

**D O C K E T**

**12/15/2022**

**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**

**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 District. The appellant is seeking to allow for residential use. 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

Map Parcel 06912003300

Results-

**CASE 2022-156 (Council District - 5)**

**Jacob A. Vanhooser**, appellant and **BAILER INVESTMENT GROUP LLC**, owner of the property located at **902 & 904 DOUGLAS AVE**, requesting a variance from street setback requirements in the R6/OV-UZO District. The appellant is seeking to construct detached duplexes. Referred to the Board under Section 17.12.030C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-New Construction

Map Parcel 07213044500

Results-

**CASE 2022-160 (Council District - 25)**

**Melony A. Weber**, appellant and **WEBER, JAMES L. & MELONY P.**, owners of the property located at **946 BATTLEFIELD DR**, requesting an Item A appeal challenging the Zoning Administrator's interpretation of duplex eligibility in the RS10 District. The appellant is seeking to demolish an existing non-conforming duplex while maintaining use of the parcel as a duplex. Referred to the Board under Section 17.40.650E2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-duplex

Map Parcel 11805016000

Results-

**CASE 2022-161 (Council District - 4)**

**Alison Clougherty**, appellant and **CLOUGHERTY FAMILY REVOCABLE LIVING TRUST**, owner of the property located at **725 HILL RD**, requesting variances in allowable size and allowable living quarters square footage in the R40 District. The appellant is seeking to convert an existing accessory structure into a DADU. Referred to the Board under Section 17.16.030G7 (a) & (c). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Accessory Dwelling Unit

Map Parcel 16000020100

Results-

**CASE 2022-162 (Council District - 26)**

**Mark Insana**, appellant and **INSANA, MARK & KELLY**, owners of the property located at **5308 OVERTON RD**, requesting a variance from rear and side setback requirements in the RS20 District. The appellant is seeking to construct a new garage. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Garage

Map Parcel 16003012900

Results-

**CASE 2022-165 (Council District - 35)**

**Duane Cuthbertson**, appellant and **WILSON, CHRISTINE A REVOCABLE LIVING TRUST**, owner of the property located at **6661 RIVER VIEW DR**, requesting a variance from street setback requirements in the R80 District. The appellant is seeking to construct a single family home. 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 10100003200

Results-

**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 variance 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

Map Parcel 07107020000

Results-

**CASE 2022-167 (Council District - 19)**

**Nashville West End Owner**, appellant and **NASHVILLE WEST END OWNER, LLC**, owner of the property located at **1801 WEST END AVE**, requesting a variance for roof sign in the MUI District. The appellant is seeking to relocate the existing sign. Referred to the Board under Section 17.32.070D3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 09216015700

Results-

**CASE 2022-168 (Council District - 23)**

**Broderick Builders Inc**, appellant and **JAKES, JOSEPH M. & STEPHANIE NICOLE**, owners of the property located at **1001 PERCY WARNER BLVD**, requesting a variance from side setback requirements in the RS15 District. The appellant is seeking to add a laundry room. 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 12912005600

Results-

**CASE 2022-169 (Council District - 5)**

**Semih Gultrip**, appellant and **LOF, GENERAL PARTNERSHIP**, owner of the property located at **192 DUKE ST**, requesting a variance from height requirements in the RM20-A District. The appellant is seeking to construct a 4 unit townhome development. Referred to the Board under Section 17.12.020B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-multi-family

Map Parcel 071070J00400CO

Results-