

D O C K E T

6/16/2022

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 2022-056 (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 17.40.180 C.

Use-Multi-Family

Map Parcel 09203002900

Results-WITHDRAWN

CASE 2022-059 (Council District - 22)

Debra Shmueli, appellant and **SHMUELI, DEBRA LYNN**, owner of the property located at **831 HIGHLAND CREST DR**, requesting variance from street setback requirements for a solid fence and a variance from the requirements in the visibility triangle in the RS15 District. The appellant is seeking to allow for a previously constructed stone fence within the 10 foot setback and visibility triangle. Referred to the Board under Section 17.12.040.E.26, 17.20.180A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-single family residence

Map Parcel 12915011500

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 2022-063 (Council District - 24)

Sean McKinnis, applicant and **ROSSON, SARA L.**, owner of the property located at **3408 ELKINS AVE**, requesting variance from the setback requirements for property located in the RS5, UZO District. The appellant is seeking to construct a two-family dwelling at a site with an existing nonconforming duplex. Referred to the Board under Section 17.40.660. The applicant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-duplex addition

Map Parcel 09213019100

Results-

CASE 2022-065 (Council District - 23)

Lauren Siemer, appellant and **SIEMER, LAUREN CORREA & CHRISTOPHER PHILLIP**, owner of the property located at **717 STARLIT RD** in the RS40 District, requesting a variance from the street and side setbacks. The appellant is seeking to construct an attached garage to the front of the home. 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

Map Parcel 10215008700

Results-

CASE 2022-066 (Council District - 8)

Aziz Dhanani, appellant and **WESTFIELD MALL, LLC**, owner of the property located at **3041A DICKERSON PIKE**, requesting a variance from sidewalk requirements in the CS District. The appellant is seeking to construct an addition to a commercial building without building sidewalks or paying into the sidewalk fund. 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-liquor sales

Map Parcel 06008002000

Results-

CASE 2022-068 (Council District - 18)

Duane Cuthbertson, on behalf of **2111 FAIRFAX AVE, LLC**, owner of the property located at **2111, 2113, & 2115 FAIRFAX AVE**, requesting special exception to reduce street, side street, and rear setback requirements in the RM40, UZO District. The applicant is seeking to construct multi-family townhomes. Referred to the Board under Section 17.12.035. The applicant has alleged the Board would have jurisdiction under 17.40.180 C.

Use-residential

Map Parcel 10412006100, 10411020700, 10412006000

Results-

CASE 2022-069 (Council District - 17)

Andy Brashier, appellant and **BRASHIER, ANDY**, owner of the property located at **900 WEDGEWOOD AVE**, requesting a variance from street setback requirements along Wedgewood Avenue and Elliott Avenue in the R8, UZO District. The appellant is seeking to construct a new 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 10509036400

Results-

CASE 2022-070 (Council District - 6)

Jon Michael, appellant and **LMS HOMES, LLC**, owner of the property located at **922A RIVERSIDE DR**, requesting a variance from sidewalk requirements in the R10 District. The appellant is seeking to construct two single-family dwellings without constructing sidewalks by requesting to contribute 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 083072H00100CO

Results-