

D O C K E T

5/18/2023

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. ROBERT RANSOM, *confirmation pending at time of posting*

CASE 2023-050 (Council District - 18)

Volunteer Builders, LLC, appellant and owner of property located at **407, 411& 415 31ST AVE N**, requesting a variance from street and rear setback and lot coverage requirements in the RS7.5/OV-UZO/OV-IMP district to construct three single-family homes. Referred to the Board under Section 17.12.020A and 17.12.030.A.3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 10406029900

Results-

CASE 2023-053 (Council District - 19)

Larrie Del Martin, appellant and owner of the property located at **912 JACKSON ST**, requesting a variance in side setback requirements in the RS3.75/MDHA-PJ/OV-UZO District. The appellant is seeking to allow for encroachment of a chimney within the required side setback. Referred to the Board under Section 17.12.040E4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08213004500

Results-

CASE 2023-054 (Council District - 7)

Brandon Broyles, appellant and **IRA INNOVATIONS, LLC FBO JAMES VANDERGRIFT & ETAL**, owner of the property located at **2001 STRAIGHTWAY AVE**, requesting a variance in rear setback requirements in the R6/OV-UZO District. The appellant is seeking to construct a single-family residence. 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 072140H00200CO

Results-

CASE 2023-055 (Council District - 2)

Simons Properties, LLC, appellant and **THE EAGLE GP LLC**, owner of the property located at **625 W TRINITY LN**, requesting a special exception in street and rear setbacks and height requirements in the CL/ OV-CDO District. The appellant is seeking to construct a multi-family townhouse. 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-Residential

Map Parcel 07008014500

Results-

CASE 2023-056 (Council District - 5)

Brandon McDonald, appellant and **URBAN DWELL HOMES, GP**, owner of the property located at **125 A & B KINGSTON ST**, requesting a variance from rear and side setback requirements in the R6-A District. The appellant is seeking to construct 2 residential units. 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-Residential

Map Parcel 071030E00200CO

Results-

CASE 2023-057 (Council District - 2)

Premier Sign, appellant and **ABBERLY RIVERWALK TIC I-III, LLC & ET AL**, owner of the property located at **115 GREAT CIRCLE RD**, requesting a variance in sign requirements in the MUG District. The appellant is seeking to remove and replace existing sign. Referred to the Board under Section 17.32.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 07113000600

Results-

CASE 2023-058 (Council District - 8)

Joe Davis, appellant and owner of the property located at **516 VANTREASE RD**, requesting a variance from fence requirements in the RS20 District. The appellant is seeking to preserve an existing fence. Referred to the Board under Section 17.12.040E26. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 05103002100

Results-