

D O C K E T

11/5/2020

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**

Previously Heard Case Requiring Board Action

Appeal Case 2020-211- located at **0 12TH AVE N & 1810 12TH AVE N**, requesting variances from minimum lot size requirements in the R6 District. Previously heard on 10/15/20 and failed to receive four affirmative votes.

Results-

CASE 2020-197 (Council District - 17)

GUINDI, YVETTE, appellant and owner of the property located at **39B WHARF AVE**, requesting variances from minimum lot size, contextual street setback and secondary road setback requirements in the R6 District. The appellant is seeking to build two single-family homes on one lot. Referred to the Board under Section 17.12.020 A, 17.12.030 and 17.40.670. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 10503013400

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 & 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-

Map Parcel 10409027700

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 2020-212 (Council District - 24)

MARK CRISCI, appellant and **CARROLL, KATHERINE B REVOCABLE LIVING TRUST, THE**, owner of the property located at **4022 COLORADO AVE**, requesting variances from accessory floor area restrictions and rear setback requirements in the RS7.5 District. The appellant is building an accessory structure. Referred to the Board under Section 17.12.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 10304042000

Results- Deferred 12/3/20

CASE 2020-216 (Council District - 18)

SOUTHEAST VENTURE DESIGN, appellant and **ECG 2409 MIDTOWN, LLC**, owner of the property located at **2409 21ST AVE S**, requesting a variance from the allowable building footprint in the OR20 District. The appellant is building a veterinarian office. Referred to the Board under Section 17.16.060.B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Veterinarian Office

Map Parcel 10415045900

Results-

CASE 2020-217 (Council District - 19)

S+H Group, LLC, appellant and **CCM HOLDING LLC**, owner of the property located at **132 GREEN ST**, requesting a special exception from height control plane restrictions and the maximum height allowable at the setback line in the IWD District. The appellant is building a mixed-use development. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Artisan Manufacturing

Map Parcel 09316027400

Results-

CASE 2020-218 (Council District - 7)

RYLAN AASEBY, appellant and **SHERROD, JEFFREY W. & JENNIFER**, owner of the property located at **223 HADLEYS BEND BLVD**, requesting a variance from side street setback requirements in the R8 District. The appellant is building an addition to the rear of a single-family residence. Referred to the Board under Section 17.12.030.C.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 06308010600

Results-

CASE 2020-219 (Council District - 5)

DUANE CUTHBERTSON, appellant and **REGAL HOMES CO**, owner of the property located at **338 E TRINITY LN**, requesting a variance from street setback and a special exception from landscape buffer requirements in the CS District. The appellant is constructing a multi-family development. Referred to the Board under Section 17.12.030.B and 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 07108026200

Results- Deferred to 12/3/2020

CASE 2020-220 (Council District - 20)

Duane Cuthbertson, appellant and **REGAL HOME CO.**, owner of the property located at **5215, 5301, 5305, 5307, 5309, 5311 CALIFORNIA AVE**, requesting a variance from rear setback requirements in the MUL-A District. The appellant is building a multi-family development. Referred to the Board under Section 17.12.020.D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 09103000800, 09103001300

Results-

09103000900,09103001000,09103001100,09103001200

CASE 2020-222 (Council District - 6)

S+H Group, LLC, appellant and **MUSIC CITY PREP CLINIC**, owner of the property located at **1105 & 0 FATHERLAND ST**, requesting a variance from minimum distance requirements for driveway entrance in the CN District. The appellant is building a mixed-use development. Referred to the Board under Section 17.20.160.A.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 08313003700

Results-

08313055200, 08313003900

CASE 2020-238 (Council District - 34)

CHAFFIN, JOHN W. & LYNN K., appellant and **CHAFFIN, JOHN W. & LYNN K.**, owner of the property located at **115 BELLEBROOK CIR**, requesting a variance from setback requirements in the R20, OV-RES District. The appellant is constructing a screened in porch. 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 130050A01500CO

Results-

SHORT TERM RENTAL CASES

CASE 2020-213 (Council District - 19)

ROGERS, MATHEW, appellant and owner of the property located at **1053 SCOVEL ST**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. The appellant operated after the issued short-term rental permit expired in the SP District. The appellant is seeking to apply for a permit sooner than one year from date of last operation. Referred to the Board under Section 17.16.250. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 081160K00100CO

Results-

CASE 2020-214 (Council District - 17)

CHINETTI, PAUL MICHAEL, appellant and owner of the property located at **1255 1ST AVE S**, 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 R6 District. The appellant is seeking to apply for a permit sooner than one year from the date of 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 10504018300

Results-

CASE 2020-215 (Council District - 19)

THOMPSON, PAIGE FOLEY & JON MARK, appellant and owner of the property located at **178 2ND AVE N 403**, 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 permit sooner than one year from 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 093024A40300CO

Results-

CASE 2020-221 (Council District - 17)

RON WEST, appellant and **GENERAL JACKSON PARTNERSHIP, THE**, owner of the property located at **1907 CAPERS AVE 13**, 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 RM40 District. The appellant is seeking 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 10408012100

Results-