

## DOCKET

### METROPOLITAN BOARD OF ZONING APPEALS

**The 12/17/20 meeting will be held electronically at 1:00 p.m. pursuant to Governor Lee's Executive Order No. 65.**

#### WATCH THE MEETING LIVE

- Watch on your computer via live streaming on Nashville.gov
- Watch on cable TV (Comcast channel 3 or AT&T Uverse channel 99)
- Watch on the Roku Metro Nashville Network Channel

#### HOW TO PARTICPATE IN THE MEETING

**Call-in Live** directly to the meeting.

1. Tune into the meeting (instructions above).
2. Wait for the Chair to announce when your item is ready for live call in.
3. Dial the number that comes on the screen when the chairman asks for the public to call, and then wait for operator assistance.
4. You will be asked if you are calling for the case being heard.
5. **Mute your TV or live stream when it is your turn to speak.**
6. Once your testimony begins, state your name and address.
7. Any person besides the appellant who calls in to address the board will be limited to 2 minutes. You will be given a 30 second warning.

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

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**CASE 2020-075 (Council District - 34)**

**BETHEL CHAPEL**, appellant and **BB PROPERTY TRUST**, owner of the property located at **5670 GRANNY WHITE PIKE**, requesting a variance from sign requirements in the R10 District. The appellant is seeking to install 2 LED signs. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Religious Institution

Map Parcel 15900026400

**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 requirements and a special exception from the 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 17.16.030.F11. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 07108026200

**Results-**

**CASE 2020-231 (Council District - 2)**

**D&M DEVELOPMENT, LLC**, appellant and **TEMPLE BEYTH-EL MINISTRIES, INC.**, owner of the property located at **1201, 1203, 1205 & 1207 BRICK CHURCH PIKE**, requesting a variance from floor area ratio restrictions in the MUN-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 B.

Use-Multi-Family  
**Results-**

Map Parcel 07114031000, 07114031300  
07114031100, 07114031200

**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 on each parcel. 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  
**Results-**

Map Parcel 07110017200  
Map Parcel 07110019900

**CASE 2020-252 (Council District - 5)**

**MARK WALLACE**, appellant and **RISE DEVELOPMENT, LLC**, owner of the property located at **1220 N 5TH ST**, requesting variances from allowable height within the build to zone and step back in the RM20-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  
**Results-**

Map Parcel 07116017700

**CASE 2020-253 (Council District - 8)**

**KREBS, JOSHUA & KRYSA, SOPHIA**, appellant and owner of the property located at **2402 OAKWOOD AVE**, requesting a variance from side setback requirements in the Single-Family 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 07104021900

**Results-**

**CASE 2020-255 (Council District - 4)**

**BISHOP FREDERICK BARR**, appellant and **LIFE CHURCH INTERNATIONAL**, owner of the property located at **618 BRENTWOOD EAST DR**, requesting a variance from distance requirements for an LED message board in the SCR District. The appellant is seeking to install a LED message board. Referred to the Board under Section 13.32.050(G)2(a-b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Religious institution

Map Parcel 16100018200

**Results-**

**CASE 2020-256 (Council District - 26)**

**BITZER, RYAN R & REBEKAH L**, appellant and owner of the property located at **5041 BRIARWOOD DR**, requesting a variance from side setback requirements in the RS20 District. To construct a detached garage. Referred to the Board under Section 17.12.020A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180.

Use-Detached Garage

Map Parcel 14709011400

**Results-**

**CASE 2020-257 (Council District - 33)**

**SAM HOUSE ADAMS**, appellant and **ARCUS DATA SECURITY, INC.**, owner of the property located at **6005 DANA WAY**, requesting An Item D appeal to construct and addition to a non-conforming structure in the IWD District. Referred to the Board under Section 17.12.020C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Storage Facility

Map Parcel 17400020700

**Results-**

**CASE 2020-258 (Council District - 11)**

**RICHARD HARDAWAY**, appellant and **HARDAWAY, RICHARD L. & JENNIFER V.**, owner of the property located at **101 MONTCHANIN RD**, requesting a variance from the maximum allowed square footage in the RS30 District. The appellant is building a detached garage. Referred to the Board under Section 17.36.590. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 06401001000

**Results-**

**CASE 2020-259 (Council District - 19)**

**LUKE PORTER**, appellant and **CHARITY MISSION FOR CHRIST & BAILEY, MICHELLE**, owner of the property located at **1018 MONROE ST**, requesting variances from street setback and side setback requirements in the R6-A District. The appellant is constructing a single-family residence. Referred to the Board under Section 17.12.030 and 17.40.670 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 08116016200

**Results- Deferred to 2/4/2021**

**CASE 2020-260 (Council District - 9)**

**JASON KLEVE & DEWAYNE BEARD**, appellant and **K & B INVESTMENT PARTNERS LLC**, owner of the property located at **366, 374, 378, 380 & 384 RIO VISTA DR**, requesting a variance from street setback requirements in the RS7.5 District. The appellant is constructing 5 single family residences. Referred to the Board under Section 17.12.030.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single Family  
**Results-**

Map Parcel 04307009600, 04307009700  
04307009800,04307009900, 04307010100

**SHORT TERM RENTAL CASE TO HEAR**

**CASE 2020-254 (Council District - 6)**

**THE CLEAR BLUE COMPANY**, appellant and **MFC-1921 GREENWOOD LLC**, owner of the property located at **1921 GREENWOOD 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 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 17.16.070U. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Short Term Rental

Map Parcel 08302024100

**Results-**