

**METROPOLITAN BOARD OF ZONING APPEALS**  
**6/15/2023**

**Sonny West Conference Center**  
**Howard Office Building, 700 President Ronald Reagan Way**  
**Nashville, TN 37210**

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

**D O C K E T**

**12:30 P.M.**

**CASE 2023-020 (Council District - 34)**

*Seven Hills Club, Inc. v. Metro Zoning Appeals Board, et al.* (BZA matter dated 3/2/2023).  
The Board will enter executive session at this time to discuss pending litigation.

**D O C K E T**

**1:00 P.M.**

**CASE 2023-041 (Council District - 19)**

**JDG Investments, LLC**, appellant and owner of the property located at **1042B SCOVEL ST**, requesting a variance from side setback requirements in the R6-A/UZO/MDHA-PJ District to finalize a single family residence. 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

Map Parcel 081162E00200CO

Results-

**CASE 2023-050 (Council District - 18)**

**Volunteer Builders, LLC**, appellant and owner of the property located at **407, 411, & 415 31ST AVE. N.**, requesting a variance from front and rear setback requirements in the RS7.5/UZO/OV-IMP District to construct three single-family homes. 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 10406029900

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/UZO District 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-Residential

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 front, rear, and height setback requirements in the CL/OV-CDO District 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 2023-057 (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. 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 to retain 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-

**CASE 2023-062 (Council District - 26)**

**Chris Lawson**, appellant and **MONDELLI, ANTHONY JACOB**, owner of the property located at **5128 STALLWORTH DR**, requesting a variance from the street setback requirements in the RS20 District to construct a covered front porch. 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 14616019000

Results-

**CASE 2023-063 (Council District - 7)**

**Mitch Meiss**, appellant and owner of the property located at **4606B MEDORA ST**, requesting a variance in building height requirements in the RS20 District to construct a 1,000 square foot detached accessory building. Referred to the Board under Section 17.12.060B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 06108014800

Results-

**CASE 2023-064 (Council District - 5)**

**Regal Homes**, appellant and **URBAN CAPITAL LLC**, owner of the property located at **1032 E TRINITY LN**, requesting a variance to the landscape buffer requirements in the MUL-A/UZO District to construct a multi-family townhouse. Referred to the Board under Section 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 07205013400

Results-

**CASE 2023-066 (Council District - 1)**

**Clint R. Doss Sr.**, appellant and owner of the property located at **6012 CLARKSVILLE PIKE**, requesting a variance from setback requirements in the RS40 District to construct a single family residence. 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 02100032000

Results-