

D O C K E T

8/7/2025

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
P O BOX 196300
METRO OFFICE BUILDING
NASHVILLE, TENNESSEE 37219-6300**

**Meetings held in the MNPS Board Room,
2601 Bransford Ave, Nashville, TN 37204**

**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 2025-060 (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. Currently tied on a motion to deny 3-2; Aye- Karpynec, Davis, Johnson ; Nay – Bradford, Pepper

Use-Duplex

Map Parcel 034110A00100CO

Results-

CASE 2025-070 (Council District - 7)

Marissa Biddle, appellant and **BIDDLE ENTERPRISES, INC.**, owner of the property located at **927 B CURDWOOD BLVD**, requesting a variance from height requirements in the RS7.5 District. The appellant is seeking to construct a 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. **Tied up on votes on a motion to deny.** Aye- Karpyne, Davis, Johnson; Nay – Bradford.;

Use-Detached Structure

Map Parcel 06111035800

Results-

CASE 2025-071 (Council District - 17)

Howard White, appellant and **IBRAHEM, ADEL E.**, owner of the property located at **64 FAIN ST**, requesting a variance of the front & rear setback requirements in the R6-A District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.20.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09316011900

Results-

CASE 2025-072 (Council District - 17)

Howard White, appellant and **IBRAHEM, ADEL**, owner of the property located at **66 FAIN ST**, requesting a variance from the front setback requirements in the 17 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.20.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09316012000

Results-

CASE 2025-073 (Council District - 24)

The Marchetti Company, appellant and **TALLY, EARL BURTON III & SARAH LODGE**, owner of the property located at **3518 HAMPTON AVE**, requesting to construct an addition to a single-family home in the RS40 District. Referred to the Board under Section 17.40.640. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single-Family

Map Parcel 11705009300

Results-

CASE 2025-074 (Council District - 24)

Zachary & Victoria Griffith, appellant and owner of the property located at **4600 ELKINS AVE**, requesting a variance of fence height requirements in the RS7.5 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-Fence

Map Parcel 09116005700

Results-

CASE 2025-075 (Council District - 7)

STEPHEN & NANCY CHAVEZ appellant, owner of the property located at **1205 B MCALPINE AVE**, requesting a variance of building coverage requirements in the RS10 District. The appellant seeking to build a garage. Referred to the Board under Section 17.12.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Structure

Map Parcel 06116000100

Results-

CASE 2025-076 (Council District - 24)

Yancy Lovelace, appellant and **SPARKLE BOX LLC**, owner of the property located at **4605 SLOAN RD**, requesting variance in street setback in the R6 District. The appellant is seeking to build a detached duplex (HPR). 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-Two-Family Dwelling

Map Parcel 103080S00100CO

Results-

CASE 2025-077 (Council District - 24)

Cindy Biniker, appellant and owner of the property located at **4611 NEVADA AVE**, requesting a variance from the fence height requirements in the RS7.5 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-Fence

Map Parcel 09116011800

Results-

CASE 2025-078 (Council District - 17)

Jennifer & Saverio Deluca, appellant and owner of the property located at **1440 15TH AVE S**, requesting a variance from the fence height 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-Fence

Map Parcel 10505052500

Results-

CASE 2025-079 (Council District - 26)

Julie Robertson, appellant and owner of the property located at **517 OAKLEY DR**, requesting a variance from the street setback requirements in the RS20 District. The appellant is seeking to construct an open front porch. 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 16004001800

Results-

CASE 2025-080 (Council District - 25)

Melissa Hardaway, appellant and owner of the property located at **4510 NEVADA AVE**, requesting a variance from the fence height requirements in the RS7.5 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-Fence

Map Parcel 09116009200

Results- WITHDRAWN

CASE 2025-081 (Council District - 5)

Trinity Community Commons, appellant and owner of the property located at **204 E TRINITY LN**, requesting a variance from the front setback & parking requirements in the CS District. The appellant is seeking to construct multi-family residence. Referred to the Board under Section 17.20.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Multi-Family

Map Parcel 07107017800

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