

D O C K E T

FRIDAY

6/20/2025

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**

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 2025-042 (Council District - 7)

Swat Estates, appellant and 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 17.12.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 06116038100

Results-

CASE 2025-047 (Council District - 34)

Frank Hodges, appellant and **GULCH DEVELOPMENT CORPORATION, LLC**, owner of the property located at **4601 GENERAL LOWREY DR**, requesting an Item A appeal challenging the Zoning Administrator's determination on what is the front façade of the proposed single-family home. in the RS40 District. Referred to the Board under Section 17.40.180 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Single-Family

Map Parcel 13110003900

Results-

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 has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09116037600

Results-

CASE 2025-056 (Council District -11)

James Kee, appellant and **WARREN, DOROTHY E.**, owner of the property located at **108 B ROLLING MILL RD**, requesting a variance from the rear setback requirements in the RS30 District. The appellant is seeking to construct a detached carport. 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-Detached Carport

Map Parcel 05413005600

Results-Deferred to the July 17, 2025 BZA meeting.

CASE 2025-057 (Council District - 24)

Mark Sittig, appellant and owner of the property located at **4021 COLORADO AVE**, requesting a variance from the rear setback requirements in the RS7.5 District. The appellant is seeking to construct a detached garage. 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-Detached Garage

Map Parcel 10308030400

Results-

CASE 2025-058 (Council District - 18)

Emily Rawls, appellant and **LEGACY HOME LOANS, LLC**, owner of the property located at **2206 21ST AVE S**, requesting a variance from the street setback variance in the OR20 District. The appellant is seeking to construct existing monument signs. Referred to the Board under Section 17.32.070. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Sign

Map Parcel 10416005500

Results-

CASE 2025-059 (Council District - 3)

BARBARA MOORE, appellant and owner of the property located at **508 CUNNIFF PKWY**, requesting a special exception to allow for a home daycare in the RS20 District. The appellant is seeking a special exception for a home daycare. Referred to the Board under Section 17.16.170. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 03314004400

Results-Deferred to the July 17, 2025 BZA meeting.

CASE 2025-060 (Council District - 10)

Ali R Nouri, appellant and **ESMAEILI, FARNAZ**, owner of the property located at **332 SHEPHERD HILLS DR**, requesting a variance from the street setback requirements in the R20 District. The appellant is seeking to construct a duplex. Referred to the Board under Section 17.12.40. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Duplex

Map Parcel 034110A00100CO

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. 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.