

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**

**MR. ROSS PEPPER, Chairman
MS. CHRISTINA KARPYNEC Vice-Chair
MR. JOSEPH COLE
MS. ASHONTI DAVIS
MS. MINA JOHNSON
MR. ROBERT RANSOM**

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 variance to allow for parking in the RS7.5 District. Referred to the Board under Section 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Duplex

Map Parcel 083110Y00100CO, 083110Y00200CO

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 - 17)

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 17.16.030. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 D.

Use-Commercial

Map Parcel 07105024500

Results-

D O C K E T

11/6/2025

1:00 P.M.

**METROPOLITAN BOARD OF ZONING APPEALS
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NASHVILLE, TENNESSEE 37219-6300**

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CASE 2025-111 (Council District - 16)

Edward Meek, appellant and owner of the property located at **322 B ORIEL AVE**, requesting a variance from allowable size and height requirements in the RS5 District. The appellant has constructed a detached garage. Referred to the Board under Section 17.12.050, 17.12.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Detached Garage

Map Parcel 11901031400

Results-

CASE 2025-112 (Council District - 17)

Brittany Cobb, appellant and **JULIE COUCH INTERIORS, LLC**, owner of the property located at **1205 LINDEN AVE**, requesting a variance from the street setback requirements in the CS District. The appellant has constructed a sign. Referred to the Board under Section 17.32.040. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 10513009400

Results-

CASE 2025-113 (Council District - 24)

Nicholas Buchanan, appellant and owner of the property located at **4211 NEVADA AVE**, requesting a variance from the side back requirements in the RS7.5 District. The appellant is seeking to build an attached garage. Referred to the Board under Section 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Garage

Map Parcel 09116024700

Results-

CASE 2025-114 (Council District - 12)

Dean Patel, appellant and **GUJARAT CULTURAL ASSOCIATION**, owner of the property located at **631 OLD LEBANON DIRT RD**, requesting a special exception to allow for a cultural center in the RS15 District. The appellant is seeking to build a cultural center. 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-Cultural Center

Map Parcel 08600022800

Results-

CASE 2025-115 (Council District - 5)

Philipp Marceta, appellant and **SEGAL PROPERTIES, LLC AND LOCAL FOX, LLC**, owner of the property located at **1198 MONTGOMERY AVE**, requesting a variance from the side setback requirements in the SP District. The appellant is seeking to construct a single-family residence with a detached accessory building. 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 07116048300

Results-

CASE 2025-116 (Council District - 21)

Frothy Monkey, LLC, appellant and **FENNELL, KIMBERLY S., TR. & WARNER, TREG P.**, owner of the property located at **2509 12TH AVE S**, requesting a variance from the street setback requirements in the CS District. The appellant has constructed a sign. 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-Commercial

Map Parcel 11801001900

Results-

CASE 2025-117 (Council District - 18)

Heather Rosdeutscher, appellant and owner of the property located at **2201 BELMONT BLVD**, requesting a variance from a fence height requirement in the R8 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 10416014500

Results-

CASE 2025-118 (Council District - 7)

Ryan Gaumont, appellant and owner of the property located at **1204 B KENMORE PL**, requesting a variance from the side setback requirements in the RS7.5 District. The appellant has constructed 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-Single-Family

Map Parcel 07206034200

Results-

CASE 2025-119 (Council District - 15)

Andrew & Sydney Ellison, appellant and owner of the property located at **2426 KIMBERLY DR**, requesting a variance from the street setback requirements in the RS15 District. The appellant is seeking to construct a covered 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 07307002000

Results- WITHDRAWN

CASE 2025-120 (Council District - 21)

Josh Boyd, appellant and owner of the property located at **1829 JO JOHNSTON AVE**, requesting a variance from the allowable use requirements in the MUN-A-NS District. The appellant is seeking to expand the floor area. Referred to the Board under Section 17.16.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Medical

Map Parcel 09207038100

Results-

CASE 2025-121 (Council District - 9)

Jody B. Gabel, appellant and **CHEYENNE MHC LP**, owner of the property located at **500 CHEYENNE BLVD**, requesting a variance from the street setback requirements in the RS7.5 District. The appellant is seeking to construct a sign. Referred to the Board under Section 17.32.080. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Commercial

Map Parcel 04300000600

Results-

CASE 2025-122 (Council District - 12)

Outfront Media, appellant and **PARDUE FAMILY CENTRAL PIKE PARTNERSHIP**, owner of the property located at **4156 CENTRAL PIKE**, requesting a variance from the billboard conversion requirements in the SP District. The appellant is seeking to convert a static to 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-Billboard

Map Parcel 08600016200

Results-

CASE 2025-123 (Council District - 18)

Belmont University, appellant and owner of the property located at **1909 12TH AVE S**, requesting a variance from the street setback & fence height requirements in the OR20 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 10509045300

Results-

CASE 2025-124 (Council District - 18)

Word+Carr Design Group, appellant and **20TH CENTURY REAL ESTATE CORPORATION**, owner of the property located at **1119 HALCYON AVE**, requesting a variance from the fence height requirements in the CS 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-Commercial

Map Parcel 11801014700

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