

DOCKET

2/6/2020

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meeting held at the Metropolitan Board of Education
located at 2601 Bransford Avenue**

**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 **COCHRUM, ROBERT G**, 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 existing single-family residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 05811019500

RESULT -

CASE 2020-004 (Council District - 11)

THE OLD HICKORY NO-TOWER COMMISION, appellant, requesting an Item A appeal challenging the issuance of building permit 2019044881 for a telecommunication tower at the property located at **4321 OLD HICKORY BLVD** in the R15 District. Referred to the Board under Section 17.40.010. The appellant alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Telecommunication facility

Map Parcel 06400010400

RESULT -

CASE 2020-005 (Council District - 16)

LOPEZ, ROLANDO M., appellant and owner of the property located at **104 DESOTO DR**, requesting variances from side setback, rear setback, and building coverage restrictions in the RS10 District, to maintain two existing sheds and one existing carport. Referred to the Board under Section 17.12.020.A, 17.12.040.E.1.b, 17.12.050.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 11903000900

RESULT -

CASE 2020-024 (Council District - 17)

BAIRD GRAHAM, appellant and **LONE OAK PROPERTIES, LLC**, owner of the property located at **1033 WEDGEWOOD AVE 6**, requesting variances from step back, height in the build-to-zone, maximum height, primary entrance location, glazing and building frontage requirements in the RM20-A District, to complete the sixth unit in a 6-unit building. Referred to the Board under Section 17.12.020.D and 17.12.020.D notes 3.c, 3.g, and 3.h.ii. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 105092I00100CO

RESULT -

CASE 2020-026 (Council District - 19)

FARD, ASAD NARANGI & HAGHNEGAHDAR, AMIR appellants and owners of the property located at **1533 ARTHUR AVE**, requesting a variance from driveway requirements in the R6-A District, to construct a single-family residence. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08112025700

RESULT -

CASE 2020-028 (Council District - 21)

VERLERIA BRIDGES, appellant and **ATTAR, JIM A.**, owner of the property located at **2618 BUCHANAN ST**, requesting a special exception in the RS5 District, to use a residential space for a fellowship hall. Referred to the Board under Section 17.16.170.E.3. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 08106016800

RESULT -

CASE 2020-030 (Council District - 18)

CUMMINGS, ROBERT H., JR. ET UX, owner of the property located at **523 CHESTERFIELD AVE**, requesting a variance from front setback requirements in the RM20 District, to construct a detached accessory dwelling unit. Referred to the Board under Section 17.12.030.A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Accessory Dwelling Unit

Map Parcel 10414000900

RESULT -

CASE 2020-031 (Council District - 23)

TERRY, ROBERT J. & PATRICK W., appellants and owners of property located at **841 CLEMATIS DR**, requesting a variance from street setback requirements in the RS15 District, to construct an addition to a single-family residence. Referred to the Board under Section 17.12.030.C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10214006000

RESULT -

CASE 2020-032 (Council District - 26)

LIND, JON & RAMSEY, TERRI L., appellants and owners of the property located at **4810 BRIARWOOD DR**, requesting a variance from front setback requirements in the RS10 District, to construct a front porch addition. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 14604008900

RESULT -

CASE 2020-036 (Council District - 8)

PAUL BOULIFARD, appellant and **BLUE HERON HOLDINGS, LLC**, owner of the property located at **906 HART LN**, requesting a variance from distance requirements in the IR District, to open an animal boarding facility. Referred to the Board under Section 17.16.070.B.1. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Animal Boarding Facility

Map Parcel 07202006800

RESULT –

CASE 2020-037 (Council District - 7)

SCOTT MORTON, appellant and **BD. TRS. EASTMINSTER PRES. CH.**, owner of the property located at **3928, 3930 & 3932 GALLATIN PIKE**, requesting variances from parking and build to zone requirements in the MUL-A District, to construct an office building. Referred to the Board under Section 17.12.020.D and 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office

Map Parcel 06115022700

RESULT -

Map Parcel 06115016200

Map Parcel 06115016300

CASE 2020-038 (Council District - 19)

SCOTT MORTON, appellant and **14TH AVENUE NORTH, LLC**, owner of the property located at **806 16TH AVE N**, requesting special exceptions for height and step-back requirements in the MUL-A, UZO District, to construct a multi-family unit. Referred to the Board under Section 17.12.020.D. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-family

Map Parcel 09204031800

RESULT – Deferred 3/5/20

CASE 2020-039 (Council District - 1)

SCOTT MORTON, appellant and **VILLALOBOS, AMANDA TARASA**, owner of the property located at **3804 FAIRVIEW DR**, requesting a variance from sidewalk requirements in the RS15 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 06904000300

RESULT – Deferred 2/20/20

CASE 2020-040 (Council District - 21)

AZIZ ASHROV, appellant and **HILL, RICHARD**, owner of the property located at **823 & 825 21ST AVE N**, requesting variances from rear setback requirements in the RM20, UZO 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-Single Family

Map Parcel 09207014000

RESULT -

Map Parcel 09207013900

CASE 2020-042 (Council District - 11)

ELMINGTON CAPITAL GROUP, appellant and **MDHA**, owner of the property located at **415 CREEDMORE DR**, requesting a variance from side setback variance in the R10 District, to permit an existing 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 044140D01100CO

RESULT -

CASE 2020-043 (Council District - 24)

NORTON, JAMESON K. & ANNA K., appellants and owners of the property located at **905 WILSON BLVD**, requesting a variance from setback requirements in the RS15 District, to construct an attached garage. Referred to the Board under Section 17.12.020z A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 11608014100

RESULT -

SHORT TERM RENTAL CASES TO BE HEARD

CASE 2020-029 (Council District - 10)

GLENN SMITH, appellant and owner of the property located at **208 NORTHSIDE DR**, 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 RS40 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 02615001400

RESULT –

CASE 2020-033 (Council District - 23)

SHADBURNE, JAMES E. & JULIE A., appellant and owner of the property located at **979 WINDROWE 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 RS40 District. Referred to the Board under Section 17.16.250 E. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Short Term Rental

Map Parcel 11506000300

RESULT –