

D O C K E T

9/21/2023

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 14** 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 2023-073 (Council District - 24)

Simons Properties, LLC, appellant and **BRADLEY'S HOME HEALTH CARE CENTER, INC.**, owner of the property located at **3509 CHARLOTTE AVE**, requesting a variance to the Adaptive Residential Development and a special exception from front and rear setback requirements in the CS/OV-UZO District. The appellant is seeking to construct a multi-family development. Referred to the Board under Section 17.16.030 F 11. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Multi-Family

Map Parcel 09213006300

Results-

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 from street setback requirements in the R8/OV-UZO District. The appellant is seeking to construct a two-family horizontal property regime. 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 2023-089 (Council District - 19)

Roy M. Dale, appellant and **MEADOWS, MARK STEVEN**, owner of the property located at **411 COWAN ST**, requesting a variance in setback requirements in the OV-UDO/OV-UZO/OV-FLD/IG District. The appellant is seeking to locate a portable concrete batch plant. Referred to the Board under Section 17.16.130.E.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Industrial

Map Parcel 08210001500

Results-

CASE 2023-090 (Council District - 18)

Sabia Construction, appellant and **SANSIVERI DEVELOPMENT LLC**, owner of the property located at **3109 GRANNY WHITE PIKE**, requesting a variance in street setback requirements in the R8/OV-UZO District. The appellant is seeking to construct a two-family dwelling. Referred to the Board under Section 17.12.030.C(3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 11805000700

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- **DEFERRED TO 10/5/2023**

CASE 2023-093 (Council District - 24)

Blaine Bonadies, appellant and **GREENE, ELTON BENJAMIN & LORALYN**, owner of the property located at **4300 WYOMING AVE**, requesting a variance in rear setback requirements in the RS7.5/OV-UZO District. The appellant is seeking to construct an additional floor to an existing garage. Referred to the Board under Section 17.40.180 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential (Accessory)

Map Parcel 10304007000

Results-

CASE 2023-095 (Council District - 11)

Daniel Whitley, appellant and **FIRST BAPTIST CHURCH, TRS.**, owner of the property located at **1105 HADLEY AVE**, requesting a special exception in the R6/OV-AIR District. The appellant is seeking to construct a new 12,119 square foot sanctuary and fellowship hall. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 04415032200

Results-

CASE 2023-096 (Council District - 15)

Betsy Shackelford, appellant and **MADESH HOTELS, LLC**, owner of the property located at **2828 PATRIOT WAY**, requesting a variance in the number and size of allowed signs in the MUL District. The appellant is seeking to erect 3 wall signs and 1 building sign. Referred to the Board under Section 17.32.110 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Hotel

Map Parcel 10800033600

Results-

CASE 2023-097 (Council District - 5)

Steve Watson, appellant and **O.I.C. HOMES AT MYRTLE & SMILEY**, owner of the property located at **910, 912, & 914 SMILEY ST**, requesting a special exception in the RM20/OV-UZO District. The appellant is seeking to construct three additional units to the multi-family development. Referred to the Board under Section 17.12.035 D, 17.12.030 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-family

Map Parcel 082122C90000CO

Results-

CASE 2023-099 (Council District - 3)

Jauckue Buford and **CHANTAY M.**, appellant and owner of the property located at **1109 WESTCHESTER DR**, requesting a variance in side setback requirements in the R20/OV-FLD District. The appellant is seeking to convert the existing detached garage into a second dwelling unit. 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 (DADU)

Map Parcel 04116000600

Results-

CASE 2023-100 (Council District - 27)

Jonathon Berry & SUSANNAH PAULINE, appellant and owner of the property located at **536 BONERWOOD DR**, requesting a variance in street setback requirements in the RS10 District. The appellant is seeking to add an additional dwelling space to the existing 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 14710018500

Results-

CASE 2023-101 (Council District - 26)

Ryan Campbell & MARY M., appellant and owner of the property located at **504 DILLARD CT**, requesting a variance in rear setback requirements in the RS20 District. The appellant is seeking to construct an attached garage with a bedroom and office. 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 16004014300

Results-

CASE 2023-102 (Council District - 5)

Alex Crow, appellant and **UFFORD, RAYMOND & MARY A.**, owner of the property located at **135 KINGSTON ST**, requesting a variance to all parking within the public right-of-way in the RS5/OV-FLD. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 07103011500

Results-

CASE 2023-104 (Council District - 20)

Jackson LeBeau, appellant and **WESTERN EXPRESS, INC**, owner of the property located at **517 and 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- **DEFERRED TO 10/5/2023**

CASE 2023-105 (Council District - 29)

Premier Sign, appellant and **WRPV XIII NV NASHVILLE LLC**, owner of the property located at **730 NASHBORO BLVD**, requesting a variance in sign requirements in the MP6/ OV-RES District. The appellant is seeking to place a large sign. Referred to the Board under Section 17.32.080 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 13500030500

Results-

CASE 2023-106 (Council District - 19)

Jon Cooper, appellant and **PATTERSON STREET, LP**, owner of the property located at **310 17TH AVE N** and **1641, 1643 PATTERSON ST.** and Patterson St. (unnumbered) requesting a special exception in height requirements in the MUI-A/OV-UZO District. The appellant is seeking to construct a multi-family development. Referred to the Board under Section 17.12.060F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 09212012800

Results-

CASE 2023-107 (Council District - 21)

Jon Michael, appellant and **BEMSEE, LLC**, owner of the property located at **503 SPRUCE ST**, requesting a variance in setback requirements in the OR20/OV-UZO District. The appellant is seeking to construct an addition to the building. Referred to the Board under Section 17.12.020(B). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 09211005100

Results-

CASE 2023-111 (Council District - 5)

Tryg Littlefield & BITSY, appellant and owner of the property located at **709 N 9TH ST**, requesting a variance in rear and side setback requirements in the RS5/OV-UZO/OV-COD/OV-DDU District. The appellant is seeking to construct a covered patio. Referred to the Board under Section 17.36.470.C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 08208014900

Results-

CASE 2022-125 (Council District - 24)

Request to rescind an order previously granted in favor of **Anna Hale Sitzler**, appellant and **SITZLER, KYLE JOSEPH** owner of the property located at **135 46TH AVE N**, which approved an addition to a non-conforming structure and variances from street setback requirements in the RS7.5/UZO District to construct a new kitchen and great room. The subject structure has since been demolished. Staff recommend rescinding the prior order as mooted by demolition.

Use-Residential

Map Parcel 10304047100

Results-