

METROPOLITAN BOARD OF ZONING APPEALS

**The 5/7/20 meeting will be held telephonically at 1:00 p.m.
pursuant to Governor Lee's Executive Order No. 16.**

**MS. ASHONTI DAVIS
MS. CHRISTINA KARPYNEC
MR. TOM LAWLESS
MR. LOGAN NEWTON
MR. ROSS PEPPER, Vice-Chair
MR. DAVID TAYLOR, Chairman**

Public Input to the Board

Comments on any case can be emailed to the Board of Zoning Appeals at bza@nashville.gov. Comments received by **12:00 noon on Wednesday, May 6, 2020**, will be included in the board's packet for their review. Any comments received after that time will be read into the record at the meeting. We urge you to make comments electronically. However, a remote station will be set up at the Sonny West Conference Center (700 2nd Avenue South) for anyone who is unable to submit their comments electronically and wishes to make comments via telephone. Social distance recommendations will be implemented at the remote station.

Consent Agenda

The BZA utilizes a consent agenda for its meetings. One board member reviews the record for each case prior to the hearing and identifies those cases which meet the criteria for the requested action by the appellant. If the reviewing board member determines that testimony in the case would not alter the material facts in any substantial way, the case is recommended to the board for approval. The following items are proposed for the consent agenda on the 5/7/20 docket. If anyone opposes one of these cases, they should email bza@nashville.gov and state their opposition for the board's review.

2020-072 (1015, 1017, 1021, 1023 14th Ave N and 1308 Jackson St) – requesting a special exception to provide offsite parking for a religious institution.

2020-080 (324 Plus Park Blvd) – requesting a parking variance to construct a hotel. Recommended for consent with the condition that the hotel will operate a shuttle service to transport their guests to/from the airport as well as to/from area businesses as indicated in their supporting documentation.

2020-088 (1311, 1313, & 1315 2nd Ave N) – requesting a variance from landscape buffer requirements to construct an addition to a building to be used as an event space.

2020-110 (805 B Cherokee Ave) – requesting variances from the build to zone, landscape buffer, and parking requirements to build a multifamily development as was previously approved by this board in 2017.

D O C K E T

CASE 2019-300 (Council District - 19)

JENNIFER CARR, appellant and **PEP MUSIC SQUARE, LLC**, owner of the property located at **900 18TH AVE S**, requesting a special exception to allow additional height within the build to zone in the ORI-A District to construct an office building. Referred to the Board under Section 17.12.020 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Commercial

Map Parcel 09216036100

Results- Deferred 5/21/20

CASE 2020-007 (Council District - 24)

BAKER DONELSON, appellant and **CIARA PROPERTIES**, owner of the property located at **234 ORLANDO AVE**, requesting a variance from street setback requirements in the R6 District to construct a new two-family residence. Referred to the Board under Section 17.12.020.B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 09114020300

Results-

CASE 2020-072 (Council District - 19)

JARED GRAY, appellant and **JACKSON STREET CHURCH OF CHRIST, TRS.**, owner of the properties located at **1015, 1017, 1021, 1023 14TH AVE N & 1308 JACKSON ST**, requesting a special exception in the RM20, UZO District to provide offsite parking for a religious institution. Referred to the Board under Section 17.08.030 and 17.16.170.E.2. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 09204006200, 09204011600, 09204002600,09204002800,09204002500

Results-

CASE 2020-073 (Council District - 4)

WADE HYATT, appellant and **BRENTWOOD MEDICAL TRADING, LLC**, owner of the property located at **5429 EDMONDSON PIKE**, requesting variances from parking and landscape buffer requirements in the OL District to use an existing space for a medical office. Referred to the Board under Section 17.20.030 and 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Medical Office

Map Parcel 16109015500

Results-

CASE 2020-075 (Council District - 34)

BETHEL CHAPEL, appellant and **BB PROPERTY TRUST**, owner of the property located at **5670 GRANNY WHITE PIKE**, requesting a variance from sign requirements in the R10 District to install an LED sign. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Religious Institution

Map Parcel 15900026400

Results- Deferred 6/4/20

CASE 2020-080 (Council District - 16)

ALPESH PATEL, appellant and **TULSI NARAYAN HOSPITALITY, LLC**, owner of the property located at **324 PLUS PARK BLVD**, requesting a variance from parking requirements in the CS District to construct a hotel. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-HOTEL

Map Parcel 10600013400

Results-

CASE 2020-088 (Council District - 19)

KELSEY BRIGHT, appellant and **BASKIN, STEFAN**, owner of the property located at **1311, 1313 & 1315 2ND AVE N**, requesting a variance from landscape buffer requirements in the IR District to construct an addition to an existing building to be used as an event space. Referred to the Board under Section 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial Event

Map Parcel 08209022400, 08209022500, 08209022600

Results- Deferred 5/21/20

CASE 2020-096 (Council District - 19)

NATHAN OLIVER, appellant and **HAYES STREET REALTY, LLC**, owner of the properties located at **1525 CHURCH ST, 112 & 116 16th AVE N, 1500,1502,1504, 1506, 1511, 1512, 1516,1518 & 1530 BROADWAY, 1500,1502,1508,1509,1511,1512,1514,1515,1516,1518, 1519,1520,1521 & 1523 HAYES ST**, requesting a Special Exception from height at the setback and within the slope control plane in the CF District to construct a mixed-use development. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed Use Development

Map Parcel 09212036600,09212044400,09212044500,09212044600,09309002900, 0909003100,09309003000,09309002400,09309002700,09309002600, 09309002500,09212044600,09309002000,0930902100,09309001900, 0930901700,09309002300,09309002400,09212043700,09212043600, 09212043900,09212043500,09212043400,09212043700,09212043600, 09212043900,09212043500,09212043400,09212044100,09212043300, 09212044200,09212044300

Results-

CASE 2020-106 (Council District - 24)

RON FARRIS, appellant and **FERRE, STEVE**, owner of the property located at **6 PEACH BLOSSOM SQ**, requesting a variance from rear setback requirements in the R8 District to construct a rear addition to a single-family 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 Parcel 10413025000

Results-

CASE 2020-110 (Council District - 5)

SCOTT JONES, appellant and **O.I.C. 805 CHEROKEE AVENUE**, owner of the property located at **805 B CHEROKEE AVE**, requesting variances from build to zone, landscape buffer and parking requirements in the RM20-A District to construct a multifamily development. Referred to the Board under Section 17.12.020 (D), 17.20.030, 17.24.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 071120F90000CO

Results-

CASE 2020-113 (Council District - 25)

KLEVE, GLORIA & JASON appellants and owners of the property located at **1802 WARFIELD DR**, requesting variances from minimum lot size and front setback requirements in the R10 District to construct a two-family dwelling. Referred to the Board under Section 17.12.020.A and 17.12.030.C.3. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 13103001800

Results-

CASE 2020-115 (Council District - 28)

ISRAEL LUGO, appellant and **OLIVA, ISRAEL LUGO & HERNANDEZ, RUFINA MARTINEZ**, owner of the property located at **895 IRMA DR**, requesting a variance from street setback requirements in the R8 District to construct a detached carport. Referred to the Board under Section 17.12.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single Family

Map Parcel 14812007700

Results-

CASE 2020-117 (Council District - 17)

BRIAN RICHARDSON, appellant and **COSBY, RUBY & CARL**, owners of the property located at **2929 VAULX LN**, requesting a variance from duplex eligibility requirements in the R10 District to build two homes on one lot. Referred to the Board under Section 17.16.030.D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 11806002700

Results- Withdrawn