

**METRO HISTORIC ZONING COMMISSION (MHZC)
RECORD OF DECISION**

April 19, 2017

Sonny West Conference Center/ Fulton Campus

2:00 p.m.

I. RECOGNITION OF COUNCILMEMBERS

II. APPROVAL OF MINUTES

a. March 15, 2017

DECISION: APPROVED

III. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

b. 1500 FATHERLAND ST

Application: New construction-addition

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

c. 1909 RUSSELL ST

Application: New construction-outbuilding (detached accessory dwelling unit); setback determination

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

d. 1805 FATHERLAND ST

Application: New construction-outbuilding (detached accessory dwelling unit)

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

e. 1103 MONTROSE AVE

Application: New construction-addition and outbuilding; setback determination

Council District: 17

Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

f. 1900 5TH AVE N

Application: New construction-addition
Council District: 19
Overlay: Salemton Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

g. 3637 RICHLAND AVE

Application: New construction-infill and outbuilding; setback determination
Council District: 24
Overlay: Richland-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

h. 751 BENTON AVE

Application: Setback determination for previous approval
Council District: 17
Overlay: Woodland-in-Waverly Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

i. 2200 GRANTLAND AVE

Application: New construction – outbuilding (detached accessory dwelling unit)
Council District: 17
Overlay: Woodland-in-Waverly Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

j. 1319 4th AVE N

Application: New construction-outbuilding
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Paul Hoffman

k. 105 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Paul Hoffman

l. 1115 GREENWOOD AVE

Application: Setback determination for previous approval
Council District: 06
Overlay: Eastwood Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid

m. 1926 20TH AVE S

Application: New construction-outbuilding (detached accessory dwelling unit)
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Sajid

n. 120 2ND AVE S

Application: New construction-infill (changes to previous approval)
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Sean Alexander

o. 1237 6TH AVE N

Application: New construction-addition
Council District: 19
Overlay: Germantown Historic Preservation Zoning Overlay
Project Lead: Sean Alexander

p. 1407 LILLIAN ST

Application: New construction-addition
Council District: 06
Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander

q. 1608 16TH AVE S

Application: New construction-addition and Setback determination
Council District: 17
Overlay: South Music Row Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander

r. 1810 5TH AVE N

Application: New construction-addition
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander

s. 400 BROADWAY

Application: Signage
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Sean Alexander

DECISION: ALL CONSENT ITEMS APPROVED, INCLUDING 920 WALDKIRCH, WITH THEIR APPLICABLE CONDITIONS.

IV. OVERLAY RECOMMENDATIONS & DESIGN GUIDELINE ADOPTIONS

t. Eastdale Place NCZO

Application: Recommendation to Council and design guideline adoption

Council District: 07

Project Lead: Robin Zeigler

DECISION: RECOMMENDATION AND DESIGN GUIDELINES APPROVED

u. Belair Neighborhood Landmark

Application: Recommendation to Planning Commission

Council District: 15

Project Lead: Robin Zeigler

DECISION: RECOMMENDATION APPROVED

V. PREVIOUSLY DEFERRED ITEMS

The items below were deferred at a previous MHZC meeting at the request of the applicant.

v. 402 SOUTH 11TH ST

Application: New construction-outbuilding/detached accessory dwelling unit conversion

Council District: 06

Overlay: Lockeland Springs-East End Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

DECISION: NO ACTION TAKEN/APPROVAL

VI. MHZC ACTIONS

w. 409 BROADWAY

Application: Signage violation and New construction-addition

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Paul Hoffman

DECISION: APPROVED

x. 116 3RD AVE S

Application: Signage violation

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Paul Hoffman

DECISION: DISAPPROVED

y. 500 32ND AVE S

Application: Material violation

Council District: 18

Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay

Project Lead: Melissa Baldock

DECISION: DEFERRED AT THE REQUEST OF THE APPLICANT

z. 144 WINDSOR

Application: New construction-addition violation
Council District: 23
Overlay: Belle Meade Links Neighborhood Conservation Zoning Overlay
Project Lead: Sean Alexander

DECISION: DISAPPROVED

aa. 1707 BLAIR BLVD

Application: New construction-addition and outbuilding; setback determination
Council District: 18
Overlay: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: DISAPPROVED

bb. 111 4TH AVE S

Application: New construction-addition
Council District: 19
Overlay: Broadway Historic Preservation Zoning Overlay
Project Lead: Sean Alexander

DECISION: DEFERRED AT THE REQUEST OF THE APPLICANT

cc. 2609 BARTON AVE

Application: New construction-addition
Council District: 18
Overlay: Hillsboro-West End Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: APPROVED

dd. 920 WALDKIRCH AVE

Application: New construction-addition
Council District: 17
Overlay: Waverly-Belmont Neighborhood Conservation Zoning Overlay
Project Lead: Paul Hoffman

DECISION: MOVED TO CONSENT AGENDA/APPROVED

ee. 1825 4TH AVE N

Application: New construction-infill and outbuilding; setback determination
Council District: 19
Overlay: Salemtown Neighborhood Conservation Zoning Overlay
Project Lead: Melissa Baldock

DECISION: APPROVED

ff. 714 SHELBY AVE

Application: New construction-infill

Council District: 06

Overlay: Edgefield Historic Preservation Zoning Overlay

Project Lead: Paul Hoffman

DECISION: DEFERRED AT THE REQUEST OF THE APPLICANT

gg. 300 BROADWAY

Application: Alteration-lighting

Council District: 19

Overlay: Broadway Historic Preservation Zoning Overlay

Project Lead: Robin Zeigler

DECISION: DEFERRED AT THE REQUEST OF THE APPLICANT

hh. 1616 DOUGLAS AVE

Application: New construction-infill; Outbuilding with setback determination

Council District: 06

Overlay: Eastwood Neighborhood Conservation Zoning Overlay

Project Lead: Sean Alexander

DECISION: APPROVED

VII. PRELIMINARY SP REVIEW

None.

VI. OTHER BUSINESS

ii. OUTBUILDING & DADU POLICY DISCUSSION

DECISION: NO ACTION TAKEN

VIII. ADMINISTRATIVE ACTIONS

jj. ADMINISTRATIVE PERMITS ISSUED FOR PRIOR MONTH