

D O C K E T

2/19/2026

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 2026-001 (Council District - 1)

Janice & Roman Reese, appellant and **REESE, ROMAN REX**, owner of the property located at **7531 BIDWELL RD**, requesting a special exception to allow for a beach volleyball in the AR2A District. Referred to the Board under Section 17.16.220. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Recreational

Map Parcel 01400017800

Results- Deferred from the 1/15/2026 BZA meeting.

CASE 2026-007 (Council District - 23)

Thompson Burton PLLC, appellant and **KLAPHEKE, BERNADETTE M.**, owner of the property located at **725 ADKISSON LN**, requesting a variance from the street setback & height requirements in the R40 District. The appellant is seeking to construct single-family residences. 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-Duplex

Map Parcel 10211000700

Results- Deferred from the 2/5/2026 BZA meeting.

CASE 2026-009 (Council District - 6)

Jacob Vanhooser, appellant and **BOILER INVESTMENT GROUP, LLC**, owner of the property located at **214 RIVERSIDE DR**, requesting a variance in allowable height and maximum building footprint in the R10 District. The appellant is seeking to build a single-family residence. Referred to the Board under Section 17.36.470. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 09403002400

Results- Deferred from the 2/5/2026 BZA meeting.

CASE 2026-019 (Council District - 1)

Concrete Investment, appellant and owner of the property located at **1711 A&B RIVER DR**, requesting a variance from the street contextual setback requirements in the R10 District. The appellant is seeking to construct 2 single family residences. Referred to the Board under Section 17.020.30. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 081010L00100CO

Results- Deferred from the 2/5/2026 BZA meeting.

CASE 2026-020 (Council District - 25)

Mike Robbins, appellant and **CLAIRE M. ROBBINS REVOCABLE TRUST & ET AL**, owner of the property located at **1927 A KIMBARK DR**, requesting a variance from the fence height requirements in the R10 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-Single-Family

Map Parcel 131022J00100CO

Results- WITHDRAWN

CASE 2026-022 (Council District - 24)

Jamey & Elisabeth Givens, appellant and **GIVENS, JAMES M & ELISABETH H**, owner of the property located at **4510 ELKINS AVE**, requesting a variance from the fence-height requirements for an oblique fence within the street setback in the RS7.5 District. The appellant is seeking to replace an existing 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 09116005800

Results-Deferred to the March 19, 2026 BZA meeting.

CASE 2026-023 (Council District - 2)

Gertrude Pieri, appellant and **1212 BAPTIST WORLD CENTER, LLC**, owner of the property located at **1212 BAPTIST WORLD CENTER DR**, requesting a variance from the driveway width & landscape buffer in the IWD District. The appellant is seeking to construct a mixed-use office and two residence units. Referred to the Board under Section 17.24.150, 17.20.060. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Two Family

Map Parcel 07114025200

Results-

CASE 2026-024 (Council District - 16)

Jordan Miller, appellant and owner of the property located at **2626 FOSTER AVE**, requesting a variance from the fence height requirements for an oblique fence within the setback in the RS5 District. The appellant has constructed a wood 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 11905038700

Results- Deferred to the May 21, 2026 BZA meeting.

CASE 2026-025 (Council District - 6)

Erin Beauchamp, appellant and **COUGHLIN, SUSAN & STEPHEN**, owner of the property located at **705 WILSONWOOD PL**, requesting an Item A appeal challenging the Zoning Administrator's denial of a daycare application due to the property owner not residing on the property in the R6 District. The appellant is seeking to have home daycare. Referred to the Board under Section 17.16.170(D)1. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 A.

Use-Daycare

Map Parcel 08307016600

Results-

CASE 2026-026 (Council District - 17)

Alberto Forero, appellant and **GROWTH CAPITAL, LLC**, owner of the property located at **1501 DEFORD BAILEY AVE**, requesting a variance from the rear setback requirements in the RS5 District. The appellant is seeking to construct a single-family residence. Referred to the Board under Section 17.12.020 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 10505008700

Results-

CASE 2026-027 (Council District - 23)

Leverick Homes, appellant and **CORENSWET, LUCY S.**, owner of the property located at **6117 ELIZABETHAN DR**, requesting a variance from the street setback requirements in the RS40 District. The appellant is seeking to construct a front porch addition. Referred to the Board under Section 17.12.30(C)3.a. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 B.

Use-Single-Family

Map Parcel 11504009500

Results-

CASE 2026-029 (Council District - 17)

Duane Cuthbertson, appellant and **1024-1026 3RD AVE LLC**, owner of the property located at **1026 3RD AVE S**, requesting a special exception to amend the approval conditions within Board of Zoning Appeal case 2025-109 in the CS District. Is seeking to construct a mixed-use development. Referred to the Board under Section 17.16.030.F(10). The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed Use

Map Parcel 10503034000

Results-

CASE 2026-032 (Council District - 17)

Fravert Services, appellant and **1300 4TH AVENUE S, LP**, owner of the property located at **1290 4TH AVE S**, requesting a variance from the street setback requirements in the MUL-A-NS, UZO District. The appellant is seeking to construct a monument sign. 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 10507045900

Results-

CASE 2026-033 (Council District - 17)

John Root, appellant and **1124 3RD AVE S, LLC**, owner of the property located at **1122 3RD AVE S**, requesting a special exception to reduce the step-back requirements in the MUL-A District. Is seeking to construct a mixed-use building. Referred to the Board under Section 17.12.060 F. The appellant has alleged the Board would have jurisdiction under Section 17.40.180 C.

Use-Mixed-Use

Map Parcel 10503007300

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