



## **METROPOLITAN BOARD OF ZONING APPEALS**

**The 4/16/20 meeting will be held telephonically at 1:00 p.m.  
pursuant to Governor Lee's Executive Order No. 16.**

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

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### **Public Input to the Board**

Comments on any case can be emailed to the Board of Zoning Appeals at [bza@nashville.gov](mailto:bza@nashville.gov). Comments received by 12:00 noon on Wednesday, April 15, 2020, will be included in the board's packet for their review. Any comments received after that time will be read into the record at the meeting. We urge you to make comments electronically. However, a remote station will be set up at the Sonny West Conference Center (700 2<sup>nd</sup> Avenue South) for anyone who is unable to submit their comments electronically and wishes to make comments via telephone. Social distance recommendations will be implemented at the remote station.

### **Consent Agenda**

The BZA utilizes a consent agenda for its meetings. One board member reviews the record for each case prior to the hearing and identifies those cases which meet the criteria for the requested action by the appellant. If the reviewing board member determines that testimony in the case would not alter the material facts in any substantial way, the case is recommended to the board for approval. The following items are proposed for the consent agenda on the 4/16/20 docket. If anyone opposes one of these cases they should email [bza@nashville.gov](mailto:bza@nashville.gov) and state their opposition for the board's review.

2020-088 (1311, 1313, & 1315 2<sup>nd</sup> Ave N) – requesting a variance from landscape buffer requirements to construct an addition to a building to be used as an event space.

2020-099 (805 40<sup>th</sup> Ave N) – requesting a variance from front setback requirements to construct a two-family dwelling.

**Previously Heard Case Requiring Board Action**

**Case 2020-082 (421 Veritas St)** - previously heard on 4/2/20. Failed to get four affirmative votes on sidewalk variance.

**New Cases To Be Heard**

**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 from 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 has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-family

Map Parcel 09204031800

**Results – Deferred 5/21/20**

**CASE 2020-049 (Council District - 19)**

**JAMES CROCKETT II**, appellant and **BASILE, KENT T.**, owner of the property located at **908 CHEATHAM PL**, requesting a variance from garage door orientation requirements in the R6-A District, to construct a single-family residence. Referred to the Board under Section 17.12.020.B.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08112030800

**Results-**

**CASE 2020-061 (Council District - 21)**

**JAY PATEL**, appellant and **ELLISTON HOSPITALITY, LLC**, owner of the property located at **2221 ELLISTON PL**, requesting a variance from parking requirements in the ORI District, to construct a hotel. 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-Hotel

Map Parcel 09215016800

**Results – Deferred 5/21/20**

**CASE 2020-066 (Council District - 25)**

**ADAM CRUNK**, appellant and **BASKIN, TREVOR SCOTT**, owner of the property located at **3502 STOKESMONT RD**, requesting a variance from sidewalk requirements in the R40 District, to construct a single-family residence without building sidewalks but instead 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 117110Q00200CO

**Results- Deferred 5/7/20**

**CASE 2020-072 (Council District - 19)**

**JARED GRAY**, appellant and **JACKSON STREET CHURCH OF CHRIST, TRS.**, owner of the properties located at **1015, 1017, 1021, 1023 14TH AVE N, & 1308 Jackson St.** requesting a special exception in the RM20, UZO District, to provide off site parking for a religious institution. Referred to the Board under Section 17.08.030 and 17.16.170.E.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

**RESULT -**

Map Parcel 09204002800

Map Parcel 09204002600

Map Parcel 09204002500

Map Parcel 09204011600

Map Parcel 09204006200

**CASE 2020-079 (Council District - 24)**

**PHIPPIP PIERCY**, appellant and **HARVEST PLACE, LLC**, owner of the property located at **3320 CHARLOTTE AVE**, requesting a special exception from height and setback requirements in the CS District, to construct multi-family development. Referred to the Board under Section 17.12.030 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 09209035300

**Results – Withdrawn**

**CASE 2020-087 (Council District - 21)**

**HALEY FREY**, appellant and **PENDLETON, CORA**, owner of the property located at **1903 CEPHAS ST**, requesting a variance from lot size requirements in the R6, UZO District, to construct a second single-family residence. Referred to the Board under Section 17.12.020 A, 17.40.670. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 08107038800

**Results-**

**CASE 2020-088 (Council District - 19)**

**KELSEY BRIGHT**, appellant and **BASKIN, STEFAN**, owner of the properties located at **1311, 1313 & 1315 2ND AVE N**, requesting a variance from landscape buffer requirements in the IR District, to construct an addition to a building to be used as an event space. Referred to the Board under Section 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial Event

Map Parcel 08209022400

Map Parcel 08209022600

Map Parcel 08209022500

**Results-**

**CASE 2020-096 (Council District - 19)**

**NATHAN OLIVER**, appellant and **HAYES STREET REALTY, LLC**, owner of the properties located at **1525 CHURCH ST, 112 & 116 16TH AVE N, 1500, 1502, 1504, 1506, 1511, 1512, 1516, 1518, & 1530 BROADWAY, 1500, 1501, 1502, 1508, 1509, 1511, 1512, 1514, 1515, 1516, 1518, 1519, 1520, 1521, & 1523 HAYES ST**, requesting a special exception from height at the setback and within the slope control plane in the CF District, to construct a mixed-use development. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed Use Development

Map Parcels 09212036600, 09212044400, 09212044500, 09212044600, 09309002900, 09309003100, 09309003000, 09309002400, 09309002700, 09309002600, 09309002500, 09212044600, 09309002000, 09309002100, 09309001900, 0930901700, 09309002300, 09309002400, 09212043700, 09212043600, 09212043900, 09212043500, 09212043400, 09212043700, 09212043600, 09212043900, 09212043500, 09212043400, 09212044100, 09212043300, 09212044200, 09212044300

**Results-**

**CASE 2020-099 (Council District - 21)**

**JONATHAN KINGHAM**, appellant and owner of the property located at **805 40TH AVE N**, requesting a variance from front setback requirements in the R6A District, to construct a two-family dwelling. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 103040R00200CO

**Results-**

**CASE 2020-100 (Council District - 24)**

**YOUNGERMAN, RYAN & THOMAS, ELLYN**, appellants and owners of the property located at **202 43RD AVE N**, requesting a variance from rear setback requirements in the RS7.5 District, to construct a screened in porch on the rear of a residence. 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 103040R00200CO

**Results-**

**CASE 2020-106 (Council District - 24)**

**RON FARRIS**, appellant and **FERRE, STEVE**, owner of the property located at **6 PEACH BLOSSOM SQ**, requesting a variance from rear setback requirements in the R8 District, to construct a rear addition to a single-family residence. 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 10413025000

**Results-**