

**D O C K E T**

**1/19/2023**

**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**

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

**CASE 2022-143 (Council District - 19)**

**JDG Investments LLC**, appellant and **JDG INVESTMENTS, LLC**, owner of the property located at **1042 SCOVEL ST**, requesting a variance in side setback in the R6A District. The appellant is seeking to permit for use and occupancy a recently constructed dwelling. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-new residential dwelling  
Results- DENIED

Map Parcel 081162E00100CO

**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 from the minimum residential area requirements for an adaptive residential development in the CL/OV-CDO District. 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- GRANTED

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 from the maximum height requirements in the CS/MDHA-SL/OV-UDO District to allow 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- **deferred to 2/16/2023**

Map Parcel 07115010200

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

**Melony A. Pugh 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 legal 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  
Results- administratively approved

Map Parcel 11805016000

**CASE 2022-164 (Council District - 18)**

**Duane Cuthbertson**, appellant and **LASSAN, EDWARD P. & JUDY L.**, owners of the property located at **3205 GRANNY WHITE PIKE**, requesting a variance from street setback requirements and minimum lot coverage in the R8/OV-IMP/OV-UZO District. The appellant is seeking to construct a duplex. 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-duplex  
Results- **deferred to 2/2/2023**

Map Parcel 11805001600

**CASE 2023-007 (Council District - 7)**

**Dominic Rota**, appellant and **ROTA, DOMINIC & KISNER, LAUREN**, owners of the property located at **1134 SUNNYMEADE DR**, requesting a variance from side setback requirements in the RS7.5/OV-UZO District. The appellant is seeking to allow the legal use and occupancy of a recent home addition. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-residential  
Results- GRANTED

Map Parcel 06115018000

**CASE 2023-008 (Council District - 8)**

**Colin Peterson**, appellant and **PETERSON, COLIN C. & FUSS, ALICIA L.**, owner of the property located at **2324 GOLDEN OAK CT**, requesting a variance from rear setback requirements in the R10/OV-RES District. The appellant is seeking to replace an existing deck with a screened porch. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-residential  
Results- **deferred to 2/2/2023**

Map Parcel 051140A01800CO

**CASE 2023-010 (Council District - 6)**

**East End UMC**, appellant and **EAST END UNITED METHODIST CHURCH**, owner of the property located at **1212 HOLLY ST**, requesting a special exception in the R6/OV-NHC/OV-UZO District to rebuild a previously demolished church within the previously-existing footprint. Referred to the Board under Section 17.16.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-religious institution  
Results- GRANTED

Map Parcel 08309025400