

**D O C K E T**

**March 19, 2009**

**1:00 P.M.**

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

**Meetings held in the Green Hills Auditorium, Metro Southeast Facility, 1417  
Murfreesboro Pike**

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**MR. FABIAN BEDNE  
MS. JANE CLEVELAND  
MR. DAVID EWING, Chair  
MS. REBECCA LYFORD  
MR. DALE RANDELS, Vice Chair  
MS. ELIZABETH SURFACE  
MR. CHRIS WHITSON**

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**CASE 2008-065 (Council District - 16)**

**Ron Sepehr**, appellant and **Sabrina Shoulders**, owner of the property located at **2326 Nolensville Pike**, requesting variance in street setbacks on three streets in the CS District, to construct a new one story retail building. Referred to the Board under Section 17.12.035, 17.12.030B. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B)

Use-Retail

Map 119-1 Parcel(s) 421

**RESULT**

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CASE 2009-021 (Council District - 24)

**Jake R. Scott, Trustee**, appellant and owner of the property located at **231 Craighead Avenue**, requesting an addition to non-conforming structure in the R8 District, to construct a 16'x18' addition to rear of residence. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D)

Use-Single Family

Map 104-13 Parcel(s) 90

**RESULT**

CASE 2009-022 (Council District - 22)

**Hardee's**, appellant and **Bellevue Plaza Partners**, owner of the property located at **7102 Highway 70 South**, requesting variance in number of required parking spaces in the SCC/CPUD District, to construct a new 2,854 sf Hardee's Restaurant. 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-Fast Food Restaurant

Map 142 Parcel(s) 183

**RESULT**

CASE 2009-023 (Council District - 13)

**Pleasant Hill Church of Christ**, appellant and owner of the property located at **3354 Bell Road**, requesting a special exception use in the R15 District, to construct a new 10,341 square foot church. 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-Religious Institution

Map 108 Parcel(s) 147

**RESULT**

CASE 2009-024 (Council District - 34)

**Chris Simonsen**, appellant and **Mary Follin**, owner of the property located at **4013 Copeland Drive**, requesting variance in street setback in the RS20 District, to construct an addition to front of residence. Referred to the Board under Section 17.12.030 A. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (B)

Use-Single family

Map 116-16 Parcel(s) 36

**RESULT**

CASE 2009-025 (Council District - 24)

**Richard Ice & Justin Rogers**, appellant and **Dean Drake Caplinger**, owner of the property located at **217 37th Avenue, North**, requesting item D in the RS5 District, to demolish and reconstruct three-family dwelling. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D)

Use-Triplex

Map 104-1 Parcel(s) 67

**RESULT**

Addendum

Case Deferred From Meeting of March 5<sup>th</sup>, 2009

CASE 2009-020 (Council District - 20)

**Terry Woodall**, appellant and owner of the property located at **5200 Indiana Avenue**, requesting Item D - addition to nonconforming use in the R6 District, to add a 2nd floor to existing nonconforming rear yard residence. Referred to the Board under Section 17.40.180. The appellant has alleged the Board would have jurisdiction under Section 17.40.180. (D) **Deferred from March 5<sup>th</sup>, 2009 meeting.**

Use-Single Family

Map 91-11 Parcel(s) 148

**RESULT**