

**D O C K E T**

**12/16/2021**

**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**

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

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**CASE 2021-158 (Council District - 14)**

**Wags & Walks**, appellant and **BONNA, LLC**, owner of the property located at **100 BONNABROOK DR**, requesting a special exception in the CS District. The appellant is seeking to open a pet adoption facility. Referred to the Board under Section 17.40.280, 17.16.175. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 08601006900

Results-

**CASE 2021-161 (Council District -17 )**

**Marc Mariani**, appellant and **HALCYON BIKE SHOP, LLC**, owner of the property located at **1117 & 1119 3RD AVE S**, requesting variances from landscape buffer, perimeter screening and loading space requirement in the MUL-A, MUL-A-NS District. The appellant is constructing a mixed-use development.

Referred to the Board under Section 17.23.230 C, 17.24.150 B., 17.12.130.

The appellant has alleged the Board would have jurisdiction under Section 17.40.180 .

Use-Mixed-Use

Map Parcel 10503003700, 10503003600

Results-

**CASE 2021-162 (Council District - 17)**

**Matthew Hagerty**, appellant and **CENTRAL COAST PROPERTIES, LLC**, owner of the property located at **1259 2ND AVE S**, requesting a variance from sidewalk requirements in the RM20-A-NS District. The appellant is seeking to construct a single-family residence without constructing sidewalks but instead contribute to the sidewalk fund.

Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 10503027100

Results-

**CASE 2021-163 (Council District - 17)**

**Matthew Hagerty**, appellant and **CENTRAL COAST PROPERTIES, LLC**, owner of the property located at **1261 2ND AVE S**, requesting variance from sidewalk requirements in the RM20-AN-S District. The appellant is seeking to construct a single-family residence without constructing sidewalks but instead contribute to the sidewalk fund.

Referred to the Board under Section 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 10503027200

Results-

**CASE 2021-165 (Council District - 16)**

**Aventura Community School**, appellant and **PIE, LLC**, owner of the property located at **3010 TUGGLE AVE**, requesting a change of a non-conforming use to allow the use of the property for an elementary school in the RS7.5 District. The appellant is seeking to use an existing structure for an elementary school. Referred to the Board under Section 17.16.040 A 1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Elementary School

Map Parcel 11914020000

Results-

**CASE 2021-166 (Council District - 5)**

**Stephanie McElvy**, appellant and **GIRL TRIBE VENTURES, LLC**, owner of the property located at **885 W SHARPE AVE**, requesting an addition to a non-conforming residence in the RS5 UZO District. The appellant is constructing a 2nd story addition to an existing dwelling that encroaches on the contextual setback. Referred to the Board under Section 17.10.660 C.

The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single Family

Map Parcel 08204018600

Results-