

D O C K E T

1/18/2024

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, **January 11, 2024** 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 2023-149 (Council District - 21)

Ryan Long, appellant and **HENSLEY GROUP, LLC**, owner of the property located at **3824 & 3826 TIGERBELLE DR**, requesting a variance in street setback requirements in the R6/UZO District to construct two single-family homes. 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 091040000100CO

Results-

091040000200CO

CASE 2023-154 (Council District - 17)

Jonathan McNabb, appellant and **ARGYLE & RIDLEY LLC**, owner of the property located at **1805 RIDLEY BLVD**, requesting special exceptions to increase height and reduce setbacks in the ORI/UZO District for a multi-family development. Referred to the Board under Section 17.12.035D & 17.12.060F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 10510035500

Results-

CASE 2023-156 (Council District - 6)

Jay Fulmer, appellant and **921 WOODLAND PARTNERS, LLC**, owner of the property located at **921 WOODLAND ST**, requesting a variance to allow a structure in the rear setback in the MUL-A/OV-UZO District to construct an open-air structure portable kitchen. Referred to the Board under Section 17.12.020D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Restaurant

Map Parcel 08212034000

Results-

CASE 2024-006 (Council District - 21)

Shetika Davis, appellant and **MORRIS, EDWARD A.**, owner of the property located at **3304 CLIFTON AVE**, requesting a special exception in the RS5/OV-UZO District to operate a home daycare for up to 12 children. Referred to the Board under Section 17.16.170D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 09205026100

Results-

CASE 2024-008 (Council District - 2)

Catalyst Design Group, appellant and **APEX RIVERSTONE, LLC**, owner of the property located at **230 CUMBERLAND BND**, requesting a variance in parking requirements in the MUG-NS District for a mixed use multi-family building. 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-Mixed Use

Map Parcel 07113001500

Results-

CASE 2024-011 (Council District - 9)

Farhad Roozbahan, appellant and **UNION REAL ESTATE INVESTMENT, INC**, owner of the property located at **109 EDGEMEADE BLVD**, requesting a variance in street setback requirements in the CS/OV-FLD District. The appellant is seeking to construct an enclosed storage shed or carport. Referred to the Board under Section 17.12.030B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 03413005400

Results-