

D O C K E T

3/17/2022

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**

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

Previously Heard Case Requiring Board Action

CASE 2020-118 (Council District - 6)

Outfront Media, LLC, appellant and **PSC METALS, INC**, owner of the property located at **610 S 2ND ST**, requesting an Item A appeal challenging the zoning administrator's decision to revoke building permit 2019074327 in the IG District. The appellant is seeking to permit issuance for a billboard. Referred to the Board under Section 17.32.150.B. A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-

Map Parcel 09307005600

Results-

CASE 2022-019 (Council District - 30)

SUBURBAN COWBOYS, LLC, appellant and owner of the property located at **3982 & 3978 TAYLOR RD**, requesting an Item A appeal challenging zoning administrator's determination that these parcels are not duplex eligible in the R6 District. The appellant is seeking to construct 2 single-family dwellings on one parcel. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 14708017000, 14708017500

Results-

CASE 2022-026 (Council District - 7)

Ke Qin, appellant and **DOT HOLDINGS, LLC**, owner of the property located at **2600 & 2602 PENNINGTON AVE**, requesting a variance from sidewalk requirements in the R6 District. The appellant is constructing two single-family residences without constructing sidewalks but instead is requesting to pay in lieu of construction. 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 072151K00100CO, 072151K00200CO

Results-

CASE 2022-028 (Council District - 19)

Ridgehouse Capital, appellant and **MUSIC ROW DEVELOPMENTS, LLC**, owner of the property located at **1107 17TH AVE S**, requesting a variance from rear setback requirements in the ORI District. The appellant is constructing a 196 unit multi-family development. Referred to the Board under Section 17.12.020 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 10404010800

Results-

CASE 2022-029 (Council District - 21)

Ascend Real Estate Group, appellant and **CHURCH STREET PARTNERSHIP**, owner of the property located at **1805 CHURCH ST**, requesting a special exception to exceed the maximum height at the setback line in the MUI-A District. The appellant is constructing a mixed-use building. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 09212038200

Results-

CASE 2022-030 (Council District - 15)

Josh Hellmer, appellant and **FISHER, CHARLY H. & KATHERINE W.**, owner of the property located at **625, 629, 637 CLARIDGE DR**, requesting a variance from street setback requirements in the R10 District. The appellant is seeking to construct four 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 C.

Use-Two-Family

Map Parcel 10708000600, 10708001300, 10708001200

Results- Deferred to 4/7/2022. Meeting to be held at the Board of Education, 2601 Bransford Ave.

CASE 2022-031 B (Council District - 25)

Baird Graham, appellant and **SABALO DEVELOPMENT, LLC**, owner of the property located at **2402 VALLEY BROOK RD**, requesting a variance from street setback requirements in the RS40 District. The appellant is constructing a single-family residence. 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-Single-Family

Map Parcel 11710003400

Results- Deferred to 4/7/2022. Meeting to be held at the Board of Education, 2601 Bransford Ave.

CASE 2022-032 (Council District - 19)

Brandon Mason, appellant and **2803 BLAIR BLVD LLC**, owner of the property located at **85 ROBERTSON ST**, requesting a variance from the 3' required setback requirements for non-conforming lots in the R6-A District. The appellant is constructing a single family residence. Referred to the Board under Section 17.40.67. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09316042200

Results-

CASE 2022-034 (Council District - 9)

MARIA LARA & MARVIN PERAZA, appellant and owner of the property located at **1268 CHEYENNE BLVD**, requesting a variance from street setback requirements in the RS10 District. The appellant is constructing a single-family residence. 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-Single-Family

Map Parcel 05305001100

Results-