

D O C K E T

10/2/2025

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

CASE 2025-088 (Council District - 15)

Lamar Advertising, appellant and **MORENO FAMILY HOLDING, LLC**, owner of the property located at **2975 ELM HILL PIKE**, requesting a variance from the residential distance requirements in the IWD District. The appellant is seeking to construct a digital billboard. Referred to the Board under Section 17.32.050. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Digital Billboard

Map Parcel 10800003101

Results-

CASE 2025-092 (Council District - 15)

Melissa H Swain, appellant and owner of the property located at **2896 LYNCREST DR**, requesting a variance from the fence height requirements in the RS10 District. The appellant has constructed a fence. 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-Fence

Map Parcel 09614009100

Results-

CASE 2025-098 (Council District - 15)

St Mary Villa, appellant and **CATHOLIC DIOCESE OF NASHVILLE**, owner of the property located at **2800 MCGAVOCK PIKE**, requesting a special exception to allow for a daycare in the R15 District. 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 07300004200

Results-

CASE 2025-099 (Council District - 24)

Brooke Riebeling, appellant and owner of the property located at **3422 HAMPTON AVE**, requesting a variance from the street & side setback requirements in the RS40 District. The appellant is seeking to construct additions. 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 11706005800

Results-

CASE 2025-100 (Council District - 15)

Kayley Hall, appellant and **FSS HOLDINGS LLC**, owner of the property located at **810 ROYAL PKWY**, requesting a variance from the street setback requirements in the CS District. The appellant is seeking to construct a monument sign. 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-Monument Sign

Map Parcel 10801008300

Results-

CASE 2025-102 (Council District - 18)

Jay Pennington, appellant and **PENNINGTON, JEFFERSON C., III**, owner of the property located at **2129 BELMONT BLVD**, requesting a variance from side setback & height requirements in the R8 District. The appellant has constructed a fence. Referred to the Board under Section 17.2.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 10416009600

Results-

CASE 2025-103 (Council District - 17)

Lexie & Carroll Rigler, appellant and owner of the property located at **1724 15TH AVE S**, requesting a variance from the side setback and fence height requirements in the R6-A District. The appellant has constructed a fence. Referred to the Board under Section 17.020.40. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Fence

Map Parcel 10509001500

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