D O C K E T

June 5, 2014

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

CASE 2014-031 (Council District – 33)

Perfecting Faith Ministry Church, appellant and owner of the property located at **210 Battle Road,** requesting special exception in the AR2a District, to use a portion of Perfecting Faith Ministry Church for a day care center for 75 children. Referred to the Board under Section 17.16.170 c. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (C).

Use-Day Care Center Map 183 Parcel(s) 138

Deferred from meeting of April 3, 2014.

RESULT

CASE 2014-033 (Council District – 08)

Patricia G. Williams, appellant and owner of the property located at **519 Freda Villa,** requesting variance in height in the RS20 District, to install a 6' solid fence along Saunders Drive to enclose the back yard. Referred to the Board under Section 17.12.040 E 26 a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Fence Map 51-11 Parcel(s) 84 & 105

RESULT

CASE 2014-034 (Council District – 20)

Brooke Usher, appellant and Usher, Henry J. & Marcia L., owner of the property located at **510 E. Bend Drive,** requesting variance in the side setback in the R8 District, to construct a new carport at 13.5' X 22' attached to the side of 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).

Use-Single Family Map 91-13 Parcel(s) 72

RESULT

CASE 2014-035 (Council District – 17)

Lowen+Associates, LLC, appellant and Land Development.com, Inc., owner of the property located at **768 E. Argyle Avenue,** requesting special exception in 8th Avenue side setback and the height requirement at the rear and street and a variance in the driveway location and in the CS/UZO District, to construct 12 single family townhomes in two buildings. Referred to the Board under Section 17.12.035 D1, 17.12.060 F1, 17.20.160 A2, 17.12.020 C. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B / C).

Use-Townhomes Map 105-10 Parcel(s) 50

RESULT

CASE 2014-036 (Council District – 18)

Francescon Construction, LLC, appellant and Vickers, Karen Y., owner of the property located at **2121 12th Avenue, South,** requesting Item D - nonconforming to lot size in the R8/UZO District, to construct a new 2nd floor addition to the rear detached single family and a new 10' X 10' addition to the front detached single family. Referred to the Board under Section 17.40.650 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D).

Use-Single Family - detached Map 105-13 Parcel(s) 49

RESULT

CASE 2014-037 (Council District – 25)

Jonathan M. Sundock, appellant and Hetrick, Aaron, owner of the property located at **3627 & 3629 Woodmont Boulevard,** requesting Item A in the R10 District, Appealing the Zoning Administrator's interpretation of 17.12.030 C2 in regards to reduced setbacks. Referred to the Board under Section 17.40.180 A, 17.12.030 C2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (A).

Use-Single Family Townhome Map 117-5G Parcel(s) 1 & 2CO

RESULT

CASE 2014-038 (Council District – 17)

Stacey Lane, appellant and The Stutts Family Partnership, owner of the property located at **2505 Eugenia Avenue,** requesting variances in required parking and distance to a residence in the IWD District, to use existing building as a Doggy Day Care. Referred to the Board under Section 17.20.030, 17.16.070 B1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Animal Boarding Facility Map 118-8 Parcel(s) 168

RESULT

CASE 2014-040 (Council District – 17)

Mark Harbin, appellant and Leeko, LLC, owner of the property located at **1120 Menzler Road,** requesting variances in provisions 2-4 in the IR District, to use a 25,269 square foot portion of the building for a recycling facility. Referred to the Board under Section 17.16.110 D 2-4. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Recycling Facility Map 106-6 Parcel(s) 97

RESULT

CASE 2014-041 (Council District – 19)

Wendy J. Williams, appellant and owner of the property located at **1601 5th Avenue, North,** requesting variance in required rear setback for Parcel 5 in the R6/UZO District, combining Map and Parcels 82-5-51, 82-9-4 and 82-9-5. 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-Single Family Map 82-9 Parcel(s) 5

RESULT

CASE 2014-042 (Council District – 21)

Joslin Sign & Maintenance Co., Inc., appellant and Ducklo, Tommy J. & Beth K., owner of the property located at **2114 Elliston Place,** requesting Item A - Appealing the Zoning Administrator's interpretation of 17.40.180A in regards to digital signs not being allowed in MUG-A zoning in the MUG-A/UZO District, to remove the ground sign and install a Digital Sign in the same location with the same height of 19' and increase the size to 4' X 8'. 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-Sign Map 92-15 Parcel(s) 128

RESULT

CASE 2014-043 (Council District – 09)

Sharon M. Pigott, appellant and Kidd, Richard L., ET UX, owner of the property located at **120 McArthur Ridge Court,** requesting variance in side setback in the RS7.5 District, to construct a 194 square foot one floor addition to 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 131-11B Parcel(s) 4CO

RESULT

CASE 2014-044 (Council District – 20)

Mark Hayes, appellant and Bates, Mary K., TR, owner of the property located at **5616 Morrow Road,** requesting variance in street setback in the R6/UZO District, to construct a new two-story 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).

Use-Single Family Map 91-6 Parcel(s) 295

RESULT