

D O C K E T

6/2/2022

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, Chair
MS. CHRISTINA KARPYNEC, Vice Chair
MR. PAYTON BRADFORD
MR. JOSEPH COLE
MS. ASHONTI DAVIS
MR. TOM LAWLESS
MR. LOGAN NEWTON

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-

CASE 2022-054 (Council District - 19)

Duane Cuthbertson, appellant and **AL-SORAIFY, ALI ABDUL**, owner of the property located at **148 FAIN ST**, requesting variances from driveway width requirements and garage door orientation restrictions in the RS-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. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09316031600

RESULTS-

CASE 2022-060 (Council District - 17)

Kilby Baron, appellant and **BARON, MICHELLE S. & KILBY S.**, owner of the property located at **1000 KIRKWOOD AVE**, requesting variance from the rear setback requirements for accessory buildings in the R8, UZO District. The appellant is seeking to construct a detached garage of 832 sq. ft. with a required rear setback of 20' with a request for a 5' rear setback. Referred to the Board under Section 17.12.020.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-single family residence

Map Parcel 11801024900

RESULTS-

CASE 2022-061 (Council District - 6)

Patrick Napier, appellant and **921 WOODLAND PARTNERS, LLC**, owner of the property located at **921 WOODLAND ST**, requesting a variance from rear setback requirements in the UZO, MUL-A District. The appellant is constructing a new take-out restaurant. Referred to the Board under Section 17.12.020.D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-restaurant

Map Parcel 08212034000

RESULTS-

CASE 2022-062 (Council District - 20)

Tune, Entrekin & White, PC, appellant and **L & S DEVELOPMENT, LLC**, owner of the property located at **812 45TH AVE N**, requesting a variance from side street setback requirements in the R6, UZO District. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.12.030A, 17.12.030C.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-single family

Map Parcel 09112002200

RESULTS-