

REVISED D O C K E T

12/21/2017

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 2017-259 (Council District - 19)

Germantown Commons HOA, appellant and **Germantown Phase II, LLC**, owner of the property located at **1318, 1322 & 1326 6th Avenue**, requesting Item A appeal, challenging the zoning administrator's interpretation that there are not two bars on the same premises and parking requirements have not been met in the MUL-A District, the previously approved permits will be amended or revoked accordingly. 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-Commercial

Map 82-9 Parcel(s) 54

RESULT-Deferred 1/18/18

CASE 2017-312 (Council District - 20)

Thomas Brett, appellant and 552 Westboro, LLC, owner of the property located at **1108 A 57th Avenue North**, requesting a variance from sidewalk requirements in the R6 District, to construct a new single family residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-64-J Parcel(s) 1-CO

RESULT

CASE 2017-327 (Council District - 24)

Steve Hatcher, appellant and Rajesh Nair, owner of the property located at **446 37th Avenue North**, requesting a variance from sidewalk requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 92-9 Parcel(s) 204

RESULT

CASE 2017-349 (Council District - 10)

Adam Graves, appellant and VPN Music City, LLC, owner of the property located at **122 Liberty Lane**, requesting a variance from tree protection fencing in the CS District, to plant no additional trees to meet the tree density requirements. Referred to the Board under Section 17.24.100. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Protection Fencing

Map 26 Parcel(s) 42

RESULT-Deferred 1/4/18

CASE 2017-356 (Council District - 20)

5207 Indiana, GP, appellant and owner of the property located at **5207 B Indiana Avenue**, requesting a variance from side setback requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.40.670 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).
Use-Single Family Map 91-11 Parcel(s) 458

RESULT

CASE 2017-357 (Council District - 20)

5207 Indiana, GP, appellant and owner of the property located at **5207 A Indiana Avenue**, requesting a variance from side setback requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.40.670 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180(B).
Use-Single Family Map 91-11 Parcel(s) 2

RESULT

CASE 2017-363 (Council District - 19)

Michael Dewey, appellant and Best Supply Properties, owner of the property located at **1136 Lebanon Pike**, requesting variance from sidewalk requirements in the IR District, to construct a 19,800 square foot shed/storage space partially open on one side. Referred to the Board under Section 17.20.120 (A). The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B).
Use-Commercial Map 94 Parcel(s) 197

RESULT

CASE 2017-366 (Council District - 05)

Thomas Bynum, appellant and owner of the property located at **1425 Stainback Avenue**, requesting 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 17.16.250(E). The appellant has alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 71-11 Parcel(s) 258

RESULT

CASE 2017-367 (Council District - 5)

Triple 4 Homes, LLC, appellant and owner of the property located at **805 Cherokee Ave.**, requesting variances from buffer, build-to zone, and parking requirements in the RM20 District, to construct 6 single family units in one building. Referred to the Board under Section 17.24.250(E), 17.12.020(D), 17.20.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 7112 Parcel(s) 80

RESULT

CASE 2017-369 (Council District - 07)

Linda Fletcher, appellant and owner of the property located at **3738 Cedarwood Dr.**, requesting 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 06209 Parcel(s) 002500

RESULT

CASE 2017-370 (Council District - 09)

Brad McGauhuey, appellant and owner of the property located at **1108 Berwick Trail**, 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 05211 Parcel(s) 005300

RESULT

CASE 2017-371 (Council District - 19)

Christopher and Jamie Kearney, appellant and owner of the property located at **1024 15th Ave. S**, 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 71-15 Parcel(s) 451

RESULT

CASE 2017-372 (Council District - 05)

Sara Welch, appellant and owner of the property located at **1213 Stainback Ave.**, requesting 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 105010 Parcel(s) 61800

RESULT

CASE 2017-377 (Council District - 01)

James Dukes, appellant and owner of the property located at **4217 Princess Ln.**, 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 058140 Parcel(s) 12700

RESULT

CASE 2017-378 (Council District - 08)

Erle Beard, appellant and owner of the property located at **809 Nesbitt Ln**, 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 0420700 Parcel(s) 3700

RESULT

CASE 2017-381 (Council District - 06)

Marchelle Bradanini, appellant and owner of the property located at **1202 Calvin Avenue**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant operated on an expired permit. Referred to the Board under Section 17.40.080 A, 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-5 Parcel(s) 314

RESULT-Deferred 1/18/18

CASE 2017-383 (Council District - 17)

Marla & Callie Richardson, appellants and owners of the property located at **2309 Cisco Street**, 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 17.16.250(E). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Short Term Rental

Map 118-2 Parcel(s) 22

RESULT

CASE 2017-386 (Council District - 29)

Drees Homes, appellant and Howard Duck, owner of the property located at **3001 Ned Shelton Road**, requesting a variance from side setback requirements in the AR2A District, to construct a single family residence. Referred to the Board under Section 17.12.020(A). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 135 Parcel(s) 186

RESULT

CASE 2017-387 (Council District - 17)

Matt White, appellant and O.I.C. 760 Alloway Street Townhomes, owner of the property located at **760 B Alloway Street**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family residences. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Single Family

Map 105-6 Parcel(s) K9-CO

RESULT

CASE 2017-388 (Council District - 17)

Matt White, appellant and O.I.C 764 Alloway Street Townhomes, owner of the property located at **766 B Alloway Street**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family residences. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map Parcel(s)

RESULT

CASE 2017-390 (Council District - 21)

Josh Hellmer, appellant and Steve Kovach, owner of the property located at **0 Coffee Street**, requesting variances from lot size size, front, rear and side setback requirements and garage door facing in the R6 Zoning District, to construct a single family residence. Referred to the Board under Section 17.12.020(A), 17.12.030(A),. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 81-8 Parcel(s) 46

RESULT

MOTION TO REHEAR

CASE 2017-315 (Council District - 24)

4705 Alabama Avenue

MOTION TO REHEAR

CASE 2017-240 (Council District - 01)

208 Queens Lane Court