

D O C K E T

6/20/2024

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
MS. MINA JOHNSON
MR. ROBERT RANSOM**

CASE 2024-017 (Council District - 1)

Barge Civil Associates, LLC, appellant and **BOND, GLADYS**, owner of the property located at **4460 ASHLAND CITY HWY 4309 CATO RD**, requesting a special exception and variance in street standing in the RS15/OV-FLD District. The appellant is seeking to construct a church sanctuary. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 05800004900

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-

CASE 2024-083 (Council District - 15)

Yuriy Lutsenko, appellant and **LUTSENKO, YURIY & YULIYA**, owner of the property located at **3125 WINDEMERE CIR**, requesting a special exception to allow for a adult day care in the RS20 District. The appellant is seeking a special exception for a adult day care. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day Care

Map Parcel 08408008002

Results-

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-

CASE 2024-089 (Council District - 35)

Appellant **Mitchell Givens**, is requesting an Item A appeal challenging the Zoning Administrator's classification, of property located at **9022 HIGHWAY 70 located in MCL District**. The Zoning Administrator's classified the proposed use as a recreation center. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Recreation Center

Map Parcel 12600009600

Results-

CASE 2024-072 (Council District - 35)

Randy Howington, appellant and **HOWINGTON CONSTRUCTION LLC**, owner of the property located at **9022 HIGHWAY 70**, requesting special exception in the AR2A District. The appellant is seeking to construct an indoor batting facility. Referred to the Board under Section 17.16.220H/17.40.180C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreation Center

Map Parcel 12600009600

Results-

CASE 2024-084 (Council District - 9)

Maricella Sierra, appellant and **SIERRA, MARICELLA**, owner of the property located at **914 WARD RD**, requesting variances from street setback requirements and rear setback requirements in the RS10 District. To construct a single-family structure. Referred to the Board under Section 17.12.020 A; 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 05203006000

Results-

CASE 2024-085 (Council District -34)

EDWARD DOUGLAS, appellant and **GRINDSTAFF, TAMMY LEE & EDWARD DOUGLAS II**, owner of the property located at **3721 HOBBS RD**, requesting a variance from height requirements within the street setback in the RS20 District. To maintain an already existing fence. Referred to the Board under Section 17.12.040 E(26)(a) and (b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 13004002800

Results-

CASE 2024-086 (Council District - 15)

Kelly Ciociola, appellant and **CIOCIOLA, KELLY ANN**, owner of the property located at **2404 MAPLECREST DR**, requesting a variance from 750 feet requirement in the RS10 District. The appellant is seeking to permit an already constructed detached structure. 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-Single-Family

Map Parcel 08411023000

Results-

CASE 2024-088 (Council District - 11)

Alexandra Mercer, appellant and **MERCER, ALEXANDRA & OSTAFIN, MITCHELL**, owner of the property located at **3319 OLD HICKORY BLVD Unit19**, requesting a variance from the six- foot requirement in the MUL District. The appellant is seeking to construct cover on an existing concrete patio. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 053120B01900CO

Results-

CASE 2024-091 (Council District - 2)

Brick Church Property, appellant and **Brick Church Property, LLC**, owner of the property located at **2304 BRICK CHURCH PIKE**, requesting a variance from fence height requirements in the CL District. The appellant has constructed a perimeter fence. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 07106002700, 07102020200

Results-

CASE 2024-092 (Council District - 25)

Bobby Bibb, appellant and **BIBB, ROBERT F.**, owner of the property located at **2408 STERLING RD**, requesting a variance from height requirements in the R10 District. The appellant has constructed a detached garage. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11702009500

Results-

NOTICES

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.

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, 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.