

D O C K E T

11/19/2020

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
MR. ROSS PEPPER, Vice-Chair
MR. DAVID TAYLOR, Chairman
MR. TOM LAWLESS
MR. LOGAN NEWTON**

Previous Heard Case Requiring Board Action

Appeal Case 2020-211- located at **0 12TH AVE N**, requesting variances from minimum lot size requirements in the R6 District. Previously heard on 10/15/20 and again on 11/5/20 and failed to receive four affirmative votes.

CASE 2020-224 (Council District - 13)

SANTANA, JUAN A., appellant and **SANTANA, JUAN A.**, owner of the property located at **1001 ALADDIN DR**, requesting a variance from front contextual street setback requirement in the RS10 District. The appellant is building an enclosed front porch. 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 10714008600

Results-

CASE 2020-227 (Council District - 19)

RHD Construction LLC, appellant and **HORNBUCKLE, LANCE M.**, owner of the property located at **148 FAIN ST**, requesting variances from minimum lot size and side setback requirements in the R6-A District. The appellant is seeking to build a single-family residence. Referred to the Board under Section 17.40.670 and 17.12.020. A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09316031600

Results-

CASE 2020-228 (Council District - 11)

GREGORY, JOHN PEYTON, appellant and owner of the property located at **115 MT VERNON DR**, requesting a variance from height restrictions in the RS15 District. The appellant is building a pool house. 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-Detached Accessory Structure

Map Parcel 06304004900

Results-

CASE 2020-229 (Council District - 19)

MARK WALLACE, appellant and **O.I.C. 1210 IRELAND STREET TOWNHOMES**, owner of the property located at **1210 E IRELAND ST**, requesting a variance from side setback requirements in the RM20 District. The appellant is seeking approval for a previously constructed fence. 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-Multi-Family

Map Parcel 092040090000CO

Results-

CASE 2020-230 (Council District - 2)

SIMONS PROPERTIES, LLC, appellant and **HALEY, RANDAL & BUTTERFIELD, MARTHA**, owner of the property located at **1331 BAPTIST WORLD CENTER DR 1, 2,3,4 & 5** requesting an Item A appeal challenging the zoning administrator's interpretation of eligibility for use of adaptive residential development standards in the SP District. The appellant is seeking to renovate four townhomes. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Multi-Family

Map Parcel 071141D00100CO

071141D00200CO,071141D00300CO, 071141D00400CO, 071141D00500CO

Results-

CASE 2020-232 (Council District - 2)

JODY ROBERTS, appellant and **O.I.C. THIRTYTWO-TWENTY ALPINE AVENUE**, owner of the property located at **3220 A, B & C ALPINE AVE**, requesting a variance from the front contextual street setback requirements in the R10 District. The appellant is building two single-family residences. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 070050F90000CO

Results-

070050F00100CO, 070050F00200CO

CASE 2020-233 (Council District - 20)

DUANE CUTHERBERTSON, appellant and **WILSON, TIM R. & MCGINN, KEVIN**, owner of the property located at **6214 HENRY FORD DR**, requesting a variance from minimum lot size requirements in the R10 District. The appellant is seeking 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 09016008500

Results- Deferred 12/3/20

CASE 2020-234 (Council District - 5)

S+H HOLDINGS, LLC, appellant and **TWENTY HOLDINGS, LLC**, owner of the property located at **139 C & D ELMHURST AVE**, requesting variances from side setback and landscape buffer requirements in the RM20-A-NS District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.12.020 and 17.24.240. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 07110017200

Results-

Map Parcel 07110019900

CASE 2020-235 (Council District - 6)

JAY FULMER, appellant and **BRISTOL MCKENNIE PARTNERS, LLC**, owner of the property located at **1101 MCKENNIE AVE**, requesting variances from landscape buffer and rear setback requirements in the MUG-A District. The appellant is constructing a restaurant. Referred to the Board under Section 17.04.240. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Restaurant

Map Parcel 07213042100

Results-

CASE 2020-236 (Council District - 25)

SNYDER, THOMAS R & CATHERINE H, appellant and owner of property located at **2318 WOODMONT BLVD**, requesting a variance from side setback requirements in the RS40 District. The appellant is constructing 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

Map Parcel 11706010000

Results-

Short Term Rental Case

CASE 2020-223 (Council District - 1)

SUSAN SHANN appellant and owner of the property located at **5476 OLD HICKORY BLVD**, requesting an Item A appeal, challenging the zoning administrator's denial of a short-term rental permit. Appellant operated after issued the short-term rental permit expired in the AR2A 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 05700013700

Results-