

D O C K E T

10/5/2023

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**

NOTICE: Members of the public may attend the meeting and be heard in favor or in opposition to an application which appears below on this meeting agenda, or may submit comments about one of these items to the Board at bza@nashville.gov. Please ensure that comments are submitted by 4:00 p.m. on Thursday, **September 28** to ensure your remarks are provided to the Board in advance of the public hearing and deliberations on each item. Please reference the case number and address in the subject line.

CASE 2023-020 (Council District - 34)

Adam LeFavor, representative for **Seven Hills Club Inc**, appellant and owner of the property located at **1313 HILDRETH DR**, upon remand by the Davidson County Chancery Court of an order entered by the Board upon public hearing held March 2, 2023 denying 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-Covered Tennis Court
Results-

Map Parcel 13114010000

CASE 2023-078 (Council District - 20)

GSW Holdings LLC, appellant and **GRIFFITH, STEVEN R.**, owner of the property located at **6304 JAMES CT**, requesting a variance to reduce the street setback from 50' to 40' in the R8/OV-UZO District. 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 090084U00100CO

Results-

CASE 2023-092 (Council District - 17)

John Root, appellant and **BEEQCO, LLC**, owner of the property located at **1322 LITTLE HAMILTON AVE**, requesting a special exception from front setback requirements in the CS/OV-UZO District. The appellant is seeking to construct two non-residential buildings. Referred to the Board under Section 17.12.035D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Commercial

Map Parcel 10507016000

Results-

CASE 2023-103 (Council District - 9)

Entrust Investments, LLC, appellant and **O.I.C. HOMES AT 138 HARRIS STREET**, owner of the property located at **138 A-E HARRIS ST**, requesting a variance from driveway width requirements in the OR20 District. The appellant is constructing four attached 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-Multi-Family

Map Parcel 052010E00100CO, 052010E00200CO, 052010E00300CO, 052010E00400CO, & 052010E90000CO

Results-

CASE 2023-104 (Council District - 20)

Jackson LeBeau, appellant and **WESTERN EXPRESS, INC**, owner of the property located at **517, 525 BASSWOOD AVE**, requesting an Item D appeal in the R10 District. The appellant is seeking to expand the parking lot. Referred to the Board under Section 17.40.650. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Commercial

Map Parcel 09011003900

Results-

CASE 2023-110 (Council District - 17)

Greg Cummings, appellant and **SUMMIT BUILDERS CORP**, owner of the property located at **1402B SOUTH ST**, requesting a variance in street setback requirements in the R6-A/OV-UZO District. The appellant is seeking to construct a driveway. Referred to the Board under Section 17.12.020.A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 093133B00200CO

Results-

CASE 2023-113 (Council District - 16)

Haojie Wang, appellant and **W FAMILY REAL ESTATE HOLDINGS LLC SERIES 3**, owner of the property located at **2155 SADLER AVE**, requesting a variance in front setback requirements in the R6/OV-IMP/OV-UZO District. The appellant is seeking to construct a new single family home. 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 10613017300

Results-

CASE 2023-114 (Council District - 23)

Chris Benditzky, appellant and **BENDITZKY, CHRISTOPHER C & MEGHAN E**, owner of the property located at **105 LINCOLN CT**, requesting a variance in height of accessory structure in the RS10 District. The appellant is seeking to construct a detached accessory structure. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential
Results-

Map Parcel 11613012400

CASE 2023-115 (Council District - 5)

Laura Gifford, appellant and **GIFFORD, LAURA**, owner of the property located at **1405 JEWEL ST**, requesting a variance in rear and side setback requirements in the RS5 District. The appellant is seeking to expand the master bedroom and bath. Referred to the Board under Section 17.12.180.D & 17.40.660.B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential
Results-

Map Parcel 07116010100

CASE 2023-116 (Council District - 20)

Bicentennial Builders, LLC, appellant and **S&F HOLDINGS, LLC**, owner of the property located at **6011 HILL CIR**, requesting a variance in setback requirements in the R6 District. The appellant is seeking to construct a single family home. 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
Results-

Map Parcel 103010J00100CO

CASE 2023-117 (Council District - 21)

Patrick Napier, appellant and **O.I.C. 12TH AVE N TOWNHOMES**, owner of the property located at **1200 PHILLIPS ST**, requesting a special exception in the RM20/OV-UZO District. The appellant is seeking to construct 11 townhome units. Referred to the Board under Section 17.12.035. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-family
Results-

Map Parcel 081163E90000CO