

D O C K E T

5/17/2018

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 2018-047 (Council District - 17)

Grover Collins, appellant and Victoria Fields, owner of the property located at **2225 10th Avenue S, Units 201, 202, 203, 207**, requesting Item A appeal of the zoning staff's cancellation of short term rental permits that are not allowed in the applicable SP zoning district. 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 105-13 Parcel(s) 245

RESULT

CASE 2018-147 (Council District - 19)

Kim Eldridge, appellant and owner of the property located at **852 1st Avenue N.**, 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 has jurisdiction under Section 17.40.180(A).

Use-short term rental

Map 82-14-A Parcel(s) 9-CO

RESULT

CASE 2018-176 (Council District - 13)

Paula Hepp, appellant and St. Mary Coptic Orthodox Church of Nashville, owner of the property located at **1943 Dabbs Avenue**, requesting a special exception for a church addition, and variances from height and sidewalk requirements in the RS10 District for an addition. Referred to the Board under Section 17.16.170(e), 17.40.180(d), 17.12.020(b), 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Religious Institution

Map 107-5 Parcel(s) 82

RESULT

CASE 2018-181 (Council District - 26)

Justin Crandall, appellant and DBV Properties, LLC, owner of the property located at **448 Atlas Drive**, requesting variances from sidewalk and tree density requirements in the IR District, to construct an 48x48 addition. Referred to the Board under Section 17.20.120, 17.24.100. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Office Warehouse

Map 133-6 Parcel(s) 269

RESULT

CASE 2018-053 (Council District - 15)

Michael and Karen Angarole, appellants and owners of the property located at **2124 Wooddale Lane**, requesting a variance from sidewalk requirements in the R15 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 52-13 Parcel(s) 275

RESULT

CASE 2018-079 (Council District - 17)

Stephen Pryor, appellant and owner of the property located at **812 Inverness Avenue**, requesting a variance from lot size requirements in the R10 District, to allow duplex eligibility. 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-new construction addition

Map 118-2 Parcel(s) 47

RESULT

CASE 2018-086 (Council District - 21)

Woodbine Community Organization, appellant and owner of the property located at **1618 Dr. D.B. Todd, Jr. Boulevard**, requesting a variance from sidewalk requirements in the RS5 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 811-5 Parcel(s) 194

RESULT

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CASE 2018-087 (Council District - 21)

Woodbine Community Organization, appellant and owner of the property located at **1612 Dr. D.B. Todd, Jr. Boulevard**, requesting a variance from sidewalk requirements in the RS5 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 811-5 Parcel(s) 17

RESULT

CASE 2018-088 (Council District - 21)

Woodbine Community Organization, appellant and owner of the property located at **919 43rd Avenue N.**, requesting a variance from sidewalk requirements in the RS5 District, to construct a 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 91-8 Parcel(s) 241

RESULT

CASE 2018-089 (Council District - 02)

Woodbine Community Organization, appellant and owner of the property located at **2018 14th Avenue N.**, requesting a variance from sidewalk requirements in the RS5 District, to construct a 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 home

Map 81-7 Parcel(s) 84

RESULT

CASE 2018-100 (Council District - 19)

Michael Giles, appellant and owner of the property located at **1000 Warren Street, #106**, 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 short term rental 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 811-6-C Parcel(s) 6-CO

RESULT

CASE 2018-107 (Council District - 33)

Brett Garrett, appellant and CH REALTY, owner of the property located at **3818 Logistics Way**, requesting a variance from sidewalk requirements for no construction or contribution, in the IR District, to build a warehouse. Referred to the Board under Section 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Warehouse

Map 175 Parcel(s) 224

RESULT

CASE 2018-154 (Council District - 35)

David Bishop, appellant and owner of the property located at **1616 Glenridge Drive**, requesting an Item A appeal, challenging the zoning administrator's denial of a short term rental permit. Applicant's HOA provisions do not allow STRP use. 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 128-3-A Parcel(s) 9-CO

RESULT

CASE 2018-158 (Council District - 24)

Karen and Kelley Lovelace, appellant and owner of the property located at **4707 Nevada Avenue**, 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 911-5 Parcel(s) 356

RESULT

CASE 2018-180 (Council District - 06)

David Spicher, appellant and owner of the property located at **1007 Clearview 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 82-9 Parcel(s) 136

RESULT

CASE 2018-183 (Council District - 17)

Justin Crandall, appellant and Clearwater Properties, LLC, owner of the property located at **455 Humphreys Street**, requesting variances from sidewalk, parking, and side buffer requirements in the MUL District, to construct a new apartment complex of four single one bedroom units. Referred to the Board under Section 17.20.030, 17.24.240, 17.20.120. The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Multi-Family

Map 1045-7 Parcel(s) 46

RESULT

CASE 2018-185 (Council District -)

Randy Laine, appellant and Whirlpool Corp., owner of the property located at **1740 J P Hennessy Drive**, requesting variance from sidewalk requirements in the IR District, for truck parking. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180. (B).

Use-Sidewalk

Map 175-1 Parcel(s) 1

RESULT

CASE 2018-187 (Council District - 05)

Gail Wales, appellant and 3 Beans LLC, owner of the property located at **1024 Lischey Avenue**, requesting a variance from sidewalk requirements in the SP District, to construct a home without 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 82-3 Parcel(s) 384

RESULT

CASE 2018-188 (Council District - 24)

Nancy Goad, appellant and owner of the property located at **3910 Nevada Avenue**, requesting a variance from sidewalk requirement in the RS5 District. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-single family

Map 911-6 Parcel(s) 341

RESULT

CASE 2018-189 (Council District - 05)

Ryan Budden, appellant and owner of the property located at **629 Neill Avenue**, 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 82-8 Parcel(s) 52

RESULT

CASE 2018-191 (Council District - 02)

Latamara McIntosh, appellant and owner of the property located at **2207 Old Matthews Road**, 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 71-1 Parcel(s) 58

RESULT

CASE 2018-192 (Council District - 13)

Michelle Resch, appellant and owner of the property located at **1318 Massman Drive**, 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 107-14-A Parcel(s) 9-CO

RESULT

CASE 2018-193 (Council District - 13)

Jennifer Padron, appellant and Antonio Padron, owner of the property located at **2444 Pulley Road**, requesting a variance from side setback requirement in the AR2A District, to construct an addition to the residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board has jurisdiction under Section 17.40.180 (B).

Use-single family residence

Map 121 Parcel(s) 1

RESULT

CASE 2018-195 (Council District - 15)

Sarah Anetrella, appellant and owner of the property located at **109 C McGavock Pike**, requesting a variance from sidewalk requirements in the RS10 District, to construct a single family residence. Referred to the Board under Section 17.12.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-single family residence

Map 84-16 Parcel(s) 3

RESULT

CASE 2018-197 (Council District - 05)

Ben Lehman, appellant and Karl and Marika Schoenenberger, owners of the property located at **226 Duke Street**, requesting a change of non-conforming use in the R6-A District, from market to café. Referred to the Board under Section 17.40.650. The appellant alleged the Board would have jurisdiction under Section 17.40.180(D).

Use-commercial

Map 71-7 Parcel(s) 102

RESULT

CASE 2018-198 (Council District -)

Bridget Pilkinton, appellant and owner of the property located at **1514 McKennie Avenue**, 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 83-2 Parcel(s) 251

RESULT

CASE 2018-199 (Council District - 08)

John Cloherly, appellant and owner of the property located at **2801 Alhambra Circle**, 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 6-16 Parcel(s) 36

RESULT

CASE 2018-203 (Council District - 24)

Cary Stringer, appellant and The Demain Revocable Trust, owner of the property located at **4500 Colorado Avenue**, requesting a variance from fence height requirements in the RS7.5 District. Referred to the Board under Section 17.12.040 E 26. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 103-4 Parcel(s) 212

RESULT

CASE 2018-206 (Council District - 25)

Chris Hawkins, appellant and owner of the property located at **633 Cherry Glen Drive**, requesting variances from rear and street setback requirements in the R15 District, to replace existing porch with cantilevered bay window. Referred to the Board under Section 17.12.030, 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Porch

Map 131-6-H Parcel(s) 7-CO

RESULT

CASE 2018-207 (Council District - 21)

Erica Garrison, appellant and Leon Strauss, owner of the property located at **3410 West End Avenue**, requesting a variance from queuing requirements in the MUL-A District, to construct a ATM banking structure. Referred to the Board under Section 17.20.070. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Bank Teller

Map 104-6 Parcel(s) 7

RESULT

CASE 2018-208 (Council District - 02)

Jimmy Brooks, appellant and James Mason, owner of the property located at **3203 Curtis Street**, requesting variances from lot size and sidewalk requirements in the R8 District, to construct a duplex. Referred to the Board under Section 17.12.020, 17.20.120. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 70-9 Parcel(s) 85

RESULT

CASE 2018-209 (Council District - 21)

Duane Cuthbertson, appellant and Yeongsu & Miyeon Baek, owners of the property located at **2805 Clarksville Pike**, requesting variance from required minimum distance from residences to construct an automated car wash in the CS District. Referred to the Board under Section 17.16.070(J)(2)&(3). The appellant alleged the Board has jurisdiction under Section 17.40.180(B).

Use-Car Wash

Map 81-2 Parcel(s) 184

RESULT

CASE 2018-210 (Council District - 20)

Duane Cuthbertson, appellant and Becanni, LLC, owner of the property located at **620 Croley Drive**, requesting a special exception in the RM20 District, to construct eleven townhome units. Referred to the Board under Section 17.12.035. The appellant alleged the Board would have jurisdiction under Section 17.40.180 (C).

Use-Townhomes

Map 901-2 Parcel(s) 266

RESULT

CASE 2018-211 (Council District - 20)

Duane Cuthbertson, appellant and Becanni LLC, owner of the property located at **622 Croley Drive**, requesting a special exception from maximum height and a variance from minimum separation requirements in the RM15-A District, to construct a 39 unit townhome development. Referred to the Board under Section 17.16.060 F1, 17.12.040 D. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-commercial

Map 9-12 Parcel(s) 265

RESULT

CASE 2018-212 (Council District - 03)

Chris Brown, appellant and Tennessee District Council Assembly of God, owner of the property located at **2601 Greer Road**, requesting a special exception in the AR2A District, to construct a new 16 bed bunk house. Referred to the Board under Section 17.08.030. The appellant alleged the Board has jurisdiction under Section 17.40.180(C).

Use-Bunk House

Map 17 Parcel(s) 18

RESULT

CASE 2018-213 (Council District - 19)

Tim Bland, appellant and owner of the property located at **1072 1st Avenue N**, 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 82-14-A Parcel(s) 14-CO

RESULT

CASE 2018-214 (Council District - 27)

Woodbine Community Organization, appellant and owner of the property located at **415 Brewer Drive**, requesting a variance from sidewalk and buffer requirement in the R10 District, to construct two single family houses without sidewalks. Referred to the Board under Section 17.20.120 , 17.24.240 a. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 161-8 Parcel(s) 21

RESULT

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CASE 2018-216 (Council District - 17)

Brian Smith, appellant and owner of the property located at **1106 Kirkwood Avenue**, 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 118-1 Parcel(s) 176

RESULT

CASE 2018-217 (Council District - 6)

Michael Williams, appellant and O.I.C. Truett, owner of the property located at **1912 Turett Avenue**, requesting variances from sidewalk and rear setback requirements in the R6 District, to construct a single family residence. Referred to the Board under Section 17.20.120, 17.12.020. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Single Family

Map 83-6-V Parcel(s) CO

RESULT

CASE 2018-219 (Council District - 29)

Robin York, appellant and Regent Land, owner of the property located at **3545 Anderson Road**, requesting a variance from parking requirements in the R10 District, to construct two single family houses. Referred to the Board under Section 17.12.030 a. The appellant alleged the Board would have jurisdiction under Section 17.40.180(B).

Use-Duplex

Map 136-15 Parcel(s) 7

RESULT

CASE 2018-220 (Council District - 17)

Scott Sutton, appellant and owner of the property located at **1013 A W. Grove Avenue**, 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 105-9-C Parcel(s) 1-CO

RESULT

CASE 2018-246 (Council District - 24)

Todd Clark, appellant and owner of the property located at **4506 Idaho Avenue**, 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 103-4 Parcel(s) 8

RESULT