

D O C K E T

5/19/2022

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. PAYTON BRADFORD
MR. JOSEPH COLE
MS. ASHONTI DAVIS
MS. CHRISTINA KARPYNEC
MR. TOM LAWLESS
MR. LOGAN NEWTON**

ELECTION OF OFFICERS

Election of Chair and Vice Chair in accordance with 17.40.200

PREVIOUSLY HEARD ON 5-5 DOCKET; TIED ON VOTES

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
RESULTS-

Map Parcel 11809015100

CASE 2022-033 (Council District - 19)

Reed District Landco Partners, LLC, appellant and **REED DISTRICT LANDCO PARTNERS, LLC**, owner of the property located at **1525 CHURCH ST; 1520, 1518, 1516, 1514, 1512, 1510, 1508, 1502, 1500, 1501, 1509, 1511, 1515, 1517, 1519, 1521 and 1523 Hayes St; 1406, 1408, 1530, 1518, 1516, 1512, 1510, 1506, 1504, 1502 and 1500 Broadway; 110 and 131 15th Ave N; 116 and 112 16th Ave N**, requesting a special exception from height at the setback and within the slope control plane in the CF District. The appellant is constructing a mixed-use development. 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

09212036600,09212043300,09212043400,09212043500,09212043600,09212043700,09212043800,09309001700,09309001900,09309002000,09309002100,09309002300,09309002400,09212043900,09212044000,09212044100,09212044200,09212044300,09309010100,09309010200,09212044600,09309002500,09309002600,09309002700,09309002800,09309002900,09309003000,09309003100,09309003200,09309008400,09309001800,09212044400,09212044500

RESULTS-DEFERRED TO 6/2/2022

CASE 2022-052 (Council District - 5)

GROSS, ANTHONIE & IMANI, appellant and **GROSS, ANTHONIE & IMANI**, owner of the property located at **800 N 2ND ST**, requesting an Item D appeal to change a legally non-conforming use in the SP District. The appellant is seeking to change from a game room to community education and religious institution. Referred to the Board under Section 17.40.650 C3b. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Religious Institution/Educational Use

Map Parcel 08207002200

RESULTS –

CASE 2022-053 (Council District - 20)

Duane Cuthbertson, appellant and **5915 ROBERTSON, LLC**, owner of the property located at **5915 & 5917 ROBERTSON AVE**, requesting a variance from landscape buffer requirements in the CS District. The appellant is constructing six multi-family units with a shared access driveway between CS and R8 zoning. Referred to the Board under Section 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 09109011300, 09109011200

RESULTS –

CASE 2022-054 (Council District - 19)

Duane Cuthbertson, appellant and **AL-SORAIIFY, ALI ABDUL**, owner of the property located at **148 FAIN ST**, requesting variances from driveway width requirements and garage door orientation restrictions in the R6-A, UZO District. The appellant is building a single-family residence with a 13' to 20' wide driveway within the setback and a front-loading garage. Referred to the Board under Section 17.12.020 A Note 5.B.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family
RESULTS-

Map Parcel 09316031600

CASE 2022-055 (Council District – 20)

Duane Cuthbertson, appellant and **TABSCOTT, CHRISTOPHER C.**, owner of the property located at **5300 & 5298A & B GEORGIA AVE**, requesting a variance from sidewalk requirements in the R6 District. The appellant is constructing two single-family residences without building sidewalks but instead requesting to pay in -lieu. 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-Two-Family
RESULTS-

Map Parcel 091113A00200CO, 091113A00100CO, 091113A90000CO

CASE 2022-056 (Council District - 21)

Preston Ayer, appellant and **MAYES, TRACY E. & KAREN L.**, owner of the property located at **2405 JEFFERSON ST**, requesting a special exception from landscape buffer and parking design requirements in the CS District. The appellant is constructing 4 home multi-family development. Referred to the Board under Section 17.16.030 F 11. The appellant has alleged the Board would have jurisdiction under Section 17.40.18 0 C.

Use-Multi-Family
RESULTS-

Map Parcel 09203002900

CASE 2022-057 (Council District - 15)

Liz Lopez, appellant and **LOPEZ, RUBEN & GONZALEZ, CANDELARIA**, owner of the property located at **2622 EMERY DR**, requesting a variance from the height restrictions for accessory structures in the RS20 District. The appellant is seeking to allow for a garage that was constructed at 22' in height but permitted at a maximum height of 16'. Referred to the Board under Section 17.12.060 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 095102007000

RESULTS-