

METROPOLITAN BOARD OF ZONING APPEALS

**The 8/6/20 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**](mailto:bza@nashville.gov). **Comments received by 12:00 noon on Wednesday, August 5, 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**](mailto:bza@nashville.gov) and state their opposition for the board's review.

Page 2

2020-148 (2000 19th AVE S) Requesting a variance from front setback requirements within the R8 District to maintain an existing fence.

2020-164 (4417 WAYLAND DR.) Requesting variances from front contextual setback and side setback requirements within the RS40 District, to construct a single-family residence.

2020-166 (5800 EDMONDSON PIKE) Requesting a variance from sign restrictions with the AR2A District, to construct an Electronic message board.

2020-167 (2960 ARMORY DR) Requesting a variance from driveway restrictions within the IR District, to construct a distribution facility.

CASE 2020-148 (Council District - 18)

SELINA PEPPER, appellant and **PEPPER, JOSEPH R., JR.**, owner of the property located at **2000 19TH AVE S**, requesting a variance from setback requirements in the R8 District, to maintain an existing fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 10412019600

Results-

CASE 2020-159 (Council District - 30)

HOZAN BARWARI, appellant and **NASHVILLE HOMES, LLC**, owner of the property located at **4353 GOINS RD**, requesting a variance from front 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 14707014700

Results-

CASE 2020-160 (Council District - 21)

ROBERTO GUITIERREZ, appellant and **1402 BUCHANAN ST, LLC**, owner of the property located at **1402 BUCHANAN ST**, requesting a special exception to reduce the street setback in the CS District, to construct a mixed-use development. Referred to the Board under Section 17.12.035. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-use

Map Parcel 08111040800

Results- Deferred 8/20/20

CASE 2020-161 (Council District - 33)

MICHAEL AUGUSTINE, appellant and **CH REALTY VII-DRG NASH. INTERCHANGE CENTER PH II, LLC**, owner of the property located at **3864 LOGISTICS WAY**, requesting a variance from sidewalk requirements in the IR District, to construct a warehouse 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-Warehouse

Map Parcel 17500022700

Results-

CASE 2020-162 (Council District - 25)

DUANE CUTHBERTSON, appellant and **BUILD NASHVILLE DB2, LLC**, owner of the property located at **1715 CASTLEMAN DR**, requesting a variance from front setback requirements in the R20 District, to construct two single-family residences. 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-Two-Family

Map Parcel 13107006800

Results-

CASE 2020-163 (Council District - 2)

KILPATRICK, FREDERICK DOUGLASS NASH, appellant and **KILPATRICK, FREDERICK DOUGLASS NASH**, owner of the property located at **1402 KELLOW ST**, requesting a variance from lot size requirements in the R6 District, to construct two single-family homes. 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 08103031900

Results-

CASE 2020-164 (Council District - 34)

BAHIRAEI, MANOOCHEHR ET UX, appellant and **BAHIRAEI, MANOOCHEHR ET UX**, owner of the property located at **4417 WAYLAND DR**, requesting variances from front contextual setback and side setback requirements in the RS40 District, to construct a single-family residence. Referred to the Board under Section 17.12.030 C.3 and 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B

Use-Residential

Map Parcel 13011011800

Results-

CASE 2020-165 (Council District - 4)

ANDREW JOHNSON, appellant and owner of the property located at **5555 HILL RD**, requesting a variance from front setback requirements in the R40 District, to construct a carport. Referred to the Board under Section 17.12.030.C. and 17.12.020.(A). The appellant has alleged the Board would have Jurisdiction under section 17.40.180 A.

Use-Single Family

Map Parcel 1600009800

Results-

CASE 2020-166 (Council District - 4)

WOODSON CHAPEL CHURCH OF CHRIST, appellant and **WOODSON CHAPEL CHURCH OF CHRIST, TRS.**, owner of the property located at **5800 EDMONDSON PIKE**, requesting a variance from sign restrictions in the AR2A District, to construct an electronic message board. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Religious Institution

Map Parcel 17200002501

Results-

CASE 2020-167 (Council District - 16)

JUSTIN STRICKLAND, appellant and, owner of the property located at **2960 ARMORY DR**, requesting a variance from driveway restrictions in the IR District, to construct a distribution facility. Referred to the Board under Section 17.20.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Distribution Facility

Map Parcel 13204000700

Results-

CASE 2020-169 (Council District - 8)

DUSTIN MARCELLINO, appellant and **DUE WEST TOWERS, LLC**, owner of the property located at **1022 S GRAYCROFT AVE**, requesting a special exception in the RM9, RS20 District, to permit the use of daycare. Referred to the Board under Section 17.16.170 (C) 4-8. The appellant has alleged the Board would have jurisdiction under Section 17.40.180

Use-Day-Care

Map Parcel 05106005600

Results-

CASE 2020-170 (Council District - 5)

ZIMMER, EMILY ELIZABETH & SANCHEZ, VERONICA TAMARA, appellant and owner of the property located at **2417A BRASHER AVE**, requesting a variance from fence height restrictions in the R6 District, to maintain an existing fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 072131C00100CO

Results-

CASE 2020-171 (Council District - 10)

S+H Group, appellant and **P&M INVESTMENT COMPANY, LLC**, owner of the property located at **1616 GALLATIN PIKE**, requesting a variance from bypass lane requirements in the SCR District, to construct a fast-food restaurant. Referred to the Board under Section 17.20.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Restaurant, fast-food

Map Parcel 03406004100

Results-

CASE 2020-172 (Council District - 21)

ANCHOR-IRIS DEVELOPMENT, LLC, appellant and **ANDERSON CHAPMAN INVESTMENTS, LLC**, owner of the property located at **1621 ARTHUR AVE**, requesting a variance from side setback requirements in the RS5 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 08112009200

Results-