

D O C K E T

10/15/2020

1:00 P.M.

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

**Meetings held in the Development Service Center
Conference Room, 800 2nd Avenue South**

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

CASE 2020-118 (Council District - 6)

OUTFRONT MEDIA, LLC, appellant and **PSC METALS, INC**, owner of the property located at **610 S 2ND ST**, requesting an Item A appeal challenging the zoning administrator's decision to revoke building permit 2019074327 in the IG District. The appellant is seeking to permit issuance for a billboard. Referred to the Board under Section 17.32.150.B. A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-

Map Parcel 09307005600

Results- Indefinite Deferral

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 to 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 2020-191 (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 17.12.060. F1 and 17.24.100. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 09215017400

Results-

09215017200, 09215017300

CASE 2020-194 (Council District - 2)

SMITH, ERNEST E. ET UX, appellant and **SMITH, ERNEST E. ET UX**, owner of the property located at **646 REVELS DR**, requesting a variance from front setback requirements in the RS10 District. The appellant is requesting to permit existing front 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 05911022200

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 an office space. 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 2020-204 (Council District - 7)

MORGAN, JOLANE KRISTEN, appellant and owner of the property located at **1209 NORVEL AVE**, requesting a variance from height restrictions in the RS7.5 District. The appellant is adding an addition to a detached garage. Referred to the Board under Section 17.12.060 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 06115021800

Results-

CASE 2020-206 (Council District - 1)

CLINTON DOSS, appellant and **TABOADA, LUIS**, owner of the property located at **6012 CLARKSVILLE PIKE**, requesting a variance from front setback requirements in the RS40 District. The appellant is constructing 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 02100032000

Results-

CASE 2020-207 (Council District - 24)

S+H Group, LLC, appellant and **3717 WEST END PARTNERS LLC**, owner of the property located at **3717 WEST END AVE and 101 LEONARD AVE**, requesting a special exception to reduce the street setback in the RM40 District. The appellant is building a multi-family structure. Referred to the Board under Section 17.12.035 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 10409018000

Results- Deferred to 11/5/2020

Map Parcel 10409027700

CASE 2020-208 (Council District - 32)

GREEN TRAILS, LLC, appellant and **O.I.C. AUTUMN GLEN**, owner of the property located at **4316 & 4316 B SUMMERCREST BLVD**, requesting a variance from landscape buffer requirements in the RM15 District. The appellant is building multi-family units. Referred to the Board under Section 17.24.240. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 164060A16700CO

Results-

Map Parcel 164060A90000CO

CASE 2020-209 (Council District - 8)

KLINE SWINNEY ASSOCIATES, appellant and **DOYLE, MARION G.**, owner of the property located at **624 W DUE WEST AVE**, requesting a variance from the commercial use requirement along the street frontage in the MUG-A District. The appellant is building a mixed-use structure. Referred to the Board under Section 17.12.020.D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Mixed-Use

Map Parcel 05100001300

Results-

CASE 2020-210 (Council District - 19)

CLAIR MOREAU, appellant and **CANNON ST LLC**, owner of the property located at **67 CANNON ST**, requesting a variance from minimum lot size requirements in the R6-A District. The appellant is seeking to build 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 09316020900

Results-

CASE 2020-211 (Council District - 21)

JDM DEVELOPMENT, LLC, appellant and owner of the property located at **0 12TH AVE N, 1810 12TH AVE N, and 0 12th Ave N**. requesting variances from minimum lot size requirements in the R6 District. The appellant is seeking to build two single-family residences on three different parcels. 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 08107063800

Results-

08107063700, 08107035800

Short term rental case 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 seeking to apply for a short term rental permit sooner than one year from date of the 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- Withdrawn