

D O C K E T

5/1/2025

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**

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

CASE 2025-015 (Council District - 16)

Ahsen Chandhry, appellant and **US HEALTHCARE ASSOCIATES LLC**, owner of the property located at **372 GLENROSE AVE**, requesting a variance from the street setback and height requirements in the R6 District. The appellant has constructed a wood fence. Referred to the Board under Section 17.12.30 & 17.24.060. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B. Tied up on votes at the April 17, 2025 meeting. Motion to deny made by Pepper, Seconded by Cole. Ayes – Pepper, Cole, Ransom Nays – Davis, Johnson.

Use-Single-Family

Map Parcel 10613007100

RESULT – Approved 4-0

CASE 2025-017 (Council District - 13)

Joseph M. Ghobrial, appellant and **ST. MARY COPTIC ORTHODOX CHURCH OF NASHVILLE**, owner of the property located at **1943 DABBS AVE**, requesting a special exception to allow for a church in the RS10 District. The appellant is seeking to construct a church. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Religious Institution

Map Parcel 10705008200, 10705008200

RESULT- Approved 4-0

CASE 2025-031 (Council District - 21)

Jody Roberts, appellant and **2801 DELAWARE, LLC**, owner of the property located at **2801 DELAWARE AVE**, requesting a variance from the street setback requirements in the R6-A District. The appellant is seeking to construct a two-family residence. Referred to the Board under Section 17.12.30. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B. Deferred to May 1, 2025 BZA meeting at request of applicant. Public Hearing remains open.

Use-Two-Family

Map Parcel 092100Y00200CO

RESULT – Approved 4-0

CASE 2025-036 (Council District - 5)

JoLo Enterprises, LLC, appellant and **FIFTH GENERATION PARTNERS**, owner of the property located at **2629 GALLATIN PIKE**, requesting a variance from the front facade in the MUL-A District. The appellant is seeking to construct a drive-thru commercial business. Referred to the Board under Section 17.12.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commerical

Map Parcel 07210010600

RESULT- Approved 4-0

CASE 2025-037 (Council District - 6)

Jamie Schlink, appellant and owner of the property located at **1401 PRESTON DR**, requesting a special exception to allow for an in-home day-care in the R10 District. Referred to the Board under Section 17.16.260. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day Care

Map Parcel 083040W00100CO

RESULT- Approved 4-0

CASE 2025-038 (Council District - 19)

WILLIAM RADFORD, appellant and owner of the property located at **833 BUCHANAN ST**, requesting a variance from the side setbacks requirements in the R6-A District. The appellant is seeking to construct a single-Family residence. Referred to the Board under Section 17.20.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08112045600

RESULT- Withdrawn

CASE 2025-039 (Council District - 25)

Cobalt Ventures, LLC, appellant and **3401 & 3405 HOPKINS, LLC**, owner of the property located at **3401 HOPKINS ST**, requesting a variance from the street setback requirements in the R20 District. The appellant is seeking to construct a single-family 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 11707021500

RESULT-- Withdrawn; No appeal needed.

CASE 2025-040 (Council District - 7)

James Perrenot, appellant and owner of the property located at **3901 BAXTER AVE.**, requesting a variance from the street setback requirements in the R6-A District. The appellant is seeking to construct a single-Family residence. Referred to the Board under Section 17.20.020. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 06115002300

RESULT- Approved 4-0

CASE 2025-041 (Council District - 19)

Martha Butterfield and Randy Haley, appellant and **Agape Properties of Music City, LLC** owner of the property located at **1517 B MARY ST.**, requesting a variance from the rear setback requirements in the R20 District. The appellant is seeking to construct a single-family 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 11707021500

RESULT- Approved 4-0