

D O C K E T

3/21/2024

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: If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

CASE 2024-011 (Council District - 9)

Farhad Roozbahan, appellant and **UNION REAL ESTATE INVESTMENT, INC**, owner of the property located at **109 EDGEMEADE BLVD/ 1835 GALLATIN PIKE N**, requesting a variance in street setback requirements in the CS/OV-FLD District. The appellant is seeking to construct an enclosed 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 03413005400/03402008600

Results-

CASE 2024-012 (Council District - 24)

Gloucester Square Corporate, appellant and owner of the property located at **2100B GOLF CLUB LN**, requesting a variance to allow for wall height requirements in the OV-IMP/R10 District. The appellant is seeking to build a privacy fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 117070A90000CO

Results-

CASE 2024-020 (Council District - 27)

Father Boutros, appellant and **ST MINA COPTIC ORTHODOX CHURCH OF TENNESSEE**, owner of the property located at **5065 CHERRYWOOD DR**, requesting a special exception in the R10/OV-AIR District. The appellant is seeking to construct a new gym and fellowship hall. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 16103002800

Results- **Deferred to 4/4/24**

CASE 2024-040 (Council District - 6)

Amos Howard Sr., appellant and **601 11TH SOUTH TRUST**, owner of the property located at **601 S 11TH ST**, requesting an Item D appeal in the RS5/OV-UZO District. The appellant is seeking to construct a triplex. Referred to the Board under Section 17.40.650D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Residential

Map Parcel 09401003900

Results-

CASE 2024-041 (Council District - 6)

Andrew Peccia, appellant and **1201 GALLATIN, LLC**, owner of the property located at **1201 GALLATIN AVE**, requesting a variance in minimum building width at the build-to line in the MUG-A/OV-UZO/OV-UDO District. The appellant is seeking to construct a restaurant with a drive thru. 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 08301029400

Results-

CASE 2024-043 (Council District - 9)

Sherry Gentry, appellant and **HAYES, ARNETT F.**, owner of the property located at **1414 APACHE LN**, requesting a special exception in the RS15/OV-AIR District. The appellant is seeking to open an in-home daycare. 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-Childcare

Map Parcel 05309008200

Results-

CASE 2024-049 (Council District - 3)

Josh Hellmer, appellant and **CREAM CITY DEVELOPMENT, LLC**, owner of the property located at **3526 SHADY SIDE DR**, requesting a variance in street setback requirements in the R10 District. The appellant is seeking to construct an additional unit. 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-New Construction

Map Parcel 049150J00200CO

Results-