

# **METROPOLITAN BOARD OF ZONING APPEALS**

**The 7/02/20 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. TOM LAWLESS  
MR. LOGAN NEWTON  
MR. ROSS PEPPER, Vice-Chair  
MR. DAVID TAYLOR, Chairman**

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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, July 1, 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 07/02/20 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.

### **Cases on Consent Agenda**

**2020-123 (3308 & 3312 Charlotte Ave )** – Deferral recommended for approval.

**2020-138 (4 25th Ave N)** – requesting a variance from 20ft setback to construct a single-family residence.

**2020-145 (2020 Lindell Ave)**-requesting a Special Exception in the IR District, to operate a children’s theater.

### **New Cases To Be Heard**

#### **CASE 2020-075 (Council District - 34)**

**BETHEL CHAPEL**, appellant and **BB PROPERTY TRUST**, owner of the property located at **5670 GRANNY WHITE PIKE**, requesting a variance from sign requirements in the R10 District, to install two LED signs. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Religious Institution

Map Parcel 15900026400

**Results- Deferred to 9/3/2020**

#### **CASE 2020-109 (Council District - 24)**

**KATHLEEN MURPHEY**, appellant and **MAYHUGH, JOAN**, owner of the property located at **218 MOCKINGBIRD RD**, requesting an Item A appeal challenging the zoning administrator's issuance of a building permit for a detached accessory dwelling unit in the R8 District, invalidate the permit. Referred to the Board under Section 17.40.180.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Detached Accessory Dwelling Unit

Map Parcel 10312015900

**Results-**

**CASE 2020-123 (Council District - 24)**

**CATALYST DESIGN GROUP**, appellant and **URBAN VIEW WEST, LLC**, owner of the property located at **3308 & 3312 CHARLOTTE AVE**, requesting a special exception from height and setback requirements in the CS District, to construct a 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 B.

Use-Multi-Family

Map Parcel 09209035900

**Results-**

Map Parcel 09209035700

**CASE 2020-134 (Council District - 4)**

**EL SHADDAI CHRISTIAN CHURCH**, appellant and **IGLESIA CRISTIANA EL SHADDAI CHRISTIAN CHURCH**, owner of the property located at **10604 CONCORD RD**, requesting a variance from sidewalk requirements in the Ar2a District, to renovate a religious institution 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-Religious institution

Map Parcel 18100000800

**Results- Indefinite Deferral**

**CASE 2020-138 (Council District - 21)**

**SIMONS PROPERTIES, LLC**, appellant and **HALEY, RANDY**, owner of the property located at **4 25TH AVE N**, requesting a variance from front setback requirements in the RS5 District, to construct a single-family residence. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08110030600

**Results-**

**CASE 2020-141 (Council District - 34)**

**DEWEY ENGINEERING**, appellant and **PMT PROPERTIES, LLC**, owner of the property located at **5611 FRANKLIN PIKE**, requesting variances from front and rear setback requirements and a special exception for the commercial/retail use requirement of the Adaptive Reuse Development standards in the CL District, to construct 6 residential units. Referred to the Board under Section 17.16.030 F.6, 17.12.030 B. and 17.12. 020 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 16000001300

**Results-**

**CASE 2020-145 (Council District - 17)**

**THE THEATER BUG, INC.**, appellant and **2020 LINDELL, LLC**, owner of the property located at **2020 LINDELL AVE**, requesting a Special Exception in the IR District, to operate a children's theater. Referred to the Board under Section 17.16.220. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Theatre

Map Parcel 10510036000

**Results-**

**CASE 2020-146 (Council District - 5)**

**BRIAN GAINOUS**, appellant and **G. CO. INVESTMENTS, LLC**, owner of the property located at **1512 JONES AVE**, requesting an Item A appeal challenging the zoning administrator's denial of a permit. in the RS5 District, to permit a duplex. Referred to the Board under Section 17.40.650 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Two Family

Map Parcel 07112031900

**Results-**

**CASE 2020-147 (Council District - 7)**

**URBAN DWELL HOMES, GP**, appellant and owner of the property located at **1226 B MCGAVOCK PIKE**, requesting a variance from sidewalk requirements in the R8 District, to construct a single-family residence without building sidewalks but instead contribute to 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 072070K00200CO

**Results-**

**SHORT TERM RENTAL CASES TO BE HEARD**

**CASE 2020-107 (Council District - 21)**

**RYAN WEBB**, appellant and **NASHLONG, LLC**, owner of the property located at **3118 LONG BLVD 4**, requesting an Item A appeal, challenging the zoning administrator's cancellation of existing STRP permit due to a change in ownership in the RM40 District, to obtain a permit. Referred to the Board under Section 17.16.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 104021J00400CO

**Results-**

**CASE 2020-131 (Council District - 7)**

**COLLINS LEGAL, PLC**, appellant and **POLI, RYAN J.**, owner of the property located at **1517B HAYDEN DR**, requesting an Item A appeal challenging the zoning administrator's revocation of a short-term rental permit in the R10 District, to reinstate the short-term rental permit. 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 072160V00200CO

**Results-**