

**D O C K E T**

**3/6/2025**

**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 2025-011 (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-

**CASE 2024-255 (Council District - 34)**

**Home Capital LLC**, appellant and owner of the property located at **1411 OLD HICKORY BLVD**, requesting a variance from the fence height requirements in the R40 District. The appellant has constructed a privacy fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 15900015500

Results-

**CASE 2025-007 (Council District - 1)**

**Erian Goda**, appellant and **NASHVILLE QUALITY HOMES LLC**, owner of the property located at **1818 B ASHTON AVE**, requesting a variance from the side setback requirements in the R10 District. The appellant has constructed a single-family residence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 069160D00200CO

Results-

**CASE 2025-009 (Council District - 1)**

**Mohammed M Qureshi**, appellant and owner of the property located at **5047 SEYMOUR HOLLOW RD**, requesting a special exception to allow for a kennel in the AR2A District. The appellant is seeking to train dogs. Referred to the Board under Section 17.16.175. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C. Deferred from the meeting of 2/20/24.

Use-Kennel

Map Parcel 03000016400

**Results-**

**NEW BZA BUSINESS**

**CASE 2025-014 (Council District - 16)**

**Matthew Jones**, appellant and owner of the property located at **1885 LONEY DR**, requesting a variance for a covered porch requirement in the RS10 District. The appellant has constructed a roof on an existing porch. 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 10614004700

**Results-**

**CASE 2025-016 (Council District - 19)**

**Sara Dorsey**, appellant and owner of the property located at **604 B HUME ST**, requesting a variance from fence requirements in the R6-A District. The appellant has constructed a fence. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08112035900

**Results-**

**CASE 2025-017 (Council District - 13)**

**Joseph M. Ghobrial, Father Youhanna Ghebranious & AECI Design Group** appellant and **ST. MARY COPTIC ORTHODOX CHURCH OF NASHVILLE**, owner of the property located at **1943 DABBS AVE**, requesting a special exception in the RS10, OV-AIR District. The appellant is seeking to renovate a church. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 10705008200

Results-

**CASE 2025-018 (Council District - 27)**

**Masterplan Design**, appellant and **ST. VERENA COPTIC ORTHODOX CHURCH**, owner of the property located at **5240 EDMONDSON PIKE**, requesting a special exception in the R8/OV-AIR District. The appellant is seeking to expand the existing church, a new detached gym and add new parking. Referred to the Board under Section 17.16.170E. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 16100000400

Results-

**CASE 2025-019 (Council District - 5)**

**Philipp Marceta**, appellant and **MISTY MEADOWS PROPERTIES, LLC**, owner of the property located at **1104 MCFERRIN AVE**, requesting a variance in street and rear setback requirements in the RS5/OV-UZO District. The appellant is seeking to construct a single family home. Referred to the Board under Section 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single family

Map Parcel 08204043600

Results-

**CASE 2025-020 (Council District - 7)**

**Brenton Fosner**, appellant and owner of the property located at **1309 MCCHESENEY AVE**, requesting a special exception in the RS7.5/OV-UZO/OV-NHC District. The appellant is seeking to renovate a garage into a home daycare. Referred to the Board under Section 17.16.170D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 07203009400

Results- WITHDRAWN

**CASE 2025-021 (Council District - 6)**

**Jordan Miller**, appellant and **A L DEVELOPMENT LLC**, owner of the property located at **2105 GREENWOOD AVE**, requesting an Item D appeal in the CL/OV-UZO District. The appellant is seeking to construct an addition to a nonconforming building. Referred to the Board under Section 17.40.180 D. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Restaurant

Map Parcel 08303015900

Results-

**CASE 2025-022 (Council District - 19)**

**Keith Ridley**, appellant and owner of the property located at **610 A HUME ST**, requesting a variance in street setback and height requirements in the R6-A/OV-UZO District. The appellant has constructed a fence that is in violation of height and setbacks. Referred to the Board under Section 16:24:330 (H), 17:12:040 (E) 26 (b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 081120I00100CO

Results-

**CASE 2025-023 (Council District - 19)**

**Christopher Ott**, appellant and owner of the property located at **606 A HUME ST**, requesting a variance from fence violations in the R6-A/OV-UZO District. The appellant is seeking to construct a fence. Referred to the Board under Section 16:24:330 (H), 17:12:040 (E) 26 (b). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 081120R00200CO

Results-

**CASE 2025-024 (Council District - 2)**

**Rylan Aaseby**, appellant and **LOEFFLER, ADAM CHRISTOPHER & PHILIP RAY**, owner of the property located at **2130 GAINS ST**, requesting a variance from the Special Expectation requirements in the CL District. The appellant is seeking to construct a two family residence. Referred to the Board under Section 17.16.030 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Single-Family

Map Parcel 07008012500

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.