

**D O C K E T**

**10/16/2025**

**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. JOSEPH COLE  
MS. ASHONTI DAVIS  
MS. MINA JOHNSON  
MR. ROBERT RANSOM**

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**CASE 2025-104 (Council District - 11)**

**Jamie Baker**, appellant and owner of the property located at **1501 ROBINSON RD**, requesting a special exception to allow for a kennel in the CS District. The appellant is seeking a special exception for a kennel. Referred to the Board under Section 17.16.175. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Kennel

Map Parcel 05300001402

Results-

**CASE 2025-105 (Council District - 16)**

**Wojtek Krupka**, appellant and **1021 MEADOWBROOK, LLC**, owner of the property located at **605 A & B SHADY LN**, requesting a special exception to allow for parking in the 24 District . Referred to the Board under Section 17.36.470. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-RS7.5

Map Parcel 083110Y00100CO

Results-

**CASE 2025-106 (Council District - 6)**

**Judy Twilley Allen**, appellant and owner of the property located at **918 WOODLAND ST**, requesting a variance from the street setback requirements in the MUL-A District. The appellant is seeking to operate a food truck. 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-Food Truck

Map Parcel 08216007400

Results-

**CASE 2025-107 (Council District - 6)**

**Alexandria Crawford**, appellant and **PHELPS, JOSEPHINE**, owner of the property located at **1807 SHELBY AVE**, requesting a special exception to allow for a daycare in the R6 District. The appellant is seeking a special exception to allow for daycare. Referred to the Board under Section 17.16.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Daycare

Map Parcel 08314033200

Results-

**CASE 2025-108 (Council District - 24)**

**Joseph Waston**, appellant and owner of the property located at **5105 IDAHO AVE**, requesting an Item D appeal to change a legally non-conforming structure in the RS7.5 District. The appellant is seeking to construct an addition. Referred to the Board under Section 17.12.230. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Single-Family

Map Parcel 10303007500

Results-

**CASE 2025-109 (Council District - 7)**

**Duane Cuthbertson**, appellant and **GCS PROPERTIES, LLC**, owner of the property located at **1020 3RD AVE S**, requesting a special exception to allow for a street, rear setback & building height in the CS District. The appellant is seeking to build a multi-family, multi use. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Multi-Family

Map Parcel 09315028900, 09315029000, 10503034000

Results-

**CASE 2025-110 (Council District - 2)**

**Trey Spelta**, appellant and **SMITH, DAVID A., & JAMES M., JR., INHERITANCE TRUST ETAL**, owner of the property located at **400 W TRINITY LN**, requesting an Item D appeal to change a legally non-conforming structure in the CL District. The appellant is seeking to modify the current legal non-conforming structure. Referred to the Board under Section 17.040.650. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Commerical

Map Parcel 07105024500

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