

**D O C K E T**

**4/4/2024**

**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. 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, March 28, 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 2024-014 (Council District - 5)**

**Jolo Enterprises, LLC**, appellant and **FIFTH GENERATION PARTNERS**, owner of the property located at **2629 GALLATIN PIKE**, requesting a variance in frontage requirement in the MUL-A/OV-UZO/OV-UDO District. The appellant is seeking to construct a drive-thru. Referred to the Board under Section 17.12.020D3B,H-iii. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 07210010600

Results-**DEFER to 5/16/2024**

**CASE 2024-018 (Council District - 2)**

**Roberto Gutierrez**, appellant and **XE DEVELOPMENT COMPANY, LLC**, owner of the property located at **2419 BRICK CHURCH PIKE**, requesting a variance in street setback requirements in the CL/OV-FLD District. The appellant is seeking to construct 4 townhomes. Referred to the Board under Section 17.16.030F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-New Construction

Map Parcel 07102013800

Results-

**CASE 2024-027 (Council District - 2)**

**Roberto Gutierrez**, appellant and **PARRISH, ELSIE**, owner of the property located at **2415 BRICK CHURCH PIKE**, requesting a special exception to reduce street setback and height requirements in the CL/OV-FLD District. The appellant is seeking to construct 4 townhomes. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-New Construction

Map Parcel 07102014100

Results-

**CASE 2024-045 (Council District - 21)**

**Lamar Advertising**, appellant and **TLC PROPERTIES, INC.**, owner of the property located at **1204 JEFFERSON ST**, requesting a variance in distance requirements in the CS/MDHA-JS/OV-UZO District. The appellant is seeking to convert billboard from static to digital. Referred to the Board under Section 17.32.150G. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Billboard

Map Parcel 08116036200

Results-

**CASE 2024-047 (Council District - 6)**

**The Porch Company**, appellant and **GREAT ABODE, LLC 207**, owner of the property located at **207 PERLEN DR**, requesting a variance in setback requirements in the R10 District. The appellant is seeking to construct a front porch. 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 08315000900

Results-

**CASE 2024-050 (Council District - 21)**

**Guefen Construction Services, LLC**, appellant and **3025 CHARLOTTE AVENUE GROUND OWNER, LLC**, owner of the property located at **3025 CHARLOTTE AVE**, requesting a variance in setback requirements in the ORI-A/OV-UZO District. The appellant is seeking to construct a monument sign. Referred to the Board under Section . The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 09214010400

Results- **DEFER to 5/16/2024**

**CASE 2024-051 (Council District - 7)**

**JesseLee Jones**, appellant and **JONES, JESSE LEE REVOCABLE TRUST**, owner of the property located at **1508 ROSEBANK AVE**, requesting variances in allowable size, rear and side setback, and height in the R10 District. The appellant is seeking to allow for an already constructed garage. Referred to the Board under Section 17.12.020; 17.12.060; 17.12.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Residential

Map Parcel 07313006800

Results-

**CASE 2024-052 (Council District - 20)**

**Jeremy Payton**, appellant and **KEEP KALM, LLC**, owner of the property located at **5701A MAUDINA AVE**, requesting a variance in street setback requirements in the R6/OV-UZO District. The appellant is seeking to construct 2 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-New Construction

Map Parcel 103023M00100CO

Results-

**CASE 2024-053 (Council District - 16)**

**Tee Wilson**, appellant and **OLIVE BRANCH MISSIONARY BAPTIST CHURCH**, owner of the property located at **938 HAVENHILL DR**, requesting a special exception in the RM40/RS10/OV-AIR District. The appellant is seeking to reduce lot size school for no more than 100 children. Referred to the Board under Section 17.16.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Community Education

Map Parcel 10600002800

Results-

**CASE 2024-056 (Council District - 16)**

**Youth Encouragement Services Inc**, appellant and **YOUTH ENCOURAGEMENT SERVICES, INC.**, owner of the property located at **3016 NOLENSVILLE PIKE**, requesting a special exception in the CS/R10/OV-AIR/OV-UZO District. The appellant is seeking to operate a community education program. Referred to the Board under Section . The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Educational Center

Map Parcel 11913032300

Results-

**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.