

**D O C K E T**

**2/20/2025**

**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 President Ronald Reagan Way**

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**MR. ROSS PEPPER, Chairman  
MS. CHRISTINA KARPYNEC Vice-Chair  
MR. PAYTON BRADFORD  
MR. JOSEPH COLE  
MS. ASHONTI DAVIS  
MS. MINA JOHNSON  
MR. ROBERT RANSOM**

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**OLD BZA BUSINESS**

**CASE 2024-243 (Council District - 35)**

**Beverly Boswell**, appellant and owner of the property located at **8926 HIGHWAY 100**, requesting a variance from the street setback requirements in the RS40 District. The appellant is seeking to construct a tiny house with detached carport and utility building. Referred to the Board under Section 17.12.030 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 16800005700

Results-

**CASE 2024-246 (Council District - 9)**

**Rigoberta Cam**, appellant and owner of the property located at **111 MARGARET ST**, requesting a variance from rear setback requirements in the RS5 District. The appellant has an existing detached garage. Referred to the Board under Section 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Garage

Map Parcel 05201015400

Results-

**CASE 2025-004 (Council District - 27)**

**Yasmany Hernandez**, appellant and owner of the property located at **210 B BART DR**, requesting a variance from the rear and side setback in the RS10 District. The appellant has constructed an attached carport and detached shed. 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-Attached Carport

Map Parcel 16202002900

Results-

**NEW BZA BUSINESS**

**CASE 2025-011 (Council District - 21)**

**Elizabeth Bottiggi**, appellant and **CANNON, ELIZABETH**, owner of the property located at **2640 DELK AVE**, requesting a variance from the street setback requirements in the RS5 District. The appellant is seeking to construct an addition to existing residence Referred to the Board under Section 17.40.660, 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08106018400

Results-

**CASE 2025-012 (Council District - 21)**

**Collin Spindle**, appellant and owner of the property located at **1709 23RD AVE N**, requesting a variance from the side setback in the RS5 District. The appellant is seeking to build an addition onto existing residence. 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 08110024000

Results-

**CASE 2025-013 (Council District - 6)**

**Evan Dunning**, appellant and owner of the property located at **426 ROSEBANK AVE**, requesting a variance from the height requirements in the R10 District. The appellant is seeking to construct an addition to an existing detached garage. Referred to the Board under Section 17.12.060 B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08304018800

Results-

**NOTICES**

If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

Members of the public may attend the meeting and be heard in favor or in opposition to an application which appears below on this meeting agenda or may submit comments about one of these items to the Board at [bza@nashville.gov](mailto:bza@nashville.gov). Please ensure that comments are submitted by 4:00 p.m. on Thursday March 28, 2024, to ensure your remarks are provided to the Board in advance of the public hearing and deliberations on each item. Please reference the case number and address in the subject line.