

D O C K E T

12/19/2019

1:00 P.M.

**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 2019-478 (Council District - 1)

COCHRUM, ROBERT G, appellant and owner of the property located at **650 Putnam Dr**, requesting a variance from front street setback requirements in the RS15 District to construct a porch on an existing single-family residence. Referred to the Board under Section 17.12.030 C.3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 05811019500

Results- **Deferred 1/16/2020**

CASE 2019-486 (Council District - 27)

BRENT MACDONALD, appellant and **COTTAGE COVE CO.**, owner of the property located at **4908 AQUATIC RD** to consider conditions previously imposed by the board when granting the Special Exception for a religious charity to operate at this property. Conditions to be considered are a traffic plan related to children’s safety in getting to and from this property and a final determination as to the maximum number of children allowed on the site. Referred to the Board under Section 17.16.170 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Religious Institution

Map Parcel 14716002100

Results-

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 construct a restaurant. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Restaurant

Map Parcel 09100004400

Results-

CASE 2019-505 (Council District - 6)

GENNADI KABOULOV, appellant and **CYGNUS CONSTRUCTION, LLC**, owner of the property located at **1203 C LILLIAN ST**, requesting a variance from sidewalk requirements in the R6 District, to construct a single-family residence without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 083131B00200CO

Results-

CASE 2019-506 (Council District - 25)

MICHAEL SHEARS, appellant and **KMS PROPERTIES, LLC**, owner of the property located at **2048 CASTLEMAN DR**, requesting a variance from front setback requirements in the R15 District, to construct a single-family residence. Referred to the Board under Section 17.12.030 C.3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 13102015300

Results-

CASE 2019-507 (Council District - 2)

WEST NASHVILLE LAW GROUP, PLLC, appellant and **BLUE RIDGE HOMES, LLC, SERIES 7**, owner of the property located at **2436 & 2440 24TH AVE N**, requesting variances from setback and building envelope requirements in the R6 District, to construct two single-family residences. Referred to the Board under Section 17.16.030 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 08102003400

Results-

Map Parcel 08102022000

CASE 2019-508 (Council District - 19)

CHRISTMON, HATTIE(LE) & CARRETHEERS, ALISHA ETAL, appellants and owners of property located at **1314 HAWKINS ST**, 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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09313054000

Results- **Deferred 1/16/2020**

CASE 2019-509 (Council District - 21)

JAMES TERRY, appellant and **CHERRY, JAMES R. & ANN M. & TAYLOR, ZACHARY L.**, owners of the property located at **0 31ST AVE N**, requesting a variance from setback requirements in the RS5 District, to construct a single-family residence. Referred to the Board under Section 17.20.030 C.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family

Map Parcel 09206070700

Results-

CASE 2019-510 (Council District - 21)

11TH AVENUE PARTNERS, LLC, appellant and owner of the property located at **2610 & 2612 BOOKER ST**, requesting a variance from setback requirements in the RS5 District, to construct a duplex. Referred to the Board under Section 17.12.030 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two- Family

Map Parcel 092060J00100CO

Results-

Map Parcel 092060J00200CO

CASE 2019-511 (Council District - 5)

FRANK NEAL, appellant and **ITH, LP**, owner of the property located at **1220 N 5TH ST**, requesting a variance from setback requirements in the RM20-A District, to construct a multi-family development. Referred to the Board under Section 17.12.020 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi Family

Map Parcel 07116017700

Results-

CASE 2019-512 (Council District - 19)

VANDERBILT UNIVERSITY, appellant and owner of the property located at **115 LYLE AVE**, requesting variances from glazing, front façade length, and primary entrance location requirements in the MUI-A District, to construct a dormitory for graduate student housing. Referred to the Board under Section 17.12.020 note 3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Dormitory

Map Parcel 09216013800

Results-

CASE 2019-513 (Council District - 15)

BARRY CLEVELAND, appellant and **AMERICAN LEGION POST 88**, owner of the property located at **2717 MCCAMPBELL AVE**, requesting a variance from sidewalk requirements in the CL District, to construct an American Legion hall without building sidewalks or paying into the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Club

Map Parcel 09605018800

Results-

CASE 2019-515 (Council District - 19)

JOHN HOOD, appellant and **DURANI, HAMIDULLAH**, owner of the property located at **933 WARREN ST**, requesting a variance from side street setback requirements in the RS 3.75 District, to construct two single-family residences. Referred to the Board under Section 17.12.030 C.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two Family

Map Parcel 08116070200

Results-

CASE 2019-516 (Council District - 21)

JEFF HEINZE, appellant and **O.I.C. AXIS27**, owner of the property located at **516 B 27TH AVE N**, requesting a variance from building footprint requirements in the RM20-A District, to construct a multi-family development. Referred to the Board under Section 17.12.020 D. note 3.b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 092100M90100CO

Results-

SHORT TERM RENTAL CASES

CASE 2019-481 (Council District - 6)

MCCARTHY, CORNELIUS P IV & CORNELIUS P III & GAIL, appellants and owners of the property located at **2609 TIFFANY DR**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated prior to obtaining the legally required short term rental permit in the R10 District. Referred to the Board under Section 17.16.250.E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 08405002200

Results-