

D O C K E T

5/5/2022

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the Metropolitan Board of Education Boardroom
2601 Bransford Ave, Nashville, TN 37204**

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

CASE 2022-019 (Council District - 30)

SUBURBAN COWBOYS, LLC, appellant and **SUBURBAN COWBOYS, LLC**, owner of the property located at **3982 & 3978 TAYLOR RD**, requesting a variance from the conditions of two-family dwellings in the R6 District. The appellant is seeking to construct 2 single-family dwellings on each parcel. Referred to the Board under Section 17.16.030 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 14708017000, 14708017500

Results-

CASE 2022-030 (Council District - 15)

Josh Hellmer, appellant and **FISHER, CHARLY H. & KATHERINE W.**, owner of the property located at **625 & 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 B.

Use-Two-Family

Map Parcel 10708001300, 10708001200

Results-

CASE 2022-031 (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-

CASE 2022-040 (Council District - 6)

SABA, JOHN THOMAS & BROWN, MEGAN, appellant and **SABA, JOHN THOMAS & BROWN, MEGAN**, owner of the property located at **811 S 12TH ST**, requesting an Item D appeal to change a legally non-conforming structure in the RS5 District. The appellant is seeking to construct a second story addition. Referred to the Board under Section 17.40.660. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single-Family

Map Parcel 09401018600

Results-

CASE 2022-041 (Council District - 19)

Denise Battles, appellant and **HUMMINGBIRD INVESTMENTS, LLC**, owner of the property located at **106 CLAIBORNE ST**, requesting variances from side setback and side street setback requirements in the R6-A District. The appellant is constructing two single-family residences. Referred to the Board under Section 17.12.020 B and 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 09316000900

Results-

CASE 2022-042 (Council District - 25)

Tarl LaRocco, appellant and **HARWELL, AUBREY B. JR. TRUSTEE**, owner of the property located at **4421 LONE OAK RD**, requesting a variance from street setback requirements in the R20 District. The appellant is constructing a single-family residence. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 13107008400

Results-

CASE 2022-043 (Council District - 21)

Roberto Gutierrez, appellant and **FINEMAN, JAMES A.**, owner of the property located at **1907B HERMAN ST**, requesting a special exception from the Adaptive Residential Development conditions in the CN District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.16.030 F B and 17.16.030 F 8. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Single-Family Residence

Map Parcel 092070V00100CO, 09207016500

Results-

CASE 2022-044 (Council District - 6)

Richard Dauphinee, appellant and **DAUPHINEE, RICHARD**, owner of the property located at **1017 PRESTON DR**, requesting a variance from the street setback requirements along Preston Drive in the R10 District. The appellant is constructing a single-family residence. Referred to the Board under Section 17.12.030 C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-family

Map Parcel 08308010500

Results-

CASE 2022-045 (Council District - 21)

Giarratana Development, LLC, appellant and **PEARL STREET APARTMENTS, LLC**, owner of the property located at **1700 PEARL ST**, requesting a variance from street setback requirements in the MUL-A District. The appellant is constructing an illuminated monument sign. Referred to the Board under Section 17.32.110 & 17.32.070(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 09208015200

Results-

CASE 2022-046 (Council District - 23)

Paul John Boulifard, appellant and **WILEY, PRICE HENDRICKS & JOANNA RUTH SHAW LIVING TR**, owner of the property located at **6216 ROBIN HILL RD**, requesting a variance from street setback requirements in the RS40 District. The appellant is renovating a single family residence. Referred to the Board under Section 17.12.030 C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-family

Map Parcel 11516001000

Results-

CASE 2022-047 (Council District - 6)

Joseph Sheer, appellant and **SKYVIEW LLC**, owner of the property located at **627 SKYVIEW DR**, requesting a variance from street setback requirements in the RS7.5 District. The appellant is seeking to increase the footprint and enclose an existing front porch. Referred to the Board under Section 17.12.030 3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08311000400

Results-

CASE 2022-049 (Council District - 17)

Bailey Neal, appellant and **LS TG HOME FUND LLC**, owner of the property located at **1816A ALLISON PL**, requesting a variance from the front parking restrictions under R6-A zoning in the RM20-A-NS District. The appellant has constructed two single-family homes and is seeking to allow for pervious parking within the designated street setback. Referred to the Board under Section 17.12.020 A Note 5and 3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 105113K00100CO

Results-

CASE 2022-050 (Council District - 25)

Jeremy Barlow, appellant and **8GCO TRUST**, owner of the property located at **923 SUTTON HILL RD**, requesting an Item A appeal challenging the Zoning Administrator's issuance of building permit 2021055625 in the RS10 District. The appellant is challenging the Zoning Administrator's interpretation of the minimum mandatory setback requirement of 60 feet within the RS10 zoning district. Referred to the Board under Section 17.40.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 11809015100

Results-

CASE 2022-051 (Council District - 23)

Timothy Creed, appellant and **CREED, TIMOTHY J. & CORI**, owner of the property located at **149 VAUGHNS GAP RD**, requesting a variance from side 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 12907003300

Results-