowness, irregular shape, and topography of property. The Board can also consider other practical difficulties such as mature trees, easements, and location of disposal systems which can affect your plan. Consideration can be given to the characteristics of neighborhood and the way it is developed. One or more of these conditions must affect your inability to build or occupy the property to provide your case.

At the public hearing, please be prepared to tell the Board what your hardship is, why you cannot build in accordance with zoning without requesting a variance and why you feel you have legitimate hardship.

The Board cannot grant a variance based solely on inconvenience to the applicant or solely on a financial consideration. It is incumbent on you as the appellant to complete this form by conveying a **HARDSHIP** as outlined. At the meeting it is important that you explain this hardship as effectively as possible.

WHAT SPECIFIC AND UNIQUE CIRCUMSTANCES (HARDSHIP) EXIST THAT WOULD AUTHORIZE THE CONSIDERATION OF THE BOARD UNDER THE REVIEW STANDARDS AS OUTLINED?

PROPERTY HAS IRREGULAR SHAPE WHICH PREVENTS AN ADEQUATE PARKING FIELD. NEIGHBORING LOUISIANA AVE IS BEING RECONSTRUCTED TO ADD ANGLED PARKING.



Know what's below.
Call before you dig.

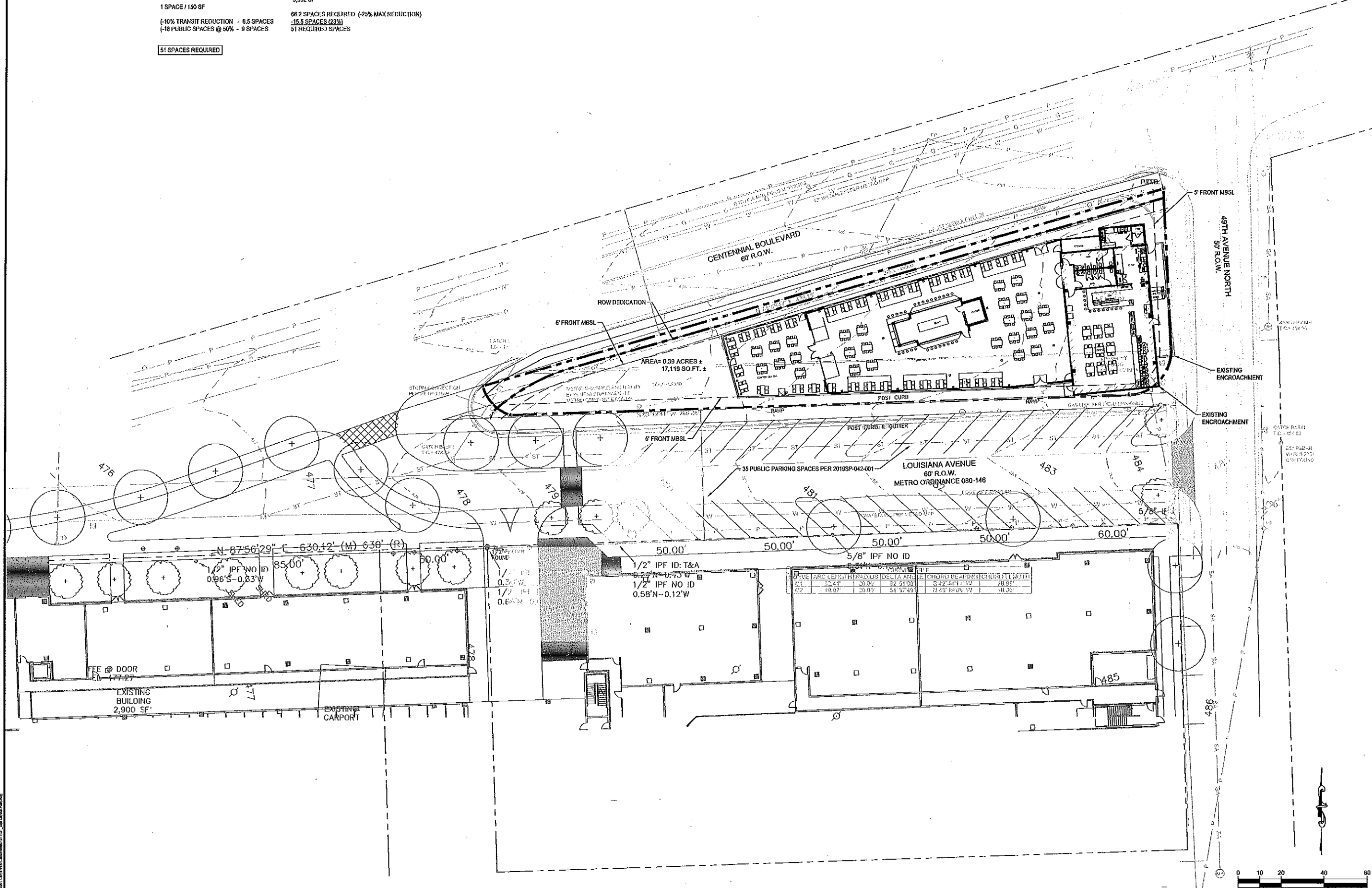
PARKING TABLE:

BUILDING SQUARE FOOTAGE	10,932 SF
- 1,000 SF EXEMPT	- 1,000 SF
	9,932 SF
1 SPACE / 150 SF	66.2 SPACES REQUIRED (+25% MAX REDUCTION)
(-10% TRANSIT REDUCTION - 6.5 SPACES)	-15.5 SPACES (23%)
(-18 PUBLIC SPACES @ 80% - 9 SPACES)	51 REQUIRED SPACES

51 SPACES REQUIRED



2002 RICHARD JONES RD - SUITE C304
NASHVILLE, TENNESSEE 37215
INFO@FULMERENG.COM - (615) 945-5770



PARKING VARIANCE EXHIBIT

SITE DEVELOPMENT PLANS FOR:
4901 CENTENNIAL
NASHVILLE, DAVIDSON COUNTY, TENNESSEE 37209

DR.	DATE	DESCRIPTION

EXH

SURVEY INFO
PROVIDED BY: CHERRY LAND SURVEYING
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)



October 23, 2019

Carey Bringle
Peg Leg Porker
903 Gleaves Street
Nashville, TN 37203
615-481-6023

RE: Letter of Support: 4901 Centennial Parking

Dear Carey:

I fully support a variance allowing the owners of 4901 Centennial to have 100% off site parking for their site. I am familiar with your most recent parking plan. I am excited about your team taking a property that has been a blight and making it a new, attractive, neighborhood dining spot.

We look forward to you delivering a very high quality restaurant for the neighborhood.

If you have any questions regarding this Letter of Support, please feel free to contact us.

Sincerely,

Darek

A handwritten signature in blue ink that reads "Darek Bell". The signature is fluid and cursive, with the first name "Darek" being larger and more prominent than the last name "Bell".

Darek Bell, LEED AP

Partner
Bell & Associates Construction, LP

Tel: 615.373.4343

Cell: 615.351.9442

balp.com

An Equal Opportunity Employer

NATHAN LYONS STOCKING 51

5016 Centennial Blvd | 615-483-8771 | nathan@vintagesouthdevelopment.com

October 21, 2019

To Whom it May Concern:

My name is Nathan Lyons, and I'm the property owner of the following properties:

- 5016 Centennial Blvd.
- 4900 Centennial Blvd.
- 1410 51st Avenue

With the new parking plan for Louisiana Avenue, we fully support a variance allowing the owners of 4901 Centennial to have 100% off site parking for their site. We are familiar with their plan and are excited about them taking a property that has been a blight and making it a new, attractive, neighborhood dining spot. We had the opportunity to re-create existing building across the street, and believe its greatly benefited the neighborhood. We feel his plan will do the same.

Thank you for your help.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Lyons', written in a cursive style.

Nathan Lyons
Stocking 51



Metropolitan Board of Zoning Appeals
 Metro Howard Building
 800 Second Avenue South
 Nashville, Tennessee 37210

Appellant: Daniel Sadowski Date: 10-1-19
 Property Owner: Daniel Sadowski Case #: 2019- 485
 Representative: Daniel Sadowski Map & Parcel: 06106016000

Council District: 08

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To obtain a STRP permit
 Activity Type: Short Term Rental
 Location: 4201 Edwards Dr.

This property is in the RS15 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Item A appeal, challenging the Zoning Administrator's denial of a short term rental permit.
Appellant operated after the issued STRP permit expired.

Section: 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is hereby requested in the above requirement as applied to this property.

Appellant Name: Daniel Sadowski Representative: Same
 Phone Number: 615 788-8097 Phone Number: _____
 Address: 4201 Edwards Ave. Address: _____
Nashville, TN 37216 _____
 Email address: dan.gh.sadowski@gmail.com Email address: _____

Appeal Fee: \$100.00



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3718085

ZONING BOARD APPEAL / CAAZ - 20190059895
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 06106016000

APPLICATION DATE: 10/01/2019

SITE ADDRESS:

4201 EDWARDS AVE NASHVILLE, TN 37216
PT LOT 130 MAPLEWOOD HGTS

PARCEL OWNER: SADOWSKI, DANIEL

CONTRACTOR:

APPLICANT:**PURPOSE:**

Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant operated after the issued STRP permit expired.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATIONS FOR INTERPRETATION AGAINST THE ZONING ADMINISTRATOR AND NON-COMPLYING/NON-CONFORMING USES

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of our request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of the property within 1,000 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into the envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board your request and the reasons for the request. In the case of questioning the Zoning Administrator in his interpretation of the Zoning Code, it is your job to explain to the Board why he is wrong and you are right. In the case of non-conforming or non-complying, it is your job to explain to Board how this change/enlargement, etc. would result in less of an impact on the surrounding area. **It would be to your benefit to contact your neighbors and explain to them what you are doing and attempt to obtain their support and evidence that support in some form at the public hearing.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by close of business, the Thursday prior to public hearing to be included in the record.

I am aware that I am responsible for removing the Sign(s) after the public hearing.

APPELLANT

DATE



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING--3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

NOTICE

Pending your appeal of the denial of your application for a short term rental permit (STRP), you are prohibited from operating the STRP. Should you continue to advertise and/or operate the STRP at the subject property, the matter will be referred to Metro Legal for prosecution in Environmental Court.

Rental Unit Record

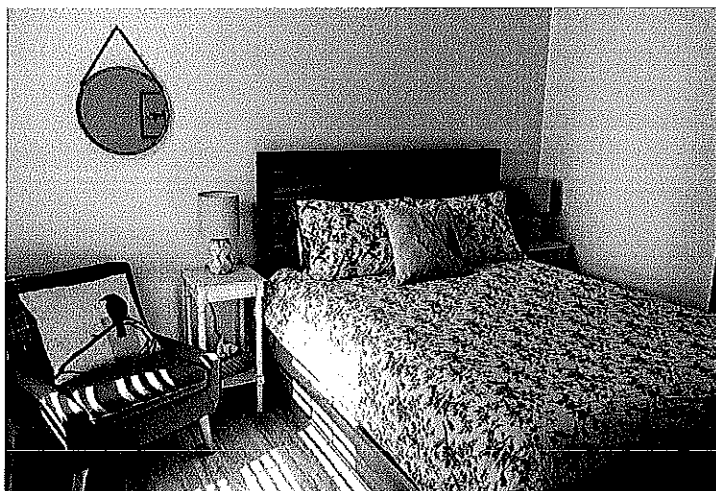
4201 Edwards Ave, Nashville, TN 37216, USA

Active ●
Identified ✓
Compliant X

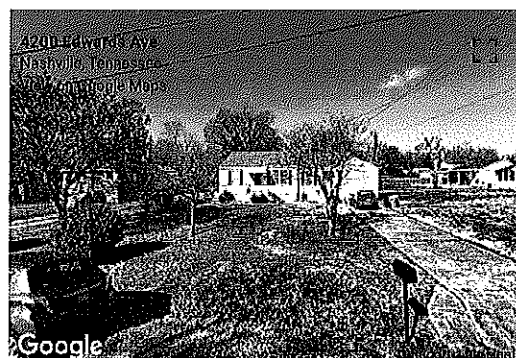
PRINT
SEND A LE

Listing(s) Information

VRBO - 3211666198.2227594 Airbnb - 25746151



Rental Unit Information



Identified Address

4201 Edwards Ave, Nashville, TN 37216, USA

Identified Unit Number

None

Identified Latitude, Longitude

36.226904, -86.736330

Parcel Number

06106016000

Owner Name

SADOWSKI, DANIEL

Owner Address

4201 EDWARDS AVE
NASHVILLE, TN 37216, US

Matched Details

Analyst

QZ4P

Explanation

The property was successfully identified after reading on the listing that the user owns the property then getting her full name on a website, and last getting a full name match on the tax records, also, getting all other information from the tax assessor's site.

Listing Photos



same person page shows his name.

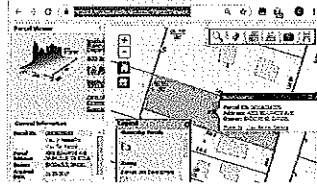
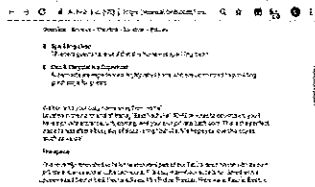
Matching 3rd Party Sources



Timeline of Activity

View the series of events and documentation pertaining to this property

3 Documented Stays
September, 2019



tax assessor's name match.

Zip Code Match

City Name Match

Listing Details

Listing URL	— https://www.airbnb.com/rooms/25746151
Listing Status	● Active
Host Compliance Listing ID	— air25746151
Listing Title	— Cozy and Comfortable East Nashville Bedroom Suite!
Property type	— Guest suite
Room type	— Entire home/apt
Listing Info Last Captured	— Sep 28, 2019
Screenshot Last Captured	— Sep 30, 2019
Price	— \$59/night
Cleaning Fee	— \$30

Information Provided on Listing

Contact Name	— Dan & Chrystal
Latitude, Longitude	— 36.227837, -86.736847
Minimum Stay (# of Nights)	— 2
Max Sleeping Capacity (# of People)	— 2
Max Number of People per Bedroom	— 2
Number of Reviews	— 53
Last Documented Stay	— 09/2019

Listing Screenshot History

View Latest Listing Screenshot

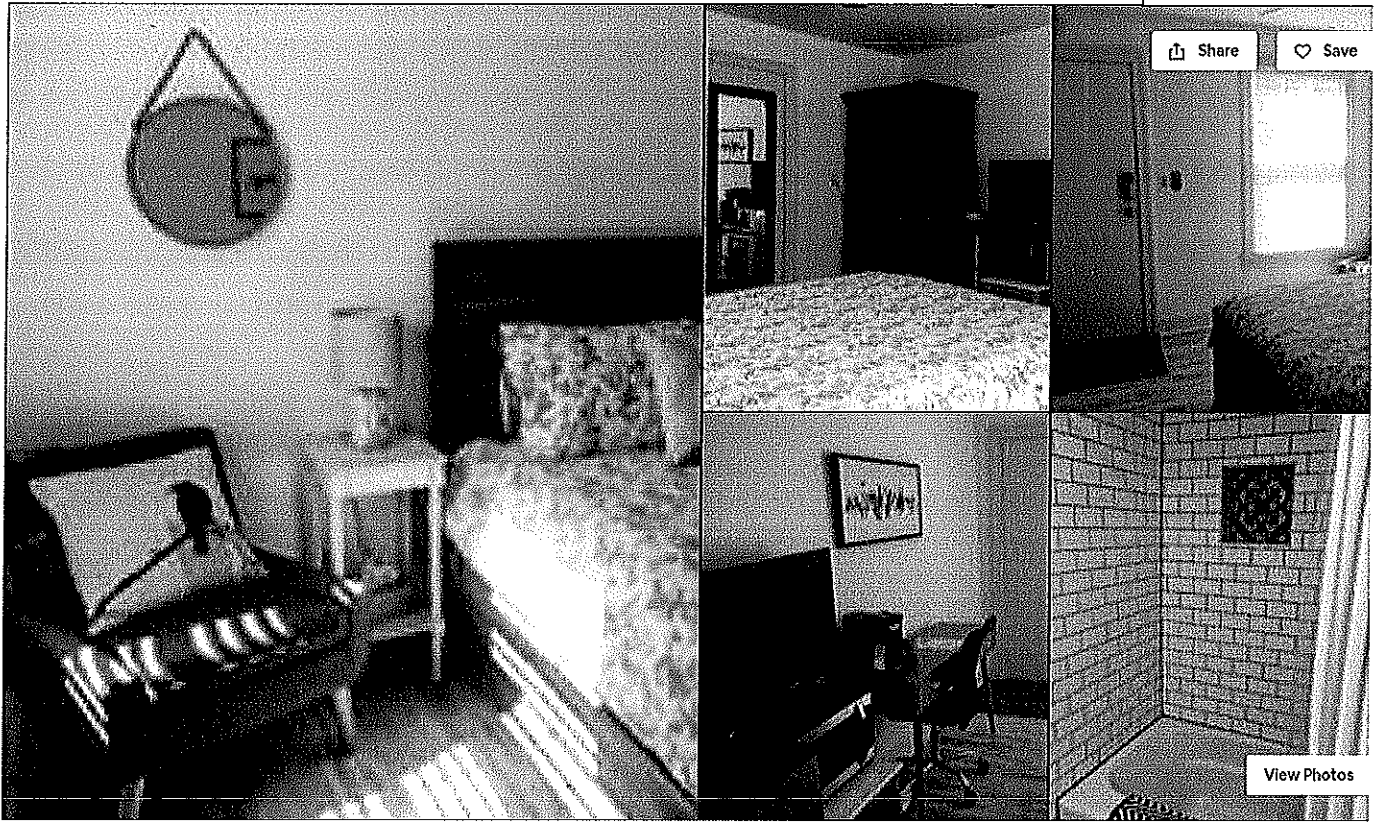
- 3 Documented Stays
August, 2019
- First Warning - No STR Permit: Delivered
August 10th, 2019
- First Warning - No STR Permit: Sent
August 5th, 2019
- 4 Documented Stays
July, 2019
- Listing hma321.1666198.2227594
Identified
July 2nd, 2019
- 5 Documented Stays
June, 2019
- Listing hma321.1666198.2227594 First
Crawled
June 3rd, 2019
- Listing hma321.1666198.2227594 First
Activity
June 2nd, 2019
- 5 Documented Stays
May, 2019
- 5 Documented Stays
April, 2019
- 1 Documented Stay
January, 2019
- 2 Documented Stays
December, 2018
- First Warning - No Tax Reg: Delivered
December 14th, 2018
- First Warning - No Tax Reg: Sent
December 6th, 2018
- Listing air25746151 Identified
November 27th, 2018
- 2 Documented Stays
November, 2018
- 8 Documented Stays
October, 2018
- 4 Documented Stays
September, 2018
- 4 Documented Stays
August, 2018
- 5 Documented Stays
July, 2018
- 2 Documented Stays
June, 2018
- Listing air25746151 First Crawled
June 6th, 2018
- Listing air25746151 First Activity
June 6th, 2018

September 26, 2019 - 04:30PM America/Chicago

Search

Become a host Help Signup Log in

Sep 26, 2019 4:30pm CT



Cozy and Comfortable East Nashville Bedroom Suite!

Nashville

2 guests 1 bedroom 1 bed 1 bath



Dan & Chrystal

- Entire home**
You'll have the guest suite to yourself.
- Self check-in**
Check yourself in with the keypad.
- Sparkling clean**
20 recent guests said this place was sparkling clean.
- Dan & Chrystal is a Superhost**
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

\$59 per night
★★★★★ 53

Dates
09/27/2019 → Checkout

Guests
1 guest

Reserve

You won't be charged yet
A small number of reservations may include an Airbnb-required security deposit.

Report this listing

Welcome to your cozy home away from home! Located in the north end of trendy "East Nashville", 10-12 minutes to downtown, you'll have a private entrance, wifi, parking, and your own private bathroom. This is the perfect place to rest after a busy day of discovering Nashville. We hope you love this city as much as we do!

The space

This recently-renovated suite is the secluded part of our 1950's ranch house with its own private entrance and ensuite bathroom. This cozy main-floor suite is furnished with a queen-sized Nectar bed, Nectar pillows, Mini Fridge/Freezer, Microwave, Keurig, Electric Kettle, Essential Dishes, and TV. The space is clean, quiet, and private, with no shared access to other parts of the house.

Guest access

Guests will have a private front-door entrance with keyless code access, driveway parking, and private bathroom.

Hide ^

Contact host



Amenities

Basic

Wifi

Continuous access in the listing

Iron

Laptop friendly workspace

A table or desk with space for a laptop and a chair that's comfortable to work in

TV

Essentials

Towels, bed sheets, soap, and toilet paper

Heating

Central heating or a heater in the listing

Air conditioning

Hot water

Facilities

Free parking on premises

Free street parking

Dining

Coffee maker

Dishes and silverware

Microwave

Refrigerator

Guest access

Keypad

Check yourself into the home with a door code

Private entrance

Separate street or building entrance

Bed and bath

Hangers

Hair driver

Shampoo

Bed linens

Safety features

Fire extinguisher

Carbon monoxide detector

Smoke detector

Not included

Kitchen

Washer

Sleeping arrangements



Bedroom 1
1 queen bed

Availability

This host offers 10% off if you stay a week and a 20% monthly discount.

< September 2019							October 2019 >						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30						27	28	29	30	31		

Clear dates

53 Reviews ★★★★★

Search reviews

Accuracy	★★★★★	Location	★★★★★
Communication	★★★★★	Check-in	★★★★★
Cleanliness	★★★★★	Value	★★★★★

David
September 2019

Great local tips and nice quiet location. Checking in using the keypad is an awesome feature!

Jennifer
September 2019

Such a great stay! Dan & Chrystal have gone above and beyond to make this a comfortable spot. You have everything you need - a microwave, fridge, coffee maker, ironing board, tv, etc. Their place is very convenient to East Nashville. I'd definitely recommend!



Eric
August 2019

Very nice little place. Super clean and well done private space. Easy to use key code lock. Perfect for individual or a couple travelling to Nashville. Highly recommend.



Madison
August 2019

Super clean, modern and safe.



Lorna
August 2019

Very clean space as well as a quiet and safe neighborhood! I would book again.



Laura
July 2019 LAST MINUTE TRIP

Dana and Chrystal are excellent hosts. The spot is cute, clean and very thought out. I had forgotten some things, but they provided them in the room which was a fantastic surprise. Definitely book here if you're doing business or visiting Nashville.



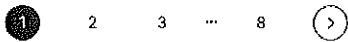
Katie
July 2019

Dan and Chrystal's place was great for a long weekend trip in Nashville. The location was ideal, as it is not too far from many main attractions. The place was very clean, stylish, and in a quiet neighborhood. In addition, they were extremely quick to respond if we had any...Read more



Response from Dan & Chrystal:
Thanks so much Katie, it was a pleasure hosting you! Really glad you had a great stay at our place!

July 2019



Hosted by Dan & Chrystal



Nashville, TN · Joined in May 2018

★ 53 Reviews Verified

Dan & Chrystal is a Superhost · Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.



We are both musicians and spend lots of time on the road, so we know how important it is to feel comfortable and safe while travelling!

Interaction with guests

We are always available by phone or text, and will do our best to greet you upon your first arrival. We live on the property and will often be around in case you need us! We respect our guests privacy and freedom and want you to feel comfortable and at home.

Response rate: 100%

Response time: within an hour

Contact host

Always communicate through Airbnb · To protect your payment, never transfer money or communicate outside of the Airbnb website or app. [Learn more](#)

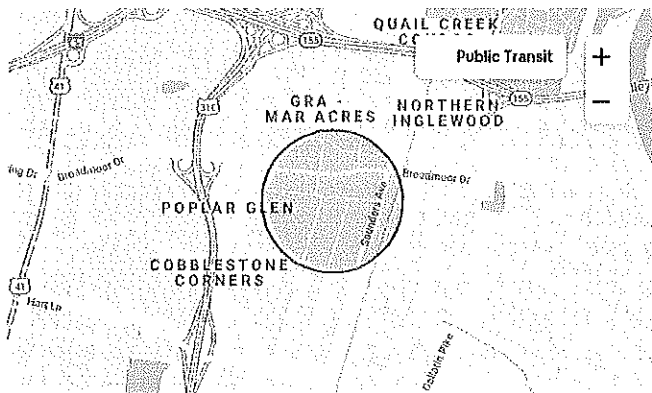
The neighborhood

Dan & Chrystal's place is located in Nashville, Tennessee, United States.

We are located in a beautiful, quiet neighbourhood just off of Gallatin Pike, only blocks away from some of East Nashville's most popular hot spots. We are in the North end of the trendy "East Nashville" neighbourhood, about 10-12 minutes from Broadway street and downtown.

For our favorite places and suggestions, take a look through Chrystal's list of East-Nashville hotspots, which you will find upon arrival.

Read more about the neighborhood ▼



Exact location information is provided after a booking is confirmed.

Policies

House rules

- Not safe or suitable for children (0-12) and pets
- No smoking, parties, or events
- Check-in is anytime after 3PM and check out by 11AM
- Self check-in with keypad

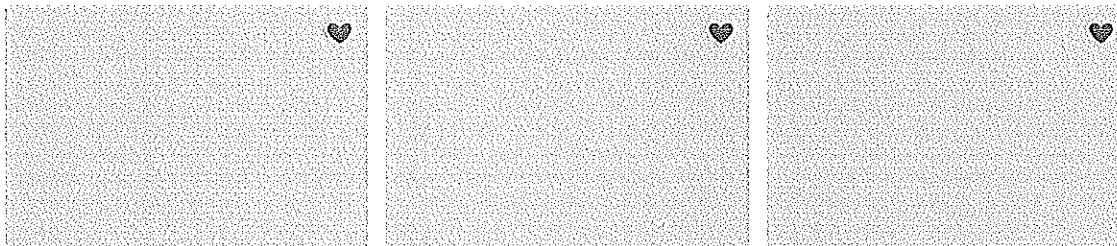
Read all rules ▼

Cancellations

Moderate - Free cancellation for 48 hours
After that, cancel up to 5 days before check-in and get a full refund, minus the service fee.

Read more about the policy ▼

More homes you may like



ENTIRE GUEST SUITE - NASHVILLE
Quiet Nashville Retreat, Close to Airport & Opry!
 \$59/night
 ★★★★★137

ENTIRE GUESTHOUSE - NASHVILLE
NASH CASITA: Modern East Nashville Guest House
 \$96/night
 ★★★★★125

ENTIRE GUEST SUITE - NASHVILLE
Flatrock Cottage
 \$66/night
 ★★★★★87

Things to do near this home





WELLNESS CLASS
Romantic Tantra Workshop for Couples
From \$60/person

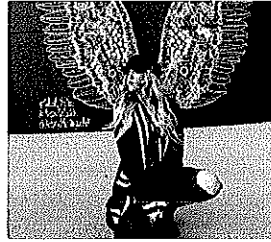


PHOTO SHOOT
NUMBER ONE -ALL THE MURALS -BEST DEAL
From \$99/person
5.0★ (2)



ART CLASS
The Splatter Paint Room at Art Urban
From \$22/person
Try it first, get 25% off for a limited time



BAR CRAWL
Exclusive Guide to Nightlife on Broadway
From \$59/person
4.85★ (20)

Explore other options in and around Nashville

More places to stay In Nashville: Apartments · Houses · Bed and breakfasts · Lofts · Villas

Nashville
Montenegro
Kaparelli
Ponsacco
Quetzaltenango Department
Eilfelet

Schagen
Tormini
Rahovic
Buffeljagsrivier
Villupuram
Barberino di Mugello

Bretten
Croyde
Wharehine
Gbawe
Ca' Tronconi
New Knoxville



Metropolitan Board of Zoning Appeals
 Metro Howard Building
 800 Second Avenue South
 Nashville, Tennessee 37210

Appellant: Joan Wilson & Brad Pennington Date: 10-4-19
 Property Owner: Joan Wilson & Brad Pennington Case #: 2019- 489
 Representative: Alfonzo Alexander Map & Parcel: 105014A01500CO

Council District: 17

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To obtain a STRP permit
 Activity Type: Short Term Rental
 Location: 1129 Archer St.

This property is in the RM20 Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Item A appeal, challenging the Zoning Administrator's cancellation of existing STRP permit due to owner name change.

Section: 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is hereby requested in the above requirement as applied to this property.

Appellant Name: Joan Wilson & Brad Pennington Representative: Alfonzo Alexander
 Phone Number: _____ Phone Number: 615 913-7837
 Address: _____ Address: 806 3rd Ave S
 _____ Nashville, TN 37210

 Email address: _____ Email address: alfonzo@playlistproperties.com

Appeal Fee: \$100.00

P.D.K.



Metropolitan Government
of Nashville and Davidson County, Tennessee
Department of Codes and Building Safety
800 Second Avenue South, Nashville, TN 37210



3719318

ZONING BOARD APPEAL / CAAZ - 20190060744
Inspection Checklist for Use and Occupancy
This is not a Use and Occupancy Notification

PARCEL: 105014A01500CO

APPLICATION DATE: 10/04/2019

SITE ADDRESS:

1129 ARCHER ST NASHVILLE, TN 37203

UNIT 15 ARCHER AT 12TH HOMES 2ND AMEND

PARCEL OWNER: WILSON, JOAN REVOCABLE LIVING TRUS'

CONTRACTOR:

APPLICANT:

PURPOSE:

Item A appeal, challenging the zoning administrator's cancellation of existing STRP permit due to owner name change.

*Before a Use and Occupancy Letter can be issued for this project, the following approvals are required.
Inspections Foundation = before concrete poured, Framing = before covering wall and after rough-in inspections.*

There are currently no required inspections

Inspection requirements may change due to changes during construction.

APPLICATIONS FOR INTERPRETATION AGAINST THE ZONING ADMINISTRATOR AND NON-COMPLYING/NON-CONFORMING USES

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of our request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of the property within 1,000 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into the envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board your request and the reasons for the request. In the case of questioning the Zoning Administrator in his interpretation of the Zoning Code, it is your job to explain to the Board why he is wrong and you are right. In the case of non-conforming or non-complying, it is your job to explain to Board how this change/enlargement, etc. would result in less of an impact on the surrounding area. **It would be to your benefit to contact your neighbors and explain to them what you are doing and attempt to obtain their support and evidence that support in some form at the public hearing.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.

Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by close of business, the Thursday prior to public hearing to be included in the record.

I am aware that I am responsible for removing the Sign(s) after the public hearing.


APPELLANT

10/4/2019
DATE

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY



DEPARTMENT OF CODES & BUILDING SAFETY

OFFICE ADDRESS
METRO OFFICE BUILDING -- 3rd FLOOR
800 SECOND AVENUE, SOUTH
NASHVILLE, TENNESSEE 37210

MAILING ADDRESS
POST OFFICE BOX 196300
NASHVILLE, TENNESSEE 37219-6300
TELEPHONE (615) 862-6500
FACSIMILE (615) 862-6514
www.nashville.gov/codes

NOTICE

Pending your appeal of the denial of your application for a short term rental permit (STRP), you are prohibited from operating the STRP. Should you continue to advertise and/or operate the STRP at the subject property, the matter will be referred to Metro Legal for prosecution in Environmental Court.

Alfonso Alfonso

10/4/2019

Rental Unit Record

1129 Archer St, Nashville, TN, United States

Removed X
Identified ✓
Compliant ✓

PRINT
SEND A LE

Listing(s) Information

Airbnb - 16529833 VRBO - 321.981779.1529734



Rental Unit Information



EDGEHILL
Google

Identified Address

1129 Archer St, Nashville, TN, United States

Identified Unit Number

None

Identified Latitude, Longitude

36.145155, -86.785997

Parcel Number

105014A01500

Owner Name

WILSON, JOAN REVOCABLE LIVING TRUST ET AL

Owner Address

713 LAKESHORE PT
OLD HICKORY, TN 37138, US

Registration / Permit Number

502615

Matched Details

Analyst: CHN6

Explanation

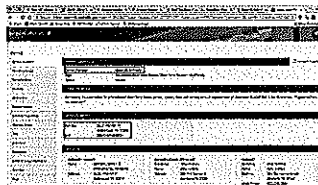
Permit in listing photos matches located address. Assessor's Image matches listing image. Property management company has unit with full address on website.

Listing Photos



Permit identifies located address.

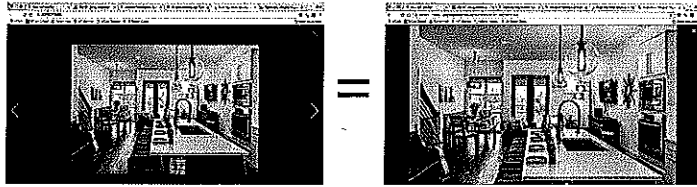
Matching 3rd Party Sources



Timeline of Activity

View the series of events and documentation pertaining to this property

Assessors image matches exterior.



Kitchen is identical.

Zip Code Match

City Name Match

Listing Details

Listing URL	- https://www.airbnb.com/rooms/16529833
Listing Status	● Inactive
Host Compliance Listing ID	- air16529833
Listing Title	- Roof Top Deck-Skyline View - 8 Beds/12 Guests!
Property type	- Townhouse
Room type	- Entire home/apt
Listing Info Last Captured	- Aug 31, 2019
Screenshot Last Captured	- Sep 04, 2019
Price	- \$345/night
Cleaning Fee	- \$275

Information Provided on Listing

Contact Name	- Reservations
Latitude, Longitude	- 36.146484, -86.785280
Minimum Stay (# of Nights)	- 2
Max Sleeping Capacity (# of People)	- 12
Max Number of People per Bedroom	- 3
Number of Reviews	- 19
Last Documented Stay	- 03/2019

Listing Screenshot History

View Latest Listing Screenshot

- ✗ Listing air16529833 Removed
September 5th, 2019
- ✗ Listing hma321.981779.1529734 Removed
September 5th, 2019
- 📅 1 Documented Stay
August, 2019
- 📅 2 Documented Stays
July, 2019
- 📅 3 Documented Stays
June, 2019
- Listing air16529833 Reposted
May 30th, 2019
- ✗ Listing air16529833 Removed
May 27th, 2019
- 📅 3 Documented Stays
May, 2019
- 📅 4 Documented Stays
March, 2019
- 📅 1 Documented Stay
February, 2019
- 📅 1 Documented Stay
January, 2019
- 📅 2 Documented Stays
December, 2018
- 📅 2 Documented Stays
November, 2018
- 📅 3 Documented Stays
October, 2018
- 📅 4 Documented Stays
September, 2018
- Listing hma321.981779.1529734 Reposted
August 13th, 2018
- Listing air16529833 Reposted
August 10th, 2018
- ✗ Listing hma321.981779.1529734 Removed
August 2nd, 2018
- 📅 1 Documented Stay
August, 2018
- Listing hma321.981779.1529734 Reposted
August 2nd, 2018
- ✗ Listing air16529833 Removed
June 30th, 2018
- 📅 3 Documented Stays
June, 2018
- Listing air16529833 Reposted
June 25th, 2018
- ✗ Listing air16529833 Removed
June 17th, 2018
- Listing air16529833 Reposted
June 13th, 2018
- ✗ Listing hma321.981779.1529734 Removed

August 9

September 1

October 0

June 6th, 2018

- Listing hma321.981779.1529734 Reposted June 6th, 2018
- ✕ Listing hma321.981779.1529734 Removed May 27th, 2018
- Listing hma321.981779.1529734 Reposted April 24th, 2018
- ✕ Listing air16529833 Removed April 23rd, 2018
- 📅 3 Documented Stays April, 2018
- Listing air16529833 Reposted April 22nd, 2018
- ✕ Listing hma321.981779.1529734 Removed April 19th, 2018
- Listing hma321.981779.1529734 Reposted April 19th, 2018
- ✕ Listing hma321.981779.1529734 Removed April 14th, 2018
- ✕ Listing air16529833 Removed April 12th, 2018
- 🚩 First Warning - No STR Permit: Delivered April 9th, 2018
- 🚩 Airbnb Letter: Delivered April 9th, 2018
- Listing air16529833 Reposted April 8th, 2018
- ✕ Listing air16529833 Removed April 7th, 2018
- 🚩 Airbnb Letter: Sent April 3rd, 2018
- 🚩 First Warning - No STR Permit: Sent April 3rd, 2018
- 📅 1 Documented Stay March, 2018
- Listing hma321.981779.1529734 Reposted February 26th, 2018
- ✕ Listing hma321.981779.1529734 Removed February 21st, 2018
- 📅 1 Documented Stay December, 2017
- 📅 1 Documented Stay November, 2017
- 📅 3 Documented Stays October, 2017
- 📅 2 Documented Stays September, 2017
- 📅 3 Documented Stays August, 2017
- ✓ Listing air16529833 Identified August 14th, 2017
- ✓ Listing hma321.981779.1529734 Identified

August 14th, 2017

☒ 4 Documented Stays
July, 2017

☒ 1 Documented Stay
June, 2017

☒ 2 Documented Stays
May, 2017

☒ 3 Documented Stays
April, 2017

☒ 3 Documented Stays
March, 2017

☒ 2 Documented Stays
February, 2017

☒ 2 Documented Stays
January, 2017

✳ Listing air16529833 First Crawled
January 1st, 2017

✳ Listing hma321.981779.1529734 First
Crawled
January 1st, 2017

● Listing hma321.981779.1529734 First
Activity
December 31st, 2016

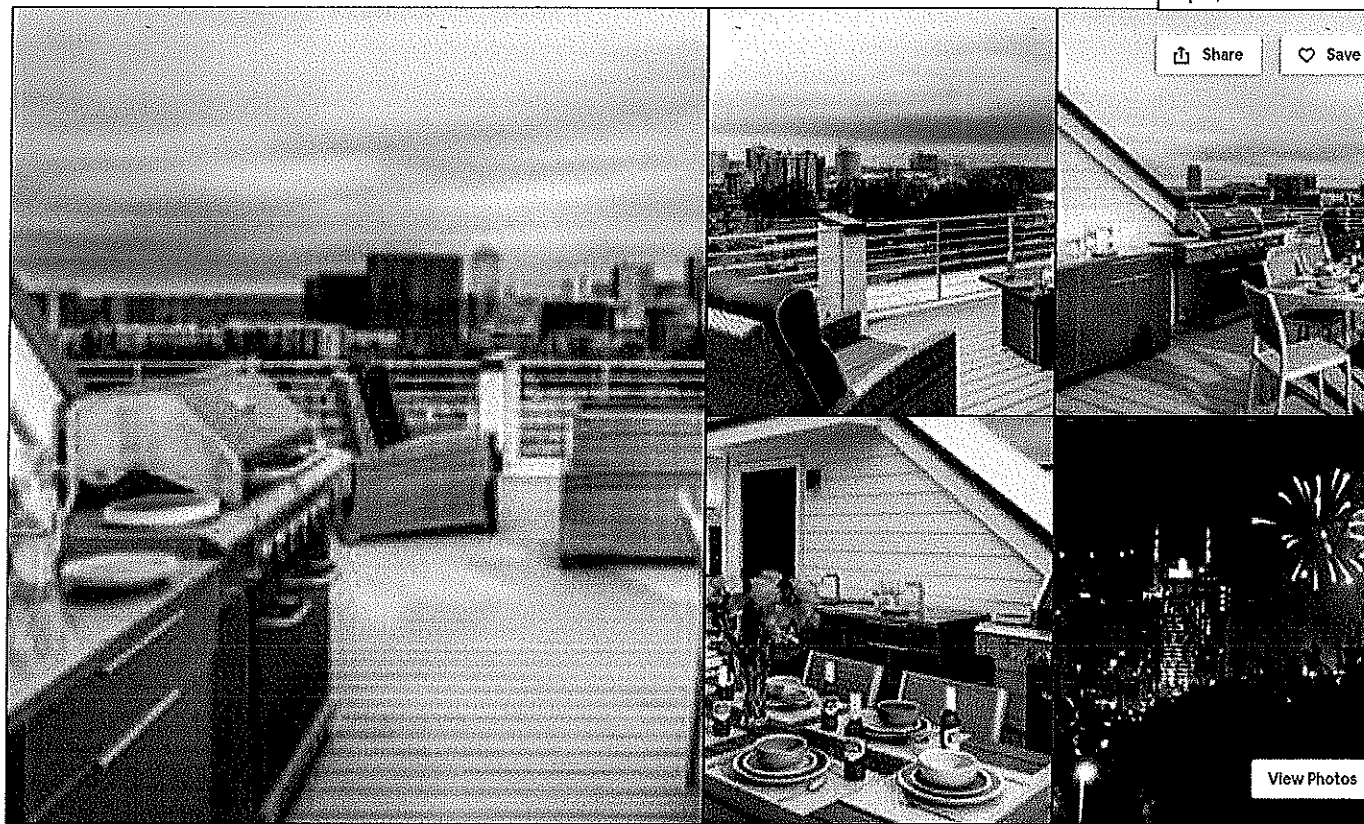
● Listing air16529833 First Activity
December 29th, 2016

September 04, 2019 - 05:46AM America/Chicago

Search

Become a host Help Sign up Log in

Sep 4, 2019 5:46am CT



Share Save

View Photos

Urgent Accommodations for those displaced by Hurricane Dorian - Southeast United States

I need a place to stay | I can offer my space for free

Roof Top Deck-Skyline View - 8 Beds/12 Guests!

Nashville

Reservations

Entire townhouse
12 guests 4 bedrooms 8 beds 4 baths

\$345 per night
★ 4.79 (20 reviews)

Dates
09/05/2019 → Checkout

Guests
1 guest

Reserve

You won't be charged yet

Report this listing

4 Bdrs/4 FULL Baths! Edgehill at The Gulch-Downtown Nashville. Walk to Restaurants, Coffee Shops, Shopping, and Groceries. Cab/Uber to Lower Broadway Honky-Tonks, Restaurants, Concerts, Live Music, Museums, Sporting Events, Shopping and MORE.

The space

Edge of The Gulch/Downtown Nashville. Walk to Restaurants, Cab to Broadway!

2 Night Weekend Minimum Now through February 28.
3 Night Weekend Minimum beginning March 1, 2018.

The Gulch is Nashville's HOTTEST downtown neighborhood, offering up some of Nashville's very best - from dining to shopping to nightlife.

With its prime location, you'll also have the neon lights of Broadway, some of Nashville's largest museums and music venues, Vanderbilt, Music Row/Edgehill, 12South, Belmont & Midtown, all within just a few blocks.

Property Story

"NASHVIEW" is one of the hottest places to stay in Music City, USA! "NASHVIEW" offers lots of sleeping options to accommodate 12 guests and the BEST views of the Nashville skyline! Arrive in this upscale, downtown urban community perched up just high enough to offer city views from the open living and dining areas, some of the bedrooms, and especially from the large, fully furnished ROOF TOP DECK. Begin your tour of "Nashview" on the ground level with a private, attached

2 car garage. Enter into your dream home-away-from home with a very private Queen bedroom with a full en suite bath. This room is the "Recording Studio" Up the first flight of stairs brings you into the modern, posh living space, including; kitchen with stainless steel appliances, stone counter tops, island with bar stool seating, comfy lounge/living area (with a queen sleeper sofa), large dining table, and balcony. The open space allows a great view of Music City from any vantage point. Also on this level is the "Folsom Prison" Room; slumber in any of the 4 "prison bunks" in this room, which also has its own en suite full bath. Don't forget to take your mug shot! The next level up boasts 2 more bedrooms, the "Mother Church" of Country Music Master Suite has a king bed, and en suite 4 piece full bath. The 4th Bedroom "NashVegas" also has a king bed and en suite full bath!!! One more level up is the insane roof deck! Enjoy sweeping views, outdoor kitchen, gas grill and tons of seating around a gas fire pit!

Enjoy a day in Music City, or a night on the town and come back to private bedrooms, each with a full bath! Close the night with drinks on the rooftop deck around a gas fire pit. Don't want to pass keys around a large group? You won't have to. NASHVIEW is outfitted with a state-of-the-art door locking system. Your group will be given one unique code so everyone can come and go as they please.

4 Bedrooms / 4 Baths
(7 Real Beds + 1 Queen Sleeper)

- Bedroom 1: "Recording Studio" Bedroom - Queen Bed w/ en suite Full Bath (1st Floor, Very Private)
- Bedroom 2: "Folsom Prison" Bedroom - 4 Twin Beds, Bunk-style (2nd Floor)
- Living Area - Queen Sleeper Sofa w/ Access to Bunk Room Full Bath (2nd Floor)
- Bedroom 3: "Mother Church" Master - King Bed w/ en suite 4 Piece Full Bath (3rd floor)
- Bedroom 4: "NashVegas" King Bedroom w/ en suite Full Bath (3rd floor)

This Home: NASHVIEW sleeps up to 12 guests

Playlist Properties was the first 100% locally owned and operated licensed Vacation Rental Management Company in Nashville. When you call us, you are talking to a Nashville local! We are committed to assisting you in creating a personalized Music City, USA experience. We help fit you with the perfect property and offer you our local tips and personal recommendations!

Above all, please respect the neighbors. The roof deck cannot be used after 10:00 pm.

You must be 25 or older to rent the home; a photo ID is required upon arrival. It is a crime to obtain this rental property under false pretenses. The use of premises shall not be such as to disturb or offend neighbors. Owners reserve the right to terminate this Agreement and ask disruptive guests to vacate the premises with no refund. We must have an agreed to, signed copy of the Rental Agreement prior to check-in. Rental rates and specials may change, but you agree to be bound by the rates in effect at the time of reserving the home.

Guest access

Guests enjoy access to the entire home, including the two car garage and the amazing roof deck about the gulch Nashville

Hide ^

Contact host



Amenities

Basic

Wifi

Continuous access in the listing

Cable TV

Iron

Laptop friendly workspace

A table or desk with space for a laptop and a chair that's comfortable to work in

TV

Dryer

In the building, free or for a fee

Washer

In the building, free or for a fee

Essentials

Towels, bed sheets, soap, and toilet paper

Heating

Central heating or a heater in the listing

Air conditioning

Hot water

Family features

Bathtub

Facilities

Free parking on premises

Dining

Kitchen

Space where guests can cook their own meals

Coffee maker

Dishes and silverware

Dishwasher

Microwave

Refrigerator

Oven

Stove

Guest access

Private entrance

Separate street or building entrance

Bed and bath

Hangers

Hair dryer

Shampoo

Bed linens

Extra pillows and blankets

Outdoor

BBQ grill

Patio or balcony

Safety features

Fire extinguisher

Carbon monoxide detector

Smoke detector

First aid kit

Sleeping arrangements



Bedroom 1
1 queen bed



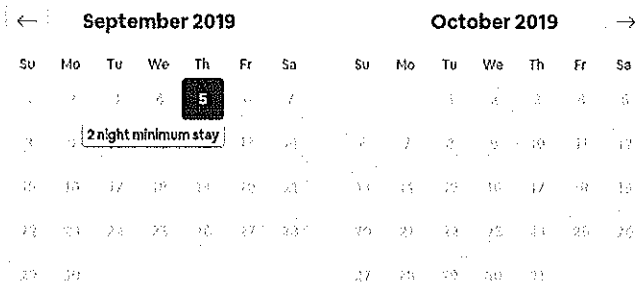
Bedroom 2
4 single beds



Bedroom 3
1 king bed

Availability

This host offers 25% off if you stay a week and a 50% monthly discount.



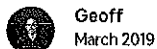
Clear dates

Reviews

★ 4.79 · 20 reviews

Q Search reviews

Accuracy	_____ 4.8	Location	_____ 4.7
Communication	_____ 5.0	Check-in	_____ 4.6
Cleanliness	_____ 4.7	Value	_____ 4.6



This place has a lot to offer. Great common spaces to hang out in, including the rooftop which we spent lots of time enjoying in the nice weather. The spacious kitchen and grill made it a pleasure to cook a few meals in during our stay. Enjoyed the location too- there isn't much...Read more



Ana
December 2018

Great stay! Awesome location very close to downtown and The Gulch. The house is very clean and spacious. I would definitely recommend!



Response from Reservations:
Thanks for the great review. We are so happy you loved Nashville!
December 2018



Tina
October 2018

First time at an Airbnb and first time in Nashville. House was great! Very stylish and centrally located. The rooftop deck was the best feature!



Michael
September 2018

Very nice space.



Joseph
September 2018

We were impressed with the great location, cleanliness, decor, rooftop deck, bbq, and sleeping accommodations. We had a great time and I highly recommend this location. The management company who operates the property seems highly professional and organized. Thank you...Read more



Danielle
June 2018

Terrific spot for a group! Great location for easy Lyft/Ubers to different neighborhoods. Super clean, and well-stocked kitchen (lots of cooking and dining things etc), bathrooms (towels, soap, etc), bedrooms - like staying at a hotel basically, which was great for our 10-person...Read more



Wendy
April 2018

This home was designed to be a rental, so it doesn't feel as warm as other Airbnb's. It can get noisy through the house because they don't have very many rugs and it's all hardwoods. It has all the basics, but nothing more (could use additional pots and pans, paper towels, etc)...Read more



Hosted by Reservations



Nashville, TN · Joined In December 2010

★ 763 Reviews ✨ Verified

Playlist Properties was Nashville's FIRST 100% locally owned and operated licensed Vacation Rental Management Company. When you call us, you are talking to a Nashville Local! So if you are looking to book a vacation rental in Music City or the surrounding area, or need a local...Read more

Reservations supports the Living Wage Pledge

People who clean this host's listing are paid a living wage. Learn more

Languages: English

Response rate: 98%

Response time: within an hour

Contact host

Always communicate through Airbnb · To protect your payment, never transfer money or communicate outside of the Airbnb website or app. Learn more

The neighborhood

Reservations's place is located in Nashville, Tennessee, United States.

Today, the Gulch District has developed into a hotspot for young urbanites. The Gulch has perfectly combined its industrial background with a modern contemporary style. Old warehouses have been renovated into residential and office space, and upscale restaurants and a vibrant nightlife have made The Gulch one of the hottest neighborhoods in Nashville.

The Gulch holds an impressive variety of restaurants to serve the appetites of anyone, anytime. Each restaurant is different and offers an experience for both body and soul.

Anchored in The Gulch since 1974, Station Inn is Nashville's foremost home for authentic bluegrass and offers live acoustic music nightly. A far cry from its trendy neighbors, Station Inn keeps it simple with pizza, beer, and some of the best Americana and bluegrass music around. Doors open nightly at 7 p.m. and music starts at 9 p.m. Don't forget to check out some of the cool shopping places like Two Old Hippies, Nashville Boot Co., and Lucchese Bootmaker.

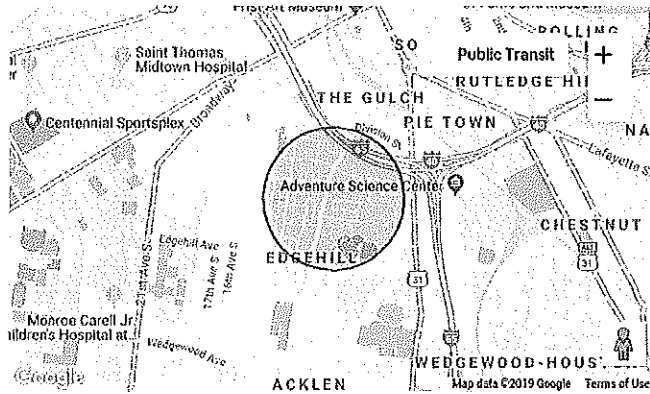
(Nashville Visitors an Convention Center)

Getting around

We recommend Lyft for easily getting to and from Lower Broadway and other attractions, Visit our site to get access to a coupon code for Lyft!

Hide ^

See guidebook



Exact location information is provided after a booking is confirmed.

Things to keep in mind

Check-In: After 4PM
Checkout: 11AM

House Rules

- No smoking
- No pets
- No parties or events

You must also acknowledge

- Must climb stairs

Additional Rules

Reservation Policy: Airbnb requires 100% payment to be made to secure a reservation. You must be 25 or older to rent the property; a photo ID is required upon arrival. In lieu of a security/damage deposit, we require a credit card on file with Playlist Properties, Independently from the credit card you made payment to Airbnb on. Owners and/or Management reserve the right to refuse rental to any individual or group. It is a crime to obtain this rental property under false pretenses. The use of premises shall not be such as to disturb or offend neighbors. Owners and Management reserve the right to terminate this Agreement and require disruptive guests to vacate the premises with no rental

refund, and assess a fine to the credit card on file. We must have a signed copy of the Rental Agreement between you, the guest and Playlist Properties prior to check-in. Rental rates and specials may change, but you agree to be bound by the rates in effect at the time of reserving the property. Communication about a reservation, even after departure, must be only with the guest named on the reservation.

Minimum Stay & Occupancy: We have between a 2-night to 7-night minimum stay on reservations. Occupancy is limited to the maximum number of guests listed on the property description on (URL HIDDEN) Allowing others to occupy the home above its stated occupancy limit or not listed on the contract at check in is subject to fines up to \$500.00 to the credit card on file and/or eviction without refund.

Cancellations:

Cancellations more than 7 days prior to your arrival date: 50% of the booking total will be refunded.

Cancellations 7 days or less from your arrival date: Non-refundable.

Changes to Reservations: Refunds are not provided for nights removed 7 days or less prior to guest arrival.

Directions to the Property: The property location and specific address will be provided once the Rental Agreement is executed.

Check-In: Check In is at our office Monday through Friday between the hours of 10:00 am and 5:00 pm. Special arrangements may be made if you are arriving after hours or cannot check in during this time.

Check-Out: Check-out is 11:00 a.m. and is strictly enforced. Unless prior arrangements have been made, any guest who does not vacate the property by 11:00 a.m. will be assessed a late check-out fee of \$100.00 per hour. One hour is calculated the first minute into that hour.

Accepted Forms of Payment: Guest is responsible for all rental rates, taxes, and fees. We accept bookings directly through Airbnb and credit card payment through secure online reservations, as well as e-checks.

Damages and Excessive Cleaning: Guest agrees to leave the property in an undamaged condition. Purchase of Travel Insurance is optional. The guest named on the reservations understands they are solely responsible for, and assume all liability for any damages to the home during their stay incurred by any member of the group on the reservation or guest or otherwise. In the event of non-accidental damage or theft, the credit card on file will be assessed appropriate fees. Guest authorizes Management to charge the credit card on file for such damages. If Travel Insurance has been purchased, guest may then place a claim against the damage insurance for reimbursement of the charges. If damage occurs, the guest named on the reservation will be charged not only for the repairs/replacements, but also for any refunds or adjustments that our company is forced to make to other guests due to the behavior of your group. If there is a need for excessive cleaning; food left out, trash not collected and taken to receptacle, furniture moved, etc., guest authorizes Management to charge the credit card on file. Property Check Out Instructions define what is required upon check out. Required check out items NOT completed are considered cause for excessive cleaning. Various items that do not appear on the Check Out Instructions may also be considered cause for excessive cleaning. Should the guest dispute any charges to the credit card on file, otherwise known as "chargeback", and owner(s) and/or Management win the chargeback dispute, guest agrees to pay an additional \$100.00 administrative fee that will be charged to the same credit card on file. If the credit limit on the credit card on file is not sufficient to cover the damages/theft/cleaning, Management reserves the right to charge the guest with vandalism and pursue collection from the guest with venue being in the county of Davidson, State of Tennessee. All reasonable attorney fees will be at the expense of the guest if collection becomes necessary. Any damages or problems not reported by the guest upon arrival will be charged to the guest. Any accident or damage to personal property while at the property must be reported within 24 hours of occurrence. Any maintenance issues that occur while guest is occupying the property MUST be reported via the Maintenance and After Hours Emergency line or the Online App. Guest will be held responsible for damages and/or repairs to damages that occur to the property due to a maintenance issue in the property that was NOT immediately reported by guest.

Group Responsibilities: The guest named on the reservation is wholly responsible for every member of the group and their actions while at the property. Since you will be in a residence, noise is to be kept at a reasonable level. In the event any neighborhood complaints are received about the group as a whole, or about any individual within the group, you will receive one warning. A second complaint will result in a \$500.00 fine to the credit card on file and may result in eviction from the property with no refund, depending on the offense. Guest authorizes Management to charge the credit card on file for such fine.

Pets and Smoking: Smoking is not permitted inside the property, in the lobby, in stairwells, on back decks, in driveways, in yards, or anywhere on the property. Pets are not permitted in the property itself, unless the property is listed as pet-

friendly on the property listing on (URL HIDDEN) AND the proper pet fee had been paid. Any unauthorized pets or smoking in the property is subject to a \$1000.00 fine to the credit card on file and you may be asked to leave the property immediately with no refund. Guest authorizes Management to charge the credit card on file for such fine.

Maintenance: Management performs regular maintenance and makes every effort to keep all amenities in good working order. As in any home, appliances, A/C and heating units, cable TV, internet, etc. may malfunction on occasion and while we cannot offer refunds or discounts for such malfunctions, we will make every effort to correct any deficiencies as soon as possible during regular business hours. Please report all maintenance issues immediately by calling the After Hours Maintenance and Emergency number. We provide after-hour service for emergencies only, such as lack of power, heat, air, water leaks, accidents and lock-outs. If lock-out service is provided and it is found to be guest error, a \$50.00 service fee will be assessed to the credit card on file.

Housekeeping: Housekeepers clean the property thoroughly prior to guest arrival. We do not offer daily maid service. Linens, towels, soap supplies, starter amenities, toilet paper, and paper towels are provided. Upon arrival, please report any damage or housekeeping issues to either the daytime business phone number or the After Hours Maintenance and Emergency number.

Refund Policy: We will do everything we can to make sure the home is ready for you. As in any home, malfunctions occasionally happen. No refunds will be issued for non-working amenities, malfunctions in equipment (i.e., televisions, internet, cable, etc.), early departures, or for any inclement weather conditions either in Nashville or on your route to Nashville. We suggest Travel Insurance be purchased if you expect the possibility inclement weather affecting your travel to Nashville.

Furnishings & Equipment: This home is privately owned, furnished and equipped by the owner. Furnishings are subject to change without notice. Guest agrees NOT to move any furnishings from their original placement upon arrival. Certain utilities (i.e. cable, internet) are provided by the owner and may be subject to change at any time without prior notice.

Lost or Stolen Items: We are not responsible for lost, stolen or damaged items. Guest items which are left behind and recovered by Playlist can be returned at the guest's expense. Cost for having items shipped is the shipping cost plus a \$25.00 Administration Fee.

Parking: Each property is limited to and allows only the number of parking spaces or vehicles allowed on the property as specified on the property listing on (URL HIDDEN) Recreational vehicles, buses, or trailers are NOT allowed to be visible on the street or property of any of our rental properties. Parking in a space that belongs to a neighboring property owner will result in a \$500 fine and the vehicle being towed. We provide specific instructions on which spaces belong to the rental and may be used.

*Note: Playlist Properties is not responsible for theft, loss or damage to your vehicle or possessions.

Miscellaneous: Fireworks and firearms are not permitted on, in or around the property. With due cause, owners and/or Management reserve the right to enter and inspect the home without notice or the guest being present. Guest hereby agrees to indemnify and hold Playlist Properties and/or the property owner harmless from any and all claims including those of third parties arising out of or in any way related to guest use of premises or the items of personal property provided therein. Guest assumes the risk of injury or other losses relating to any recreational activities and will hold owner and its agents harmless with respect thereto. Illegal activity will not be tolerated on the premises. Guests will be held legally responsible and will be evicted without warning or refund if illegal activity is discovered. Owners do not divulge guest personal information to any third party without expressed consent.

WARNING: Important Amenity Information – (If your property has a hot tub, fire pit or fireplace on site.) Use of any hot tub, and/or fireplace carries risk that may result in serious injury or death. NO CHILDREN UNDER THE AGE OF 12 ARE PERMITTED TO USE THE HOT TUB, FIRE PIT OR FIREPLACE AT ANY TIME. The American College of Obstetricians and Gynecologist (ACOG) state that becoming overheated in a hot tub is not recommended during pregnancy. Elderly persons and anyone subject to heart disease, diabetes, low or high blood pressure, strokes, epilepsy or similar afflictions should not enter the hot tub without consulting their physician. Never use a spa while under the influence of drugs or alcohol or if you are taking medications of any kind, or being treated for any illness. The spa should be kept at a temperature less than 104 degrees for personal safety and all bathers must shower before and after use to decrease the possibility of skin problems. DO NOT SIT OR WALK ON THE SPA COVER, or it will collapse. All children under the age of 18 must be supervised at all times to decrease risk on injury, death or drowning. All tenants and tenant guests AGREE TO INDEMNIFY AND SAVE AND HOLD HARMLESS the property owner(s) (including the property Management company) and each of them from any loss, liability, damage, or cost they may occur due to their presence in or upon the area and whether caused by the negligence of the tenants, tenant guests, or

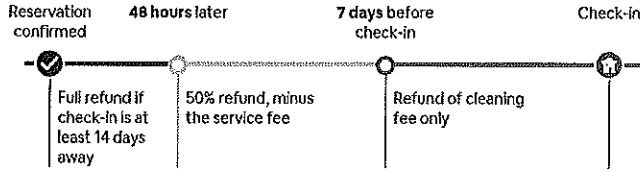
otherwise. The tenants hereby accept full responsibility for each individual who enters the hot tub. For your own safety, water test strips are available in the property. You may test the hot tub using the provided strips prior to entering the hot tub. Use of hot tub is at your own risk.

Hide rules ^

Cancellations

Strict - Free cancellation for 48 hours.

After that, cancel up to 7 days before check-in and get a 50% refund, minus the service fee.



Get full details

Hide policies ^

From: [Rachel Hayes](#)
To: [Board of Zoning Appeals \(Codes\)](#)
Subject: appeal case number 2019-489
Date: Thursday, November 14, 2019 7:56:04 AM

I oppose this application for an exception to existing STRP permit rules. I read on line that " New non-owner occupied STRP permits (often times investor owned properties) are only permitted in certain non-residentially zoned areas". We want neighbors in our neighborhood. Neighbors who rent a room or who rent their home when the leave town are welcome. Sincerely,
Rachel Hayes



Metropolitan Board of Zoning Appeals
Metro Howard Building
800 Second Avenue South
Nashville, Tennessee 37210

Appellant: Yadira Sandoval Date: 10-15-2019
Property Owner: Yadira and Rolando Sandoval Case #: 2019-494
Representative: Yadira Sandoval Map & Parcel: 03900001500
Council District: 1

The undersigned hereby appeals from the decision of the Zoning Administrator, wherein a Zoning Permit/Certificate of Zoning Compliance was refused:

Purpose: To obtain a STRP permit
Activity Type: Short Term Rental
Location: 6364 Old Hickory Blvd

This property is in the AR2A Zone District, in accordance with plans, application and all data heretofore filed with the Zoning Administrator, all of which are attached and made a part of this appeal. Said Zoning Permit/Certificate of Zoning Compliance was denied for the reason:

Reason: Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant does not qualify to apply under Public Chapter No. 97 2.

Section: 17.16.250 E

Based on powers and jurisdiction of the Board of Zoning Appeals as set out in Section 17.40.180 Subsection ___ of the Metropolitan Zoning Ordinance, a Variance, Special Exception, or Modification to Non-Conforming uses or structures is here by requested in the above requirement as applied to this property.

Appellant Name: Yadira Sandoval Representative: Same
Phone Number: (615)294-5408 Phone Number: _____
Address: 6364 Old Hickory Blvd Address: _____
Nashville, TN 37189 _____
Email address: Yadira.zumbado@gmail.com Email address: _____

Appeal Fee: _____
RB

APPLICATIONS FOR INTERPRETATION AGAINST THE ZONING ADMINISTRATOR AND NON-COMPLYING/NON-CONFORMING USES

After your appeal is filed, Zoning staff will visit the site to take photographs for the Board members so that they will have a better idea of the nature of our request. Zoning staff will notify the district councilmember of the hearing. You will be responsible for preparing the envelopes and notices for mailing to the owners of the property within 1,000 feet of the property at issue in this case. The envelopes must include the return address for the BZA and the case number. Fold and insert the notices into the envelopes, seal the envelopes, and apply first class postage. These neighbor notices must be delivered to zoning staff at least twenty-three (23) days before the public hearing. Additionally, you will be responsible for purchasing, posting and removing the red Zoning Appeal signs for the subject property. (See attached Metro Code of Laws requirements regarding sign placement.)

The day of the public hearing, it will be your responsibility to convey to the Board your request and the reasons for the request. In the case of questioning the Zoning Administrator in his interpretation of the Zoning Code, it is your job to explain to the Board why he is wrong and you are right. In the case of non-conforming or non-complying, it is your job to explain to Board how this change/enlargement, etc. would result in less of an impact on the surrounding area. **It would be to your benefit to contact your neighbors and explain to them what you are doing and attempt to obtain their support and evidence that support in some form at the public hearing.**

Any party can appeal the Board's decision to Chancery or Circuit Court within sixty (60) days from the date the order in the case is entered. Should your request be granted, we would remind you that it is your responsibility to obtain the permit for which you have applied. You should also be aware that you have two (2) years to obtain the permit or you would have to re-file your request with the Board.


Once your request is filed, the staff will review your request to verify that the submittal is complete. Incomplete submittals will not be scheduled for a hearing until complete.

Any correspondence to the Board must be submitted to our office by noon, the Monday prior to public hearing to be included in the record. You must provide eight (1) copy of you information to staff.

I am aware that I am responsible for removing the Sign(s) after the public hearing.



APPELLANT



DATE

Rental Unit Record

6364 Old Hickory Blvd, Whites Creek, TN 37189, USA

Removed ✕
Identified ✓
Compliant ✓

PRINT

SEND A LEAD

Listing(s) Information

Airbnb - 35616339



Rental Unit Information



Identified Address

6364 Old Hickory Blvd, Whites Creek, TN 37189, USA

Identified Unit Number

None

Identified Latitude, Longitude

36.278095, -86.873125

Parcel Number

03900001500

Owner Name

SANDOVAL, YADIRA & ROLANDO

Owner Address

6364 OLD HICKORY BLVD
WHITES CREEK, TN 37189, US

Matched Details

Analyst

BU2G

Explanation

This listing is for a part of a house that has been sectioned off as an airbnb. It looks like this room has been given a new front door so it has private guest access. I was still able to find enough matching photos between this airbnb and a listing on zillow. The proof I found includes the deck and two images from the bathroom. In addition, one of the owners of this home is named Yadira. This is also the name of the person who helps host on airbnb.

Listing Photos



same deck

Matching 3rd Party Sources



Timeline of Activity

View the series of events and documentation pertaining to this property

✕ Listing air35616339 Removed
August 22nd, 2019

📅 2 Documented Stays
August, 2019



same bathroom



same shower

Zip Code Match

City Name Match

- 🚩 First Warning - No STR or Tax: Delivered August 11th, 2019
- 🚩 First Warning - No STR or Tax: Sent August 5th, 2019
- 📅 3 Documented Stays July, 2019
- 📅 2 Documented Stays June, 2019
- ✓ Listing air35616339 Identified June 19th, 2019
- ✳ Listing air35616339 First Crawled June 15th, 2019
- Listing air35616339 First Activity June 14th, 2019

Listing Details

Listing URL	— https://www.airbnb.com/rooms/35616339
Listing Status	● Inactive
Host Compliance Listing ID	— air35616339
Listing Title	— Germantown Studio
Property type	— Apartment
Room type	— Entire home/apt
Listing Info Last Captured	— Aug 19, 2019
Screenshot Last Captured	— Aug 21, 2019
Price	— \$75/night
Cleaning Fee	— \$35

Information Provided on Listing

Contact Name	— Ninoska
Latitude, Longitude	— 36.278950, -86.873620
Minimum Stay (# of Nights)	— 1
Max Sleeping Capacity (# of People)	— 4
Max Number of People per Bedroom	— 4
Number of Reviews	— 7
Last Documented Stay	— 08/2019

Listing Screenshot History

View Latest Listing Screenshot