

**D O C K E T**

**10/6/2022**

**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 President Ronald Reagan Way**

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

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**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 2022-120 (Council District - 11)**

**Keith Zeitler**, appellant and owner of the property located at **119 BUFFALO ST**, requesting a variance from side setback requirements in the R6 District. The appellant is seeking to allow the legal use of a previously constructed deck by prior owner. 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 04411003200

Results-

**CASE 2022-122 (Council District - 24)**

**Adam & Shannon Barber**, appellant and owner of the property located at **303 46TH AVE N**, requesting a variance from rear setback requirements in the RS7.5,UZO District. The appellant is seeking to allow for an additional bedroom and bathroom to be added to 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 09116009100

Results-

**CASE 2022-123 (Council District - 18)**

**Andrew Tuck**, appellant and owner of the property located at **3006 BRIGHTWOOD AVE**, requesting a variance from street and side setback requirements in the R8, UZO District. The appellant is seeking to convert an existing concrete porch to a laundry room. Referred to the Board under Section 17.12.030 and 17.12.020.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 11708002900

Results-

**CASE 2022-124 (Council District - 17)**

**John Gore**, appellant and **MAINLAND 4TH, LLC**, owner of the property located at **916 4TH AVE S**, requesting a special exception from the height requirements in the UZO District. The appellant is seeking to construct a 20-story mixed use building. 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 09315021100

Results-

**CASE 2022-125 (Council District - 24)**

**Anna Hale Sitzler**, appellant and owner of the property located at **135 46TH AVE N**, requesting an addition to a non-conforming structure and variances from street setback requirements in the RS7.5, UZO District. The appellant is seeking to construct a new kitchen and great room. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single Family

Map Parcel 10304047100

Results-

**CASE 2022-128 (Council District - 23)**

**Trinity Rock rent LLC**, appellant and owner of the property located at **6544 JOCELYN HOLLOW RD**, requesting a variance from street setback requirements in the RS40 District. The appellant is seeking to allow for the same setbacks as previously demolished 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 12902000300

Results-

