

D O C K E T

10/19/2023

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, **October 12** 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)
ASSOCIATED WITH CASE 2022-125**

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.

Use-Residential

Map Parcel 10304047100

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 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

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-**DEFERRED TO 11/2/2023 (1:00 P.M., SONNY WEST CONFERENCE ROOM)**

CASE 2023-119 (Council District - 3)

Brian Vaughn, appellant and **STEINBACK, ERIC**, owner of the property located at **4329 BRICK CHURCH PIKE**, requesting a variance in street setback requirements in the R20/OV-FLD District. The appellant is seeking to construct a detached garage. 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 03200016300

Results-

CASE 2023-120 (Council District - 18)

JoAnn Luksza, appellant and **2311 12 SOUTH PROPERTY LLC**, owner of the property located at **2317 12TH AVE S**, requesting an Item D Appeal in the CS/OV-UZO District to expand the existing patio. Referred to the Board under Section 17.40.180 D; 17.40.660. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Restaurant

Map Parcel 10513009900

Results-

CASE 2023-122 (Council District - 15)

Build Group LLC, appellant and **CARPENTER, DUSTIE DAWN**, owner of the property located at **2456 FAIRBROOK DR**, requesting a variance in street setback requirements in the RS15 District. The appellant is seeking to add to an existing 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 07307000500

Results-