

D O C K E T

12/5/2024

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 2024-229 (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-

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 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-

NEW BZA BUSINESS

CASE 2024-244 (Council District - 34)

Mission Homes, LLC, appellant and **MARK ONE DEVELOPMENT, LLC**, owner of the property located at **3508 FOXHALL RD**, requesting an Item A appeal challenging the Zoning Administrator's denial/cancelation of permit in the RS10 District. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 11705020300, 11705020200

Results- Deferred to the December 19, 2024

CASE 2024-245 (Council District - 11)

Gabriel ishi von Meler, appellant and **ADAM & JACOBSON INVESTMENTS, LLC**, owner of the property located at **1201 BRYAN ST**, requesting a variance from the contextual overlay requirements in the RS30 District. The appellant is seeking to construct a single family 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 044150R00200CO

Results-

CASE 2024-246 (Council District - 9)

Rigoberta Cam, appellant and owner of the property located at **111 MARGARET ST**, requesting a variance from rear setback requirements in the RS5 District. The appellant has an existing detached garage. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Garage

Map Parcel 05201015400

Results-

CASE 2024-247 (Council District - 10)

Lamar Advertising, appellant and **BCP FLEX GALLATIN, LP**, owner of the property located at **2364 GALLATIN PIKE**, requesting a variance from spacing requirements in the CS District. The appellant is seeking to construct a digital billboard. Referred to the Board under Section 17.32.1520.B.8. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Digital Billboard

Map Parcel 02600005800

Results- WITHDRAWN

CASE 2024-248 (Council District - 11)

Henry Jojola, appellant and **JOJOLA, HENRY & FAYE**, owner of the property located at **213 BRISING SUN TER**, requesting a variance from side setback and materials in the RS30 District. The appellant has an existing metal detached garage. 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 05414009700

Results- Deferred to the December 19, 2024 BZA Meeting

CASE 2024-249 (Council District - 24)

Josh Burgener, appellant and owner of the property located at **2308 WOODMONT BLVD**, requesting a variance from side setback requirements in the RS40 District. The appellant is seeking to construct an attached carport on an existing residence. Referred to the Board under Section 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11706009500

Results-

CASE 2024-250 (Council District - 21)

James Fineman, appellant and **D. B. TODD PARTNERSHIP, LLC**, owner of the property located at **1818 DR D B TODD JR BLVD**, requesting a special exception from the adaptive residential requirements in the CS District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Single-Family

Map Parcel 08107019700

Results-

CASE 2024-251 (Council District - 2)

Abram Mitchell, appellant and **MILLER, CHERYL T. A & TERRY, MICHAEL H.**, owner of the property located at **107 OLD TRINITY LN**, requesting a special exception from the adaptive residential requirements along with a front setback variance in the CS District. The appellant is seeking to construct two single-family residences. Referred to the Board under Section. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B/C.

Use-Single- Family

Map Parcel 07107001900

Results-

CASE 2024-252 (Council District - 5)

Kenny Louallen, appellant and **TRF ENTERPRISE, LLC**, owner of the property located at **615 N 9TH ST**, requesting a variance from the height requirements in the RS5 District. The appellant is seeking to build a single-family residence. Referred to the Board under Section . The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Fmaily

Map Parcel 08208043800

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.