

D O C K E T

11/7/2024

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**

OLD BZA BUSINESS

CASE 2024-225 (Council District - 9)

Paul Simiyu, appellant and **CHAMPONNOIS, LAURENT**, owner of the property located At **1532 NEELYS BEND RD**, requesting a special exception from the adaptive residential requirements in the CN District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section 17.16.030 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Two Family

Map Parcel 06300000600

Results-

CASE 2024-227 (Council District - 21)

Sam Said, appellant and owner of the property located at **1516 22ND AVE N**, requesting a variance from the street setback in the RS5 District. The appellant is seeking to construct an addition to the front porch. 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 08115006900

Results-

CASE 2024-228 (Council District - 11)

Rachel Williamson, appellant and owner of the property located at **900 BERRY ST**, requesting an Item D appeal to change a legally non-conforming structure in the R6 District. The appellant is seeking to enclose a front porch and enclose an exterior staircase. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single-Family

Map Parcel 04415008400

Results-

CASE 2024-229 (Council District - 6)

Michael & Belinda Mills, appellant and **MILLS, MICHAEL G. & BELINDA L.**, owner of the property located at **1411 MCKENNIE AVE**, requesting a variance from fence height and street setback requirements in the R6 District. The appellant has an existing fence. 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 08302001100

Results-Dismissed, Failure to advertise.

NEW BZA BUSINESS

CASE 2024-230 (Council District - 3)

Goustavo Morales, appellant and **JORDAN, FRANK, III**, owner of the property located at **110 RHINE DR**, requesting an Item D appeal to change a legally non-conforming structure in the RS20 District. The appellant is remodeling an existing garage. Referred to the Board under Section 17.40.180.D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Two- Family

Map Parcel 04210002600

Results-

CASE 2024-231 (Council District - 25)

Jeffrey Scovell, appellant and owner of the property located at **813 LEALAND CT**, requesting a variance from the rear setback in the RS10 District. The appellant is seeking to construct a motorized pergola on an existing deck. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 132010C00400CO

Results-

CASE 2024-232 (Council District - 11)

Karen Klaasen, appellant and owner of the property located at **808 NORTHSTAR CT**, requesting a variance from rear setback requirements in the R15 District. The appellant is seeking to construct a motorized pergola. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 043040A04200CO

Results

CASE 2024-233 (Council District - 33)

Chase Vestal, appellant and owner of the property located at **405 PARKER CT**, requesting a variance from the rear setback requirements in the RS10 District. The appellant is seeking to construct a covered structure over an existing deck. 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 182060B06200CO

Results-

CASE 2024-234 (Council District - 5)

Stellan Eoin Builders, LLC, appellant and **PRYOR, RYAN ELLIS & GABRIELLE ELYSE**, owner of the property located at **706 MAPLEWOOD LN**, requesting a variance from the side setback requirements in the RS15 District. The appellant is seeking to construct an addition to residence. 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 06106008100

Results-

CASE 2024-235 (Council District - 9)

The Hensley Group, appellant and **O.I.C. ONEHUNDREDFORTYONE HARRINGTON AVENUE**, owner of the property located at **141 D HARRINGTON AVE**, requesting a variance from parking requirements in the OR20 District. The appellant is seeking to construct a three single-family homes with reduced- width driveway. 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 052010F90000CO

Results-

CASE 2024-236 (Council District - 27)

Rafael Lopez Cervantes, appellant and owner of the property located at **312 B DELVIN DR**, requesting a variance from the side setback in the RS10 District. The appellant has an existing carport constructed without a permit. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Structure

Map Parcel 16201004700

Results-

CASE 2024-237 (Council District - 2)

Metro General Services, appellant and owner of the property located at **1354 BRICK CHURCH PIKE**, requesting a variance from the street setback in the OR20 District. The appellant is seeking to construct a new juvenile justice center. 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 07106005300

Results-

CASE 2024-238 (Council District - 23)

2k Development, LLC, appellant and owner of the property located at **216 VAUGHNS GAP RD**, requesting a variance from the street setback requirements in the RS80 District. The appellant is seeking to construct a single-family house. 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 12902005500

Results-

CASE 2024-239 (Council District - 20)

Cullen Morrow, appellant and **HENRAD CENTENNIAL DEVELOPMENT I, LLC**, owner of the property located at **5701 CENTENNIAL BLVD**, requesting a variance from street setback requirements in the CS District. The appellant is seeking to construct a fence. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commerical

Map Parcel 09102024600

Results-

CASE 2024-240 (Council District - 24)

Frank Turner Kurzweg, appellant and owner of the property located at **3727 NEVADA AVE**, requesting a variance from the street setback requirements in the RS5 District. The appellant is seeking to construct a single -family residence with 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 09213048200

Results-

CASE 2024-243 (Council District - 35)

Beverly Boswell, appellant and owner of the property located at **8926 HIGHWAY 100**, requesting a variance from the street setback requirements in the RS40 District. The appellant is seeking to construct a tiny house with detached carport and utility building. 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 16800005700

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.