

BZA Results

3/1/2018

**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 2018-015 (Council District - 21)

Michael Lee, appellant and Jean Lafitte Designs, LLC, owner of the property located at **1809 Delta Avenue**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family residences, without building updated sidewalks. 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 81-83H Parcel(s) 2-CO

RESULT-Variance Granted with Condition- Appellant must follow planning recommendations and pay into the sidewalk fund.

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CASE 2018-016 (Council District - 21)

Michael Lee, appellant and Jean Lafitte Designs, LLC, owner of the property located at **1805 & 1807 Delta Avenue**, requesting a variance from sidewalk requirements in the R6 District, to construct two single family residences, without building updated sidewalks. 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 81-83I Parcel(s) 1-CO

RESULT- Variance Granted with Condition- Appellant must follow planning recommendations they can pay into the sidewalk fund or construct sidewalk.

CASE 2018-020 (Council District - 17)

Gary Wisniewski, appellant and O.I.C 1001 Summit Avenue, owner of the property located at **1001 C Summit Avenue**, requesting a variance from sidewalk requirements in the District, to construct two single family residences, without construction of updated sidewalk. 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 105-54 Parcel(s) H9-CO

RESULT-Deferred 3/15/18

CASE 2018-023 (Council District - 15)

Paul Williams, appellant and 608 Hotels, LLC, owner of the property located at **608 McGavock Pike**, requesting a variance from sidewalk requirements in the CL District, to construct a five story Hotel, without updated sidewalk or payment to the sidewalk fund. Referred to the Board under Section 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Hotel

Map 95-11 Parcel(s) 19

RESULT-Granted-Appellant will construct sidewalk across from property

CASE 2018-024 (Council District - 19)

Jeffrey Hardwick, appellant and Jeffrey Hardwick, owner of the property located at **913 Phillips Street**, 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 82-13 Parcel(s) 3

RESULT-Upheld the Zoning Administrator, However the appellant will be eligible to apply for a permit on 5/1/18

CASE 2018-025 (Council District - 06)

Laura Benold, appellant and owner of the property located at **28505 Eastland 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 83-12 Parcel(s) 156

RESULT -Upheld the Zoning Administrator, However the appellant will be eligible to apply for a permit on 5/13/18

CASE 2018-027 (Council District - 33)

Timothy Parnell, appellant and owner of the property located at **3921 Tea Garden Way**, requesting a variance from front setback requirements in the R8 District, to construct a new 30 x 17.5 carport in front of residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Carport

Map 15-1 Parcel(s) 196

RESULT-Granted with Conditions- Carport cannot be enclosed and the variance will stay with the current owner of property.

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CASE 2018-028 (Council District - 22)

Jared Gray, appellant and Jared Gray, owner of the property located at **7401 Highway 70 South**, requesting a variance to allow video message board in the R15 District, to replace existing sign with a new sign with video message board. Referred to the Board under Section 17.32.050(H)(2). The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Sign

Map 142 Parcel(s) 142

RESULT-Granted with Conditions- digital sign can only operate during the hours of 6am - 10pm unless there is an emergency.

CASE 2018-030 (Council District - 18)

Richard Stringer-Hye, appellant and owner of the property located at **3107 Acklen 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 104-1 Parcel(s) 182

RESULT-Upheld the Zoning Administrator, However the applicant will be eligible to apply for a permit on 3/17/18

CASE 2018-032 (Council District - 19)

Alan Bennett, appellant and owner of the property located at **911 Jackson Street**, 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 82-13 Parcel(s) 53

RESULT-Upheld the Zoning Administrator, However the appellant will be eligible to apply for a permit on 3/17/18

CASE 2018-033 (Council District - 08)

Jamie Senn, appellant and owner of the property located at **204 W. Due West 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 alleged the Board would have jurisdiction under Section 17.40.180(A).

Use-Short Term Rental

Map 51-7 Parcel(s) 48

RESULT -Withdrawn

CASE 2018-035 (Council District - 21)

Alex Crow, appellant and owner of the property located at **1035 40th Avenue North**, requesting variance from front and rear setbacks and sidewalk requirements in the RS5 District, to construct a single family residence. Referred to the Board under Section 17.12.030, 17.12.020, 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 91-8 Parcel(s) 102

RESULT-Granted