

BZA Results

8/3/2017

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 2nd Avenue South**

**MS. CYNTHIA CHAPPELL
MR. DAVID EWING, Chairman
MR. DAVID HARPER
MS. CHRISTINA KARPYNEC
MR. RICHARD KING
MR. DAVID TAYLOR, Vice-Chair
MS. ALMA SANFORD**

CASE 2017-161 (Council District - 24)

Dan Cook, appellant and Dragon Park, LLC, owner of the property located at **4710 Charlotte Avenue**, requesting variances from parking requirements and from wall height restrictions in the CS District, to operate a Banquet Hall. Referred to the Board under Section 17.20.030, 17.12.040(E)(26). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Map 911-5 Parcel(s) 261

RESULT-Deferred August 17, 2017

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CASE 2017-163 (Council District - 17)

Duane Cuthbertson, appellant and Mark Nevers, owner of the properties located at **2021 & 2023 Beech Avenue**, requesting a special exception to reduce street setback and also a variance from sidewalk requirements in the RM20 District, to construct nine single family units. Referred to the Board under Section 17.12.035 A&D, 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B&C).

Use-Single Family

Map 105-1 Parcel(s) 162

RESULT-Deferred August 17, 2017

CASE 2017-168 (Council District - 25)

Sharon Pigott, appellant for Snyder Living Trust, owner of the property located at **2318 Woodmont Blvd.**, requesting a variance from side street setback requirements in the RS40 District, to construct a 900 square foot living area addition and 483 square foot garage addition. 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 117-6 Parcel(s) 100

RESULT-Granted

CASE 2017-170 (Council District - 24)

John Stephenson, appellant and Sylvan Partners, LLC, owner of the property located at **4708 Charlotte Ave**, requesting variances from parking and wall height restrictions in the CS District, to renovate and build an outdoor patio area for a new restaurant. Referred to the Board under Section 17.20.030, 17.12.040(E)(26). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Restaurant

Map 91-15 Parcel(s) 393

RESULT-Deferred August 17, 2017

CASE 2017-182 (Council District - 17)

Kings Interiors, LLC, appellant and Josh Hellmer, owner of the property located at **1071 2nd Avenue South**, requesting a variance from front setback requirements in the R6 District, to construct a 54 square foot staircase to front of existing single family residence. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Map 105-3 Parcel(s) 95

RESULT-Deferred August 17, 2017

CASE 2017-183 (Council District - 12)

Andrea Smith, appellant and Thomas Bauer, owner of the property located at **5229 Earhart Road**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.40.180(A), 17.16.250(E). The appellant alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 98 Parcel(s) 71

RESULT-Deferred August 17, 2017

CASE 2017-184 (Council District - 05)

Natalie Hannigan, appellant and owner of the property located at **1315 Stainback Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.40.180(A), 17.16.250(E). The appellant has alleged the Board has jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 711-5 Parcel(s) 216

RESULT-Upheld the Zoning Administrator-Appellant will be allowed to apply for permit immediately.

CASE 2017-185 (Council District - 23)

Matthew Curley, appellant and owner of the property located at **5909 Long Meadow Road**, requesting a variance from side setback requirements in the RS40 District, to construct a detached garage. Referred to the Board under Section 17.12.040(E)(1)(b). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Detached Garage

Map 116-9 Parcel(s) 46

RESULT-Granted

CASE 2017-186 (Council District - 07)

Baker Donelson, appellant and Red Grop, LLC, owner of the property located at **2507 A & B Solon Drive**, requesting a variance from single driveway requirements and driveway/parking area width in the R10 District and in a Contextual Overlay District, to allow construction of two driveways for two single family homes. Referred to the Board under Section 17.36.470. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Map 83-4-T Parcel(s) 1,2 CO

RESULT-Granted

CASE 2017-188 (Council District - 19)

Vista Outdoor Advertising, appellant and Charles Hardy, owner of the property located at **884 Elm Hill Pike**, requesting a variance from height of a billboard in the IWD District, to erect a 75 foot tri-panel double faced billboard. Referred to the Board under Section 17.32.150(B)(6). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Billboard

Map 106 Parcel(s) 151

RESULT-Deferred September 7, 2017

CASE 2017-189 (Council District - 15)

Barry Rigby, appellant and owner of the property located at **2322 Modena Drive**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated prior to obtaining the legally required permit. Referred to the Board under Section 17.40.080(A), 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 84-11 Parcel(s) 162

RESULT-Upheld the Zoning Administrator

CASE 2017-191 (Council District - 06)

Adeel Mohammad, appellant and Adeel Mohammad, owner of the property located at **1009 A & B Shadow Lane**, requesting variances from sidwal requirements, garage door orientation, driveway width, and front setback requirements in the R10 District and in a Contextual Overlay District, to construct two single family houses. Referred to the Board under Section 17.36.470(D)(2)(b), 17.36.470(D)(1)(d), 17.20.120. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 84-1-I Parcel(s) 1,2-CO

RESULT-Deferred August 17, 2017

CASE 2017-192 (Council District - 17)

Terry Hamilton, appellant and Cindy Lee Selph, owner of the property located at **438 Wingrove Street**, requesting variances from garage door orientation, width of driveway, and sidewalk requirements in the R6-A District, to construct side by side single family houses with attached garages. Referred to the Board under Section 17.12.120, 17.12.020 (Note 5 b2), 17.12.020 (Note 5 a3). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 (B).

Use-Single Family

Map 105-11 Parcel(s) 41

RESULT-Denied

CASE 2017-193 (Council District - 17)

Sarah Orrantia, appellant and owner of the property located at **2304 9th Avenue S.**, requesting a variance from lot size requirements in the R8 District, to convert detached garage to an accessory building. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Detached Accessory Dwelling

Map 105-13 Parcel(s) 41

RESULT-Deferred no date at this time

CASE 2017-195 (Council District - 18)

Sunday Camp, appellant and Dreaminc, owner of the property located at **1803 Ashwood Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Permit application expired before being issued. Referred to the Board under Section 17.40.180(A), 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Short Term Rental

Map 104-16 Parcel(s) 124

RESULT-Denied-Appellant shall be allowed to apply for a permit immediately, pursuant to current ordinance requirements.

CASE 2017-196 (Council District - 19)

Josh Hellmer, appellant and owner of the property located at **72 Maury Street**, requesting a variance from lot size requirements in the R6 District, to construct two single family residences. 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 93-16 Parcel(s) 95

RESULT-Granted

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CASE 2017-197 (Council District - 06)

Jimmy Williams, appellant and owner of the property located at **1104 Stratton Avenue**, requesting a variance from rear setback requirements in the MUN-A District, to construct a detached garage with second floor apartment. Referred to the Board under Section 17.12.020(D). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Detached Garage / Residential

Map 83-5 Parcel(s) 446

RESULT-Granted

CASE 2017-181 (Council District 18)

MOTION TO DISMISS

Overtured the Zoning Administrator