

D O C K E T

10/1/2020

1:00 P.M.

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

**Meetings held in the Sonny West Conference Center
Howard Office Building, 700 2nd Avenue South**

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

Previously Heard Case Requiring Board Action

2020-176 (2404 A& B MIDDLE ST) requesting a variance from rear setback requirements in the R6 District. Previously heard on 9/3/20. Failed to receive four affirmative votes.

Results:

CASE 2020-183 (Council District - 25)

RICH HARRIS, appellant and **MANDERS, ERIC J.**, owner of the property located at **3911 ALBERT DR**, requesting a variance from minimum lot size requirements in the R20 District. To construct two single-family residences on one parcel. 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 11813013000

Results-

CASE 2020-184 (Council District - 35)

AMIR ROSHAM, appellant and **R & S RENTAL PROPERTIES, LLC**, owner of the property located at **705 HARPETH KNOLL CT**, requesting a variance from front setback requirements in the RS15 District. The appellant is building a single-family residence. Referred to the Board under Section 17.20.030.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 15602000700

Results-

CASE 2020-185 (Council District - 35)

AMIR ROSHAM, appellant and **R & S RENTAL PROPERTIES, LLC**, owner of the Property located at **709 HARPETH KNOLL CT**, requesting a variance from front setback requirements in the Rs15 District. The appellant is building a single-family residence. Referred to the Board under Section 17.20.030.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 15602000600

Results-

CASE 2020-186 (Council District - 5)

DUANE CUTHBERTSON, appellant and **RAMSEY ROW AMENDED**, owner of the property located at **911 B RAMSEY ST**, requesting a Special Exception for street setback requirements in the RM-20 District. The appellant is seeking to construct multi-family residences. 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 082120Y90000CO

Results-

CASE 2020-187 (Council District - 18)

DUANE CUTHBERTSON, appellant and **ASPEN CONSTRUCTION LLC**, owner of the property located at **3209 GRANNY WHITE PIKE**, requesting a variance from minimum lot size requirements in the R8 District. The appellant is seeking to allow for an accessory dwelling unit. Referred to the Board under Section 17.16.030.G.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 11805001800

Results-

CASE 2020-189 (Council District - 17)

NASHVILLE PHASE II PROPERTY HOLDER, LLC, appellant and owner of the property located at **1125 4TH AVE S**, requesting a variance from sign size restrictions in the SP District. The appellant is seeking to use more square footage of the historic scoreboard for commercial signage. Referred to the Board under Section 17.32.110. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Office Space

Map Parcel 10503033100

Results-

CASE 2020-191 (Council District - 21)

BARGE DESIGN SOLUTIONS, appellant and **RIDGEFIELD PROPERTIES**, owner of the property located at **2201, 2209 & 2115 ELLISTON PL**, requesting variances from rear setback, landscape buffer, and ISR requirements and a special exception for height control plane encroachment in the CS District. The appellant is building a mixed-use development. Referred to the Board under Section 17.12.020 C and 17.24.100. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 09215017300

Results- Deferred to 10/15/2020

09215017200, 09215017400

CASE 2020-192 (Council District - 35)

CHRIS SIZEMORE, appellant and **SNYDER, HILLMAN G. JR. & JANIE**, owner of the property located at **0 CUB CREEK RD**, requesting a special exception in the AR2A District. The appellant seeks to develop a camp. Referred to the Board under Section 17.16.220. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Camp

Map Parcel 07700008800

Results-

CASE 2020-193 (Council District - 16)

THOMAS ANDERSON, appellant and **AL FAROOQ ISLAMIC CENTER, INC.**, owner of the property located at **2929 KINROSS AVE**, requesting a special exception and variance from 100' buffer requirements in the RS7.5 District. The appellant seeks to permit the use of a recreation center. Referred to the Board under Section 17.16.220.H.1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Recreation Center

Map Parcel 11914019900

Results-

CASE 2020-195 (Council District - 26)

DIANA PARTINGTON, appellant and **PARTINGTON, DIANA F**, owner of the property located at **542 ELAINE DR**, requesting a variance from fence height restrictions in the RS10 District. The applicant seeks 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 13313007900

Results-

CASE 2020-198 (Council District - 7)

TUNE, ENTREKIN & WHITE, P.C., appellant and **LIGHTHOUSE GALLATIN PARTNERS, LLC**, owner of the property located at **2814 GALLATIN PIKE**, requesting variances from rear setback and landscape buffer requirements in the MUL-A District. The appellant is constructing a leasing office for Apartment Development. Referred to the Board under Section 17.12.020.D, 17.24.230, 17.24.240.C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Office

Map Parcel 07210015500

Results-

CASE 2020-199 (Council District - 24)

DUANE CUTHBERTSON, appellant and **CRUMEL, DAWN RISA**, owner of the property located at **5 PEACH BLOSSOM SQ**, requesting variances from rear and side setback requirements in the R8 District. The appellant is building a garage. 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 10413024500

Results-

CASE 2020-201 (Council District - 5)

SMITH GEE STUDIO, appellant and **STRATEGIC OPTIONS INTERNATIONAL, LLC**, owner of the property located at **900, 902, 906, 908, 914, 926 & 928 DICKERSON PIKE**, requesting a special exception to allow for a reduced rear setback and to penetrate height control plane in the CS District. The appellant is building a senior's residential facility. Referred to the Board under Section 17.12.060, 17.12.020.C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Senior housing
08202005100, 08202005000, 082004900, 08202004700, 08202004600, 08202004400

Map Parcel 08202005200,

Results-

SHORT TERM RENTAL CASES TO BE HEARD

CASE 2020-196 (Council District - 19)

BREEAN HEWITT, appellant and **HEWITT, SHAUN**, owner of the property located at **162 4TH AVE N 211**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant operated after issued short term rental permit expired in the DTC District. The appellant is requesting to be able to apply for a permit sooner than one year from the date of last operation. 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 093061F21100CO

Results-

CASE 2020-203 (Council District - 16)

SHARIFI, MITRA C., appellant and owner of the property located at **119 ORIEL AVE**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Appellant operated after issued short term rental permit expired in the RS5 RS5 District. The appellant is requesting to apply for a permit sooner than one year from the date of their last operation. 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 11901049500

Results-