

D O C K E T

9/15/2022

12:45 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

12:45 PM Docket

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 meet in executive session at this time to discuss pending litigation.

1:00 PM Docket

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, UZO 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 2022-105 (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, UZO 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 2022-109 (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 in the R6, UZO District. The appellant is constructing two new single family residences. 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 2022-112 (Council District - 12)

Jon Michael, appellant and **REGENCY CENTERS, L.P.**, owner of the property located at **5570 OLD HICKORY BLVD**, requesting a variance from building footprint restrictions in the PUD District. The appellant is seeking to construct a veterinary office. Referred to the Board under Section 17.40.340B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Veterinary

Map Parcel 08600033600

Results-

CASE 2022-114 (Council District - 8)

Scott Keiffer, appellant and **KEIFFER, SCOTT HARRISON & CAITLIN RACHELLE**, owner of the property located at **161 DELLWAY DR**, requesting a variance from setback requirements in the RS10 District for a covered front porch. Referred to the Board under Section 16.28.230. The appellant alleges the Board would have jurisdiction under Section 17.40.180 B.

Use- Residential

Map Parcel 06016010500

Results-

CASE 2022-115 (Council District - 20)

Julie Stark, appellant and **STARK, JULIE E.**, owner of the property located at **513 CROLEY DR**, requesting a variance from rear setback requirements in the R8, UZO District. The appellant is seeking to construct a screened porch. Referred to the Board under Section 17.12.030A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 09113014600

Results-

CASE 2022-116 (Council District - 4)

Meredith G. Douglas, appellant and **MCARTHUR, JOHN A., SR. & NORMA D.**, owner of the property located at **6649 NOLENSVILLE PIKE**, requesting a special exception to construct a kennel in the AR2A District. The appellant is seeking to allow use as a kennel. Referred to the Board under Section 17.16.175A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 18100000500

Results-

CASE 2022-117 (Council District - 35)

Bryan & Jennifer Pettus, appellant and owners of the property located at **604 COLLINS CREST CT**, requesting a variance from rear setback requirements in the RS10 District. The appellant is seeking to construct an attached screen/covered porch. Referred to the Board under Section 17.12.020A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 155120B00200CO

Results-

CASE 2022-118 (Council District - 10)

Mohammad Memari, appellant and owner of the property located at **100 ELMORE AVE**, requesting an Item D appeal to construct an addition to a non-conforming structure in the OR20 District. The appellant is seeking to construct an addition and use as a three family dwelling. Referred to the Board under Section 17.40.180D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Office

Map Parcel 04301003500

Results-

CASE 2022-119 (Council District - 5)

Affordable Housing Resources, appellant owner of the property located at **504 VERNON WINFRY AVE**, requesting variances from rear, side and street setback requirements in the SP, UZO District. The appellant is seeking to construct a single family home. 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-Single Family

Map Parcel 08204009700

Results-