

**D O C K E T**

**11/2/2023**

**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. 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](mailto:bza@nashville.gov). Please ensure that comments are submitted by 4:00 p.m. on Thursday, **October 26** 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 2023-128 (Council District - 24)**

**HALE, ANNA GRACE & SITZLER, KYLE JOSEPH**, owners of property located at **135 46TH AVE N**, requesting a variance from street setback requirements in the RS, UZO District to construct a single family home. 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. This case was on public hearing on 10/19/2023, and remains pending before the Board after a motion to approve the application receiving a tie vote.

Use-Residential

Map Parcel 10304047100

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 2023-116 (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 street and rear 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. This case was on public hearing on 10/19/2023, and remains pending before the Board after a motion to defer was approved.

Use-Residential

Map Parcel 103010J00100CO

Results-

**CASE 2023-118 (Council District - 21)**

**Prestige Remodeling Solutions**, appellant and **SPARKMAN, VENICE R.**, owner of the property located at **2409 EDEN ST**, requesting a variance in street setback requirements in the RS5/OV-UZO/OV-DDU District. The appellant is seeking to construct a patio. 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 09203020100

Results-

**CASE 2023-123 (Council District - 2)**

**B&D Development Group**, appellant and owner of the property located at **2216 14TH AVE N**, requesting a variance in street setback requirements in the R6/OV-UZO 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

Map Parcel 08103016000

Results-

**CASE 2023-125 (Council District - 23)**

**Christopher Rowe**, appellant and **ROWE, MACCAULEY**, owner of the property located at **753 NEWBERRY RD**, requesting a variance in setback requirements in the R40 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 10215001900

Results-

**CASE 2023-126 (Council District - 5)**

**C&H Properties, LLC**, appellant and owner of the property located at **127 KINGSTON ST**, requesting a variance in street setback requirements in the RS5/OV-FLD District. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.12.030A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 07103011300

Results-

**CASE 2023-127 (Council District - 7)**

**Christopher Dale Lacy & BROOKE MICHELLE**, appellant owners of the property located at **3852B SAUNDERS AVE**, requesting a variance in rear setback requirements in the RS15 District. The appellant is seeking to construct a detached garage. Referred to the Board under Section 17.12.050A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory

Map Parcel 06110011000

Results-

**CASE 2023-129 (Council District - 5)**

**Phillip Marceta**, appellant and **BAYES, THOMAS E.**, owner of the property located at **131 KINGSTON ST**, requesting a variance in street setback are and garage door requirements in the RS10/OV-FLD District. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.12.030 & 17.12.060D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 07103016400

Results-

**CASE 2023-140 (Council District - 21)**

**Mike Sekelsky**, appellant and owner of the property located at **3805 DR WALTER S DAVIS BLVD**, requesting a variance in driveway separation distance or location requirements in the R6/OV-UZO District. Referred to the Board under Section 17.20.170. The appellant has alleged the Board would have jurisdiction under 17.40.180 B.

Use-Residential

Map Parcel 09104000300

Results-