

BZA Results

7/18/2024

**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
MS. ASHONTI DAVIS
MS. MINA JOHNSON**

OLD BZA BUSINESS

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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 06900000200

RESULT – Tied on votes 3-2; is denied by operation of law. (3-2)

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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreation Center

Map Parcel 12600009600

RESULT – DEFERRED to the 8/1/24 BZA meeting. (4-0)

CASE 2024-083 (Council District - 15)

Yuriy Lutsenko, appellant and 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 alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day Care

Map Parcel 08408008002

RESULT – GRANTED with conditions that pick up and drop off to remain in the driveway. (5-0)

CASE 2024-085 (Council District - 34)

Doug Grindstaff, appellant and 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 alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 13004002800

RESULT – GRANTED. (5-0)

NEW BZA BUSINESS

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 alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Residential

Map Parcel 09401003900

RESULT – GRANTED. (5-0)

CASE 2024-076 (Council District - 5)

Gilbert Gonzales, appellant and owner of the property located at **300 MYRTLE ST**, requesting a variance from side street setback requirements in the RS5; OV-DDU; OV-UZO; OV-COD District. The appellant is seeking to construct a detached accessory structure. Referred to the Board under Section 17.12.030 A. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08212015400

RESULT – GRANTED. (5-0)

CASE 2024-081 (Council District - 20)

John Hennessey, appellant and owner of the property located at **4500 PRICE CIRCLE RD**, requesting an Item D appeal to construct addition a legally non-conforming structure in the RS40 District. The appellant is seeking to construct an addition to a single-family home. Referred to the Board under Section 17.40.660. The appellant alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single-Family

Map Parcel 10310006200

RESULT – GRANTED. (5-0)

CASE 2024-090 (Council District - 7)

Matthew Geis, appellant and **ROBINSON, LAURA E.**, owner of the property located at **1401 HARWOOD DR**, requesting a variance from maximum footprint to build a single-family residence in the R10 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180.

Use-Single- Family

Map Parcel 08304001000

RESULT – DEFERRED to the 8/15/24 BZA meeting. (5-0)

CASE 2024-093 (Council District - 25)

John Slaughter, appellant and owner of the property located at **3297 LEALAND LN**, requesting a variance from side setback in the RS10 District. The appellant is seeking to construct screened in porch. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Porch

Map Parcel 11809000500

RESULT – GRANTED. (5-0)

CASE 2024-094 (Council District - 7)

Jimmie Pierce, appellant and **DRIVER, JOSHUA P.**, owner of the property located at **2950 VAULX LN**, requesting a variance from setback requirements in the R10 District. The appellant is seeking to construct a secondary residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 11806004700

RESULT – GRANTED. (5-0)

CASE 2024-095 (Council District - 20)

Urban Capital, LLC, appellant and owner of the property located at **6109 ROBERTSON AVE**, requesting sides setback reduction in the RM-15-A-NS District. To construct Multi-Family residence. Referred to the Board under Section 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 09109006400

RESULT – GRANTED. (4-1)

CASE 2024-096 (Council District - 25)

James Pfeffer, appellant and **TREEMONT PROPERTIES, LLC**, owner of the property located at **1309 GRAYBAR LN**, requesting a variance from the street setback requirements in the RS40 District. The appellant is constructing a new residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11712016800

RESULT – GRANTED. (5-0)

CASE 2024-097 (Council District - 22)

Cesar E Olave, appellant and **DEL REFUGIO ENTERPRISES, LLC**, owner of the property located at **444 HICKS RD**, requesting a special exception and variance from height requirements in the R20 District. The appellant is seeking to construct a second story addition to the existing church building. Referred to the Board under Section 17.16.170 E, 17.12.020 B. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 12800003700

RESULT – DEFERRED to the 8/15/24 BZA meeting.

CASE 2024-098 (Council District - 21)

L&S Dev LLC, appellant and **O.I.C. L AT 28TH**, owner of the property located at **2719 B TORBETT ST, 618 28TH AVE N, 2719 TORBETT ST 1** requesting a special exception to allow for a setback in the CS District. The appellant is seeking to construct multi-family residences. Referred to the Board under Section. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 092100S90000CO

RESULT – GRANTED. (5-0)

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.