

D O C K E T

3/2/2023

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 2023-017 (Council District - 25)

Will and Lauren Pendleton, appellant and **PENDLETON, STEVEN W. II & LAUREN M.**, owner of the property located at **1713 ARFIELD DR**, request a variance in garage height requirements to permit a 23 foot detached garage in the RS10 District. Referred to the Board under Section 17.12.060.B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 13103017700

Results- *this matter was tied on votes on 2/16/2023 and re-docketed under 17.40.240*

CASE 2023-018 (Council District - 6)

Brad Copeland, appellant and **GREEN LEAF, LLC**, owner of the property located at **820B WOODLAND ST**, request a variance from the rear setback requirement in the MUL-A, OV-UZO/MDHA-EB District. The appellant is seeking to use an existing detached structure for a residential dwelling. 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

Map Parcel 08216008500

Results-

CASE 2023-019 (Council District - 34)

Thomas & Mary Dale Crozier, appellants and owners of property at **108 BROOKFIELD AVE**, located in the RS20 District, request a variance from the street setback to build a covered porch to the front entrance of the dwelling. 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 12908011800

CASE 2023-020 (Council District - 34)

Seven Hills Club Inc, appellant and owner of the property located at **1313 HILDRETH DR**, filed an Item A Appeal challenging the Zoning Administrator's interpretation of applicability of special exception requirements to permit the requested site plan located in the RS40 District. The appellant is seeking to construct a bubble cover over the tennis court. Referred to the Board under Section 17.16.010 and 17.40.660. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Tennis Court
Results-

Map Parcel 13114010000

CASE 2023-021 (Council District - 8)

James Dillard, appellant and **CHRISTIAN SCHOOLS, INC.**, owner of the property located at **607B W DUE WEST AVE**, request a variance from the office or commercial use requirements within the MUG-A District to construct a new four story multi-family development. Referred to the Board under Table 17.12.020D Note 3d. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family
Results-

Map Parcel 05106005800

CASE 2023-023 (Council District - 6)

Holly Jennings, appellant and **TRS OF THE ALDRSGATE UNTD METH CHURCH**, owner of the property located at **512 ROSEBANK AVE**, request a special exception to allow a daycare in the RS10 District. 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- DEFERRED to 3/16/2023

Map Parcel 08304021300

CASE 2023-024 (Council District - 30)

Jorge Flores, appellant and owner of the property located at **4904 CYPRESS DR**, request an addition to a non-conforming residence in the RS10 District to construct a 50' x 15' covered front porch to the existing residence. Referred to the Board under Section 17.40.660 & 17.40.180D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Residential

Map Parcel 14813013500

Results-