

D O C K E T

9/1/2022

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 2022-091 (Council District - 7)

Ke Qin, appellant and **BLUE SKY HORIZON, GP**, owner of the property located at **2430 LITTLE AVE**, requesting variance from sidewalk requirements in the R6 District. The appellant is constructing a new single family residence without constructing sidewalks but instead 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-New Construction

Map Parcel 072144X00200CO

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 special exception from the landscape screening 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 C.

Use-Multi-Family

Map Parcel 09109011300, 09109011200

Results-

CASE 2022-103 (Council District - 2)

Property Friends TN, LLC, appellant and **BURROUGHS, LINDA & GRAVES, JAMES W.**, owner of the property located at **2214 VALLEY AVE**, requesting a variance in street setback requirements in the R10 District. The appellant is seeking to construct a 2 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-Two Family Residence

Map Parcel 07009007400

Results-

CASE 2022-105 (Council District - 17)

Go Digital, LLC, appellant and **AFZALI, KABIR & MIRWAIS**, owner of the property located at **2204 NOLENSVILLE PIKE**, requesting a variance to replace a static board with a digital face in the CS District. The appellant is seeking to allow for a digital billboard. Referred to the Board under Section 17.32.050.G.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 11804008100

Results-

CASE 2022-107 (Council District - 6)

D. Kent Stewart, appellant and **STEWART, D KENT LIVING TRUST**, owner of the property located at **2706 FORTLAND DR**, requesting variance from street setback requirements in the R10, Overlay District. The appellant is seeking to construct a front porch addition. Referred to the Board under Section 17.12.030C3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 08316001800

Results-

CASE 2022-108 (Council District - 24)

Sean McKinnis, appellant and **HIDDEN TRAIL PROPERTIES, LLC**, owner of the property located at **3408 ELKINS AVE**, requesting a variance from rear setback requirements to expand a nonconforming duplex in the RS5 District. The appellant is seeking to construct an attached duplex. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use - Residential

Map Parcel 09213019100

Results-

CASE 2022-109 (Council District - 20)

Progressive Development, LLC, appellant and **MIDTOWN REALTY LLC**, owner of the property located at **5005 A&B TENNESSEE AVE**, requesting a variance from sidewalk requirements to contribute to the pedestrian fund in lieu of construction of sidewalks in the R6 District. The appellant is seeking to construct a new single family residence. 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-Residential

Map Parcel 09107013700

Results-

CASE 2022-111 (Council District - 6)

Rachel Laven, appellant and **DIEP, HON & MICHELLE & LAY, ROEUN**, owner of the property located at **919 POTTER LN**, requesting a special exception to allow for an in-home daycare in the R10 District. The appellant is seeking to open an in-home daycare for 12 children. Referred to the Board under Section 17.16.170D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Home Daycare

Map Parcel 08308012000

Results-

CASE 2022-050 (Council District - 25)

Bryan Church dba 8GCO Trust v. Metro Zoning Appeals Board, et al. (BZA Order entered 5/19/2022). The Board will enter executive session at this time to discuss pending litigation.