

D O C K E T

1/5/2023

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**

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

CASE 2022-145 (Council District - 2)

Aqui Hines, appellant and **400 DEGREES**, owner of the property located at **3706 CLARKSVILLE PIKE**, requesting a special exception in the CL/OV-CDO District. The appellant is seeking to reduce the minimum footage for residential use within an adaptive residential development. Referred to the Board under Section 17.16.030 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-commercial
Results-

Map Parcel 06912003300

CASE 2022-157 (Council District - 5)

Smith Gee Studio, appellant and **ST JOSEPH PROPERTIES, LLC**, owner of the property located at **1302 & 1308 DICKERSON PIKE**, requesting a special exception in the Cs/MDHA-SL/OV-UDO District. The appellant is seeking to allow for a 6 story building. Referred to the Board under Section 17.16.030F11. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-mixed use
Results-

Map Parcel 07115010200

CASE 2022-166 (Council District - 5)

Frank Spitznagel, appellant and **AAF INVESTMENTS, LLC**, owner of the property located at **314 E TRINITY LN**, requesting a special exception from parking requirements in the CS District. The appellant is seeking to construct 4 connected townhomes. Referred to the Board under Section 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-residential
Results-

Map Parcel 07107020000

CASE 2023-002 (Council District - 15)

IRIZARRY, CARLOS appellant and owner of the property located at **1936 MEADOW CLIFF**, requesting a variance from side setback requirements in the RS10/OV-AIR/OV-FLD/OV-RES District. The appellant is seeking to construct a detached carport. 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-Residential
Results-

Map Parcel 095050A04100CO

CASE 2023-003 (Council District - 6)

Holly Jennings, appellant and **ALDERSGATE UNITED METHODIST CHURCH**, owner of the property located at **512 ROSEBANK AVE**, requesting a special exception in the R10 District. The appellant is seeking to allow for a Class II Daycare Center. Referred to the Board under Section 17.16.170C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare
Results-

Map Parcel 08304021300

CASE 2023-006 (Council District - 5)

Jonathan Sisco, appellant and **926 GALLATIN PARTNERS, GP**, owner of the property located at **926 GALLATIN AVE**, requesting variances from bulk zoning requirements in the MUG-A/OV-UDO/OV-UZO District. The appellant is seeking to construct a drive-thru only restaurant. Referred to the Board under Section 17.12.020D Note 3.g & 3.h.iii. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial
Results-

Map Parcel 08301022200