



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1812 Beechwood Avenue
June 19, 2013

Application: Setback Reduction at Rear
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 10416022500
Applicant: Jamie Pfeffer, architect
Project Lead: Fred Zahn, fred.zahn@nashville.gov

<p>Description of Project: The application is to reduce the rear setback for a garage, the design of which was approved by the MHZC on 10/17/12, but is yet to be constructed.</p> <p>Recommendation Summary: Due to the substantial drop in elevation from the alley to the rear yard of the property, and the historic tendency to locate outbuildings a minimal distance from the rear property line and/or an existing accessible alley, Staff finds the new proposed location to be appropriate. Staff finds that the project meets II.I.2 of the <i>Belmont-Hillsboro Neighborhood Conservation District: Handbook and Design Guidelines</i>.</p>	<p>Attachments</p> <p>A: Site Plan B: Photograph</p>
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BUILDING DATA

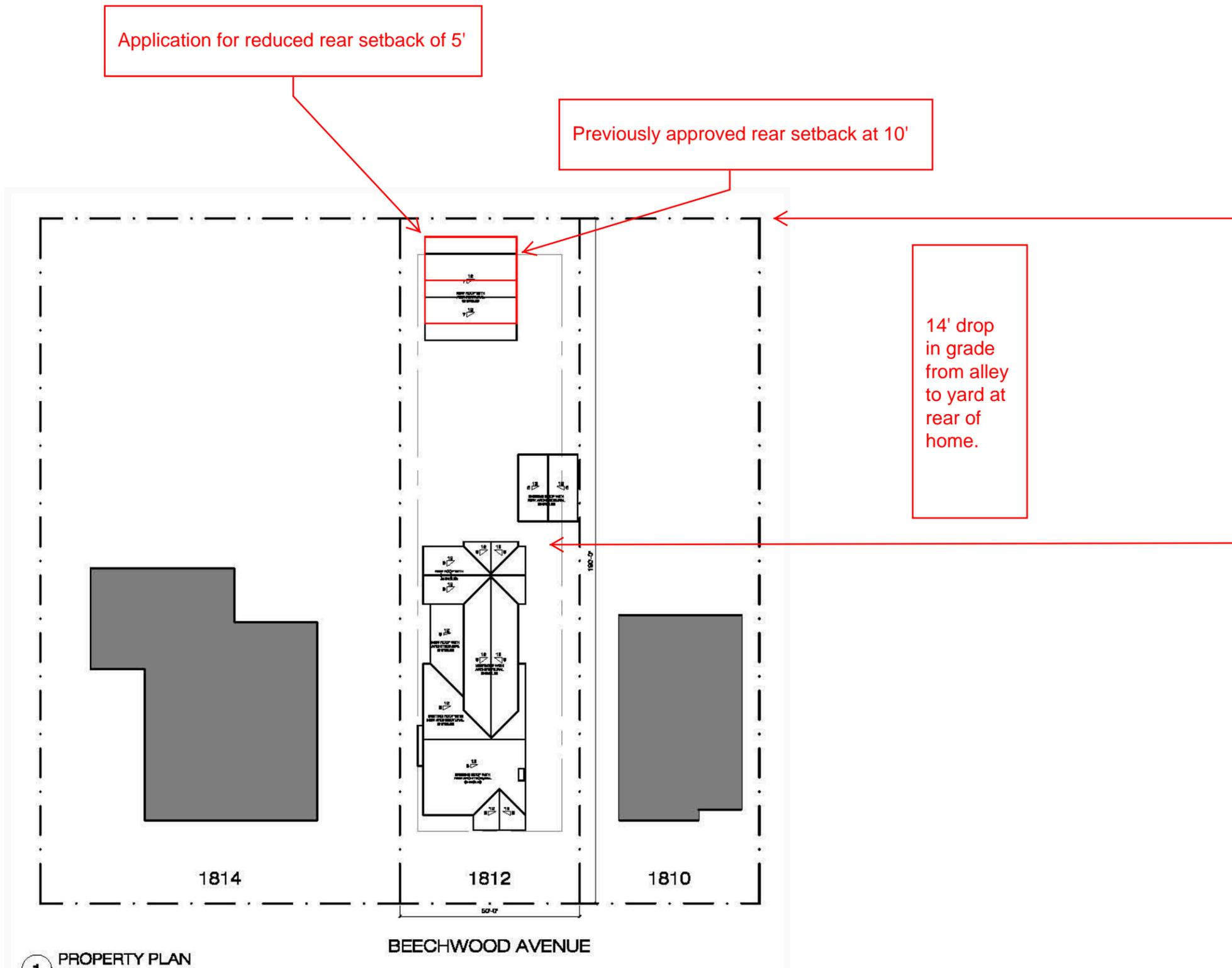
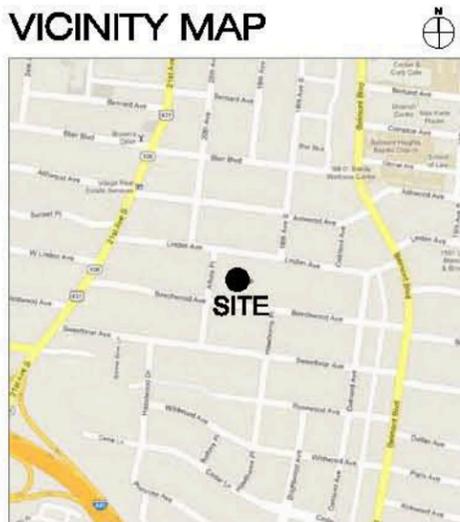
ADDRESS: 1812 BEECHWOOD AVENUE
 NASHVILLE, TENNESSEE 37212
 PARCEL ID: 10416022600
 DESCRIPTION: LOT 17 W R CORNELIUS
 LOT AREA: .21 ACRES
 DIMENSIONS: 50' X 190'
 PROPOSED BUILDING AREAS:
 TOTAL LIVING AREA: 3,097 SF

PROJECT TEAM

DEVELOPER
 KELVIN PENNINGTON
 615-482-3846

ARCHITECT
 PFEFFER TORODE ARCHITECTURE
 1123 GLENWOOD AVENUE
 NASHVILLE, TN 37204
 615-618-3665
 jamie@pfeffertorode.com

VICINITY MAP



1 PROPERTY PLAN
 SCALE 1/32" = 1'-0"

ARCHITECT:

 Pfeiffer Torode Architecture
 1123 Glenwood Avenue, Nashville, Tennessee 37204
 www.pfeffertorode.com
 615-618-3665

PROJECT:
 1812 BEECHWOOD
 NASHVILLE, TENNESSEE 37212

28 SEPTEMBER 2012

A1.1



Approved building corner.

Proposed building corner.