

**The Metropolitan Government of Nashville and Davidson County  
Board of Property Standards and Appeals**

**Minutes**

DATE: April 6, 2022  
TIME: 3:00 p.m.  
PLACE: Metro Office Building, Nashville Room, 2<sup>nd</sup> Floor

- I. Call to Order
- II. Roll Call – Board: Present: Erica Mayo, Lynne Wilkinson, Roger Ligon, Joe Hobbs. Absent: Karen Roach. Metro Representatives: Present: Bill Penn, Donna Liles, and Ann Mikkelsen.
- III. Minutes – Motion to approve Roger Ligon, second by Lynne Wilkinson. Approved 4-0
- IV. New Business

**Case 2020 PS-02 (2814 Tucker Rd) (Council District 2)**

Amanda Villalobos, owner of the property located at 2814 Tucker Rd, identified as APN 07001006200, request permission to repair the structure. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Amanda Villalobos, owner of the property located at 2814 Tucker Rd, identified as APN 07001006200, wherein the board voted to defer to the May 4, 2022 meeting. Appellant to bring in scope of work from licensed contractor and letter of financial wherewithal for repairs.” Approved 4-0

**Case 2020 PS-05 (2027 Oakwood Ave) (Council District 5)**

Lilia Vazquez, owner of the property located at 2027 Oakwood Ave, identified as APN 07205000300, request permission to repair the structure. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Lilia Vazquez, owner of the property located at 2027 Oakwood Ave, identified as APN 07205000300, appeal withdrawn by appellant. Appellant has applied for demolition permit from Codes.”

**Case 2020 PS-06 (1421 Union Hill Rd) (Council District 3)**

Ralph & Judy Barnes, owners of the property located at 1421 Union Hill Rd, identified as APN 01700017800, request permission to repair the structure. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Ralph & Judy Barnes, represented by Russell Freeman, Attorney, owners of the property located at 1421 Union Hill Rd, identified as APN 01700017800, wherein the board voted to downgrade to repair. Appellant must get with Zoning, regarding the setback issues of barn.” Approved 4-0

**Case 2021 PS-03 (307 Kate St) (Council District 9)**

Daniel Cee Whidby, owner of the property located at 307 Kate St, identified as APN 04309031200, request permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Daniel Cee Whidby, represented by Matthew Blaylock, owner of the property located at 307 Kate St, identified as APN 04309031200, wherein the board voted to defer to May 4, 2022 meeting, to allow owner to provide purchase and sells agreement between owner and buyer to purchase and demolish the property within 30 day or the demo order will stand. If agreement is provided before May 4, 2022, appellant does not have to appear at May 4, 2022 meeting. Approved 4-0

**Case 2021 PS-04 (1120 Old Hickory Blvd) (Council District 3)**

Property Management Group, LLC, owner of the property located at 1120 Old Hickory Blvd, identified as APN 04108006200, request permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Property Management Group, LLC, represented by Seth Homayoon, owner of the property located at 1120 Old Hickory Blvd, identified as APN 04108006200, wherein the board voted to allow appellant 45 days to demolish, clear, and grade property, and to install a fence along the front of property to prevent illegal dumping. Must notify Codes when property has been demolished. Approved 4-0

**Case 2022 PS-01 (956 W Trinity Ln) (Council District 2)**

Charity Mission For Christ Inc, owner of the property located at 956 W Trinity Ln, identified as APN 07007007400, request permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Charity Mission For Christ, Inc, represented by Rev. C.R. Williams, owner of the property located at 956 W Trinity Ln, identified as APN 07007007400, wherein the board voted to dismiss the appeal for lack of prosecution.” Approved 4-0

**Case 2022 PS-02 (1001 40<sup>th</sup> Ave N) (Council District 21)**

Ray McClain owner of the property located at 1001 40<sup>th</sup> Ave N, identified as APN 09108011600, request permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Ray McClain, owner of the property located at 1001 40<sup>th</sup> Ave N, identified as APN 09108011600, wherein the board voted to uphold the demolition order. Approved 4-0

**Case 2022 PS-03 (1003 Maxwell Ave) (Council District 5)**

Calvin Verdell & Sara Settles, owners of the property located at 1003 Maxwell Ave, identified as APN 08208038800, request the permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Calvin Verdell & Sara Settles, owners of the property located at 1003 Maxwell Ave, identified as APN 08208038800, wherein the board voted to defer to the May 4, 2022 meeting. Appellant to bring scope of work from licensed contractor, structural engineer letter and letter of financial wherewithal to complete repairs.” Approved 4-0

**Case 2022 PS-04 (903 19<sup>th</sup> Ave N) (Council District 21)**

Johnnie Midgett, Jr, ET AL, owners of the property located at 903 19<sup>th</sup> Ave N, identified as APN 09207006300, request permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Johnnie Midgett Jr, ET AL, owners of the property located at 903 19<sup>th</sup> Ave N, identified as APN 09207006300, wherein the board voted to dismiss the appeal for lack of prosecution.” Approved 4-0

**Care 2022 PS-05 (5484 Clarksville Pk) (Council District 3)**

Ignacia Angel De Onate, owner of the property located at 5484 Clarksville Pk, identified as APN 03000010200, request permission to repair the property. It is currently under a demolition order.

**RESULTS:** “Be it resolved by the Board of Property Standards and Appeals in the Appeal of Ignacia Angel De Onate, owner of the property located at 5484 Clarksville Pk, identified as APN 03000010200, wherein the board voted to defer to June 1, 2022 meeting. Appellant to provide scope of work from licensed contractor, structural engineer letter and architectural drawings. Failure to provide above items will result in the demolition order being upheld.: Approved 4-0

V. Old Business

VI. Other Business

Next meeting – May 4, 2022

VII. Adjournment – Motion to Adjourn Roger Ligon, second: Lynne Wilkinson.

Minutes read and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_, Erica Mayo, Chair

Minutes submitted by: Donna Liles, Secretary to the Board