

METROPOLITAN BOARD OF ZONING APPEALS

**The 7/16/20 meeting will be held telephonically at 1:00 p.m.
pursuant to Governor Lee's Executive Order No. 16.**

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

Public Input to the Board

Comments on any case can be emailed to the Board of Zoning Appeals at bza@nashville.gov. Comments received by 12:00 noon on Wednesday, July 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 **Development Services Center Conference Room, 800 2nd Ave S**) 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 7/16/20 docket. If anyone opposes one of these cases, they should email bza@nashville.gov and state their opposition for the board's review.

2020-143 (4144 PARTNER WAY) – Requesting a variance from side setback requirements within the R8 District to construct a single-family residence.

2020-147 (1226 B MCGAVOCK PIKE) Requesting a variance from sidewalk requirements within the R8 District. Appellant has agreed to planning recommendations.

2020-151 (1525 NATCHEZ TRACE) Requesting a special exception in the ORI District.

2020-158 (1018 STOCKELL ST.) Requesting a variance from front setback requirements within the SP District to construct a front porch.

Previously Heard Case Requiring Board Action

Case 2020-109 (218 MOCKINGBIRD RD.) Item A appeal, previously heard on 7/2/20 failed to receive four affirmative votes.

CASE 2020-073 (Council District - 4)

WADE HYATT, appellant and **BRENTWOOD MEDICAL TRADING, LLC**, owner of the property located at **5429 EDMONDSON PIKE**, requesting variances from parking and landscape buffer requirements in the OL District, to use an existing space for a medical office. Referred to the Board under Section 17.20.030 and 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Medical Office

Map Parcel 16109015500

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- Indefinite Deferral

Map Parcel 09209035700

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 2020-143 (Council District - 26)

OSMAN, MUKTAR & ABDULAH, LOULA, appellant and **OSMAN, MUKTAR & ABDULAH, LOULA**, owner of the property located at **4144 PARTNER WAY**, requesting a variance from side setback requirements in the R10 District, to construct an 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 Residence

Map Parcel 134090B02300CO

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-

CASE 2020 150 (Council District - 15)

NIKKI HATCHER, appellant and **JONES, ARTHUR JR.**, owner of the property located at **140 MCGAVOCK PIKE**, requesting a special exception in the RS10 District, to permit the use of a day care. Referred to the Board under Section 17.16.170. C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 08416002100

Results-

CASE 2020-151 (Council District - 18)

VANDERBILT UNIVERSITY, appellant and owner of the property located at **2600 CHILDRENS WAY & 1525 NATCHEZ TRACE**, requesting a special exception in the ORI District, to allow for the use of lights on the intramural fields until 12 midnight on a maximum of ten days a year. Referred to the Board under Section 17.16.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Special Exception

Map Parcel 10407013400

Results-

Map Parcel 10407053500

CASE 2020-152 (Council District - 18)

ADAMS, ANGELA U., appellant and owner of the property located at **3212 ACKLEN AVE**, requesting a variance from sidewalk requirements in the RS7.5 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 10406022700

Results-

CASE 2020-153 (Council District - 11)

BAKER DONELSON, appellant and **PEEK, MICHAEL W**, owner of the property located at **1808 RIVERSIDE RD**, requesting a variance from minimum lot size requirements in the R15 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-Two-Family

Map Parcel 05307005800

Results-

CASE 2020-154 (Council District - 24)

BAKER DONELSON, appellant and **CIARA PROPERTIES**, owner of the property located at **234 ORLANDO AVE**, requesting a variance from street setback requirements in the R6 District, to construct a single-family residence. 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-Single-Family

Map Parcel 09114020300

Results-

CASE 2020-155 (Council District - 17)

JAY FULMER, appellant and **SAUNDERS PROPERTIES, LLC**, owner of the property located at **1117 3RD AVE S**, requesting a variance from parking requirements in the MUL-A District, to construct a retail space. Referred to the Board under Section 17.2.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Retail

Map Parcel 10503003700

Results-

CASE 2020-156 (Council District - 17)

JONI ELDER, appellant and **NORMAN, DUINA Z.& STRATTON, PIA D.**, owner of the property located at **1802 8TH AVE S**, requesting a special exception and variances from distance and sidewalk requirements in the CS District, to operate a kennel. Referred to the Board under Section 17.16.150, 17.16.175.A1 and 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C/D.

Use-Kennel

Map Parcel 10510010200

Results-

CASE 2020-158 (Council District - 5)

MATTHEW ROBB, appellant and **GOTHAM CONTRACTING, LLC**, owner of the property located at **1018 STOCKELL ST**, requesting a variance from front setback requirements in the RS5 District, to construct a porch. Referred to the Board under Section 17.12.030.C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08203017400

Results-

SHORT TERM RENTAL CASES TO BE HEARD

CASE 2020-157 (Council District - 17)

AMBER STORMBERG, appellant and **CCAM HOUSING, LLC**, owner of the property located at **505B WEDGEWOOD AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after the issued short-term rental permit expired in the CS District. Referred to the Board under Section 17.16.070.U. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 105114E00200CO

Results-