

BZA Results

6/5/2025

**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**

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

CASE 2025-042 (Council District - 7)

Sway Estates, appellant and **SWAY ESTATES LLC**, owner of the property located at **1295 SUNNYMEADE DR**, requesting a variance from the street setback requirements in the RS7.5 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.12.030. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 06116038100

RESULT – DEFERRED until the meeting of June 20, 2025. Tied up on votes on a Motion to approve by Cole and seconded by Bradford. Ayes – Bradford, Cole, Pepper Nays – Karpynek; Absent – Davis, Johnson, Ransom.

CASE 2025-045 (Council District - 25)

Jason & Heather O'Dell, appellant and **O'DELL, JASON & HEATHER**, owner of the property located at **1230 BATTLEFIELD DR**, requesting a variance from the rear setback requirements in the R10 District. The appellant is seeking to construct a screened in covered porch. Referred to the Board under Section 17.12.040. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 117080R00200CO

RESULT - GRANTED

CASE 2025-046 (Council District - 21)

DEEP RIVER DEVELOPMENT, LLC, appellant and **DEEP RIVER DEVELOPMENT, LLC**, owner of the property located at **1615 DR D B TODD JR BLVD**, requesting a variance from street setback requirements in the RS5 District. The appellant is seeking to construct a single-family residence. 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-Single-Family

Map Parcel 08115012100

RESULT - GRANTED

CASE 2025-048 (Council District - 24)

Karen Robbins, appellant and **ROBBINS, KAREN LEE REVOCABLE LIVING TRUST**, owner of the property located at **4600 NEVADA AVE**, requesting a variance from the height requirements for a closed fence within the street setback. in the RS7.5 District. The appellant is seeking approval for an already constructed fence. Referred to the Board under Section 17.12.040 E 26 a. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09116037600

RESULT – DEFERRED until the meeting of June 20, 2025. Tied up on votes on a Motion to approve by Bradford and seconded by Pepper Ayes – Bradford, Davis, Pepper Nays – Cole, Karpynec; Absent –Johnson, Ransom.

CASE 2025-049 (Council District - 19)

Stephen Morconcimi, appellant and **604A HUME STREET TRUST**, owner of the property located at **604A HUME ST**, requesting a variance from the height requirements for a closed fence in the street setback in the R6-A District. The appellant is seeking a variance for an already constructed fence. Referred to the Board under Section 17.12.040 E 26 C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 08112036000

RESULT - GRANTED

CASE 2025-050 (Council District - 19)

WARREN, DAVID R & TAMARA G, appellant and **WARREN, DAVID R & TAMARA G**, owner of the property located at **608A HUME ST**, requesting a variance from the height requirements for a closed fence in the street setback in the R6-A District. The appellant is seeking a variance for an already constructed fence. Referred to the Board under Section 17.12.040 (E) 26.c. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 081120M00100CO

RESULT - GRANTED

CASE 2025-050 (Council District - 19)

WARREN, DAVID R & TAMARA G, appellant and **WARREN, DAVID R & TAMARA G**, owner of the property located at **608B HUME ST**, requesting a variance from the height requirements for a closed fence in the street setback in the R6-A District. The appellant is seeking a variance for an already constructed fence. Referred to the Board under Section 17.12.040 (E) 26.c. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two-Family

Map Parcel 081120M00200CO

RESULT - GRANTED

CASE 2025-053 (Council District - 3)

Renee Onwu, appellant and **ONWU, CHARLES & RENEE**, owner of the property located at **4612 INDIAN SUMMER DR**, requesting a special exception to allow for a day-care on a residential zoned parcel in the R20 District. Referred to the Board under Section 17.16.170 C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Day-Care

Map Parcel 032090B04400CO

RESULT - GRANTED

CASE 2025-054 (Council District - 5)

Proverbs Build Homes, appellant and **PROVERBS BUILD HOMES LLC**, owner of the property located at **1124 N 7TH ST**, requesting a variance from the street setback requirements in the SP District. The appellant is seeking to construct one single family home each on two adjacent lots. Referred to the Board under Section 17.12.030 C. The appellant alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 07116024000

RESULT - GRANTED