

**D O C K E T**

**April 18, 2013**

**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 2<sup>nd</sup> Avenue South**

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**MR. DAVID EWING  
MR. DAVID HARPER  
MS. MERCEDES JONES  
MR. RICHARD KING, Vice-Chair  
MR. DAVID TAYLOR  
MR. CHRIS WHITSON, Chair**

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**CASE 2013-003 (Council District - 21)**

**West End Land Dev. Co., LLP**, appellant and, owner of the property located at **2304 West End Avenue**, requesting Item A in the MUL-A, UZO District, to replace tri-panel 14' X 48' billboard panel reading N/E and replace with digital. 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-Billboard

Map 92-15 Parcel(s) 149

**RESULT Withdrawn**

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CASE 2013-032 (Council District - 02)

**Iglesia Evangelica de la fe Apostolica Church**, appellant and Smith, Willie H. & Dean, Helen ET AL, owner of the property located at **2401 Whites Creek Pike**, requesting special exception and variance in driveway width in the RS7.5 District, to rehab and convert existing residence to a church with a 25 seat sanctuary. Referred to the Board under Section 17.16.170 e 3 A thru C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Religious Institution

Map 70-4 Parcel(s) 84

**RESULT**

CASE 2013-033 (Council District - 18)

**McGowan Limited Partnership**, appellant and owner of the property located at **2151 Acklen Avenue**, requesting special exception in the RM40/UZO District, to amend the previously approved plan to reflect 16-units. Referred to the Board under Section 17.12.035. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Multi-Family

Map 104-11 Parcel(s) 93,94,95

**RESULT**

CASE 2013-034 (Council District - 7)

**Pantheon Development Partners**, appellant and owner of the property located at **1801 McGavock Pike**, requesting variance in street setback in the RS7.5 District, to legally subdivide parcel 229 map 72-4 into 4 parcels. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single-Family

Map 72-4 Parcel(s) 229

**RESULT**

CASE 2013-035 (Council District - 25)

**David Estrin**, appellant and owner of the property located at **2805 White Oak Drive**, requesting variance in street setback in the R10 District, to construct a new one-story addition at 483 square feet with a 20' X 24' deck at rear of house oriented toward Valley Road. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single-Family

Map 117-3 Parcel(s) 118

**RESULT**

CASE 2013-036 (Council District - 21)

**Michael Baugh**, appellant and owner of the property located at **3304 C Felicia Street**, requesting variance in side setback in the R6/UZO District, to construct a 10' X 14' addition to the rear and a 3' X 14' addition on the side of 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 92-9 Parcel(s) 331

**RESULT**

CASE 2013-037 (Council District - 12)

**Orchard Foundation, LLC**, appellant and owner of the property located at **400 Jameswood Court**, requesting variance in rear yard setback in the RS15/RPUD District, to legally use a 10' X 12' heated sunroom issued under Permit 2013-05036. 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 75-12B Parcel(s) 91CO

**RESULT**

CASE 2013-038 (Council District - 19)

**Monroe Street United Methodist Church**, appellant and owner of the property located at **700 Monroe Street**, requesting variance in street setback in the OR20/UZO/HP District, install a new monument ground sign. Referred to the Board under Section 17.32.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Religious Institution

Map 82-9 Parcel(s) 10

**RESULT WITHDRAWN - No appeal needed**

CASE 2013-039 (Council District - 18)

**J. K. Construction, LLC**, appellant and Sunset Development, owner of the property located at **2106 A Sunset Place**, requesting variance in landscape buffer yard in the RS7.5/UZO District, to allow the construction of a new townhome with a deviation in the required landscape buffer. Referred to the Board under Section 17.24.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single-Family

Map 104-15K Parcel(s) 1CO

**RESULT**

CASE 2013-040 (Council District - 34)

**Joshua and Ashley Travis**, appellant and owner of the property located at **118 Brookfield Avenue**, requesting variances in rear and side setbacks and height requirement in the RS20 District, to construct a new 31' X 28' detached garage. Referred to the Board under Section 17.12.020 A, 17.12.060 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Single-Family

Map 129-8 Parcel(s) 114

**RESULT**

CASE 2013-041 (Council District - 17)

**Derek Crownover**, appellant and owner of the property located at **1701 18th Avenue, South**, requesting variance in rear and side setbacks in the RM40/UZO District, to construct a 25' X 24' detached 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-Garage

Map 104-8 Parcel(s) 177

**RESULT**

Deferred at Request of Applicants

CASE 2013-020 (Council District - 21)

**Melanie Morgan**, appellant and St. James Baptist Church, TRS, owner of the property located at **600 28th Avenue, North**, requesting special exception in the RS5/UZO District, to use a portion of the existing church for an adult day care for 75 people. Referred to the Board under Section 17.16.170, 17.16.150. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Day Care Center

Map 92-10 Parcel(s) 158

**RESULT**

CASE 2013-027 (Council District - 21)

**I & G Elliston, Inc.**, appellant and owner of the property located at **2110 Elliston Place**, requesting special exception for street setback, height and skyplane and variance in rear setback in the MUG-A District, To construct "21 Elliston" apartments. Consisting of 62 one-bedroom and 43- two bedroom apartments. Referred to the Board under Sections 17.12.035 D, 17.12.060 F, 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Multi-Family

Map 92-15 Parcel(s) 127,199

**RESULT**