

D O C K E T

1/16/2025

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 2024-243 (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 17.12.030 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 16800005700

Results- DEFERRED to the February 20, 2025 BZA Meeting.

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 17.40.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 11705020300, 11705020200

Results-

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 17.36.500. 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 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 05201015400

Results-

NEW BZA BUSINESS

CASE 2025-001 (Council District - 5)

Annie Kilby Sr VVP Landeavor, appellant and **O.I.C. INGLENOOK TOWNHOMES AMENDED**, owner of the property located at **869 B ELVIRA AVE**, requesting a variance from setback requirements in the SP District. The appellant is seeking to construct a sign. Referred to the Board under Section 17.32.080. B.4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 072050Q90000CO

Results-

CASE 2025-002 (Council District - 22)

Carl & Denise Guye, appellant and owner of the property located at **8520 RAYMOND ROBERTS DR**, requesting a variance from the side setback requirements in the R40 District. The appellant is seeking to construct an addition on an existing garage. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Accessory Structure

Map Parcel 12713003000

Results-

CASE 2025-003 (Council District - 12)

MEAKEAL STREETER, appellant and owner of the property located at **5971 PORT ANADARKO TRL**, requesting a special exception to allow for a daycare in the RS15 District. The appellant is seeking to allow for a in home daycare. Referred to the Board under Section 17.16.170 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-DayCare

Map Parcel 09704005300

Results-WITHDRAWN

CASE 2025-004 (Council District - 27)

Yasmany Hernandez, appellant and owner of the property located at **210 B BART DR**, requesting a variance from the rear and side setback in the RS10 District. The appellant has constructed an attached carport and detached shed. 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-Attached Carport

Map Parcel 16202002900

Results-WITHDRAWN

CASE 2025-005 (Council District - 2)

Nelson Community Partners, appellant and **2122 BUENA VISTA LLC**, owner of the property located at **2122 BUENA VISTA PIKE**, requesting a variance from parking requirements in the RM-40-A-NS District. The appellant is seeking to construct a multi-family residence. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 07013006800

Results-

CASE 2025-006 (Council District - 27)

Masterplan Design, appellant and **ST. VERENA COPTIC ORTHODOX CHURCH**, owner of the property located at **5240 EDMONDSON PIKE**, requesting a special exception to allow for an addition and parking in the R8 District. The appellant is seeking to construct an addition to an existing church. Referred to the Board under Section 17.16.170 E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 16100000400

Results-WITHDRAWN

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.