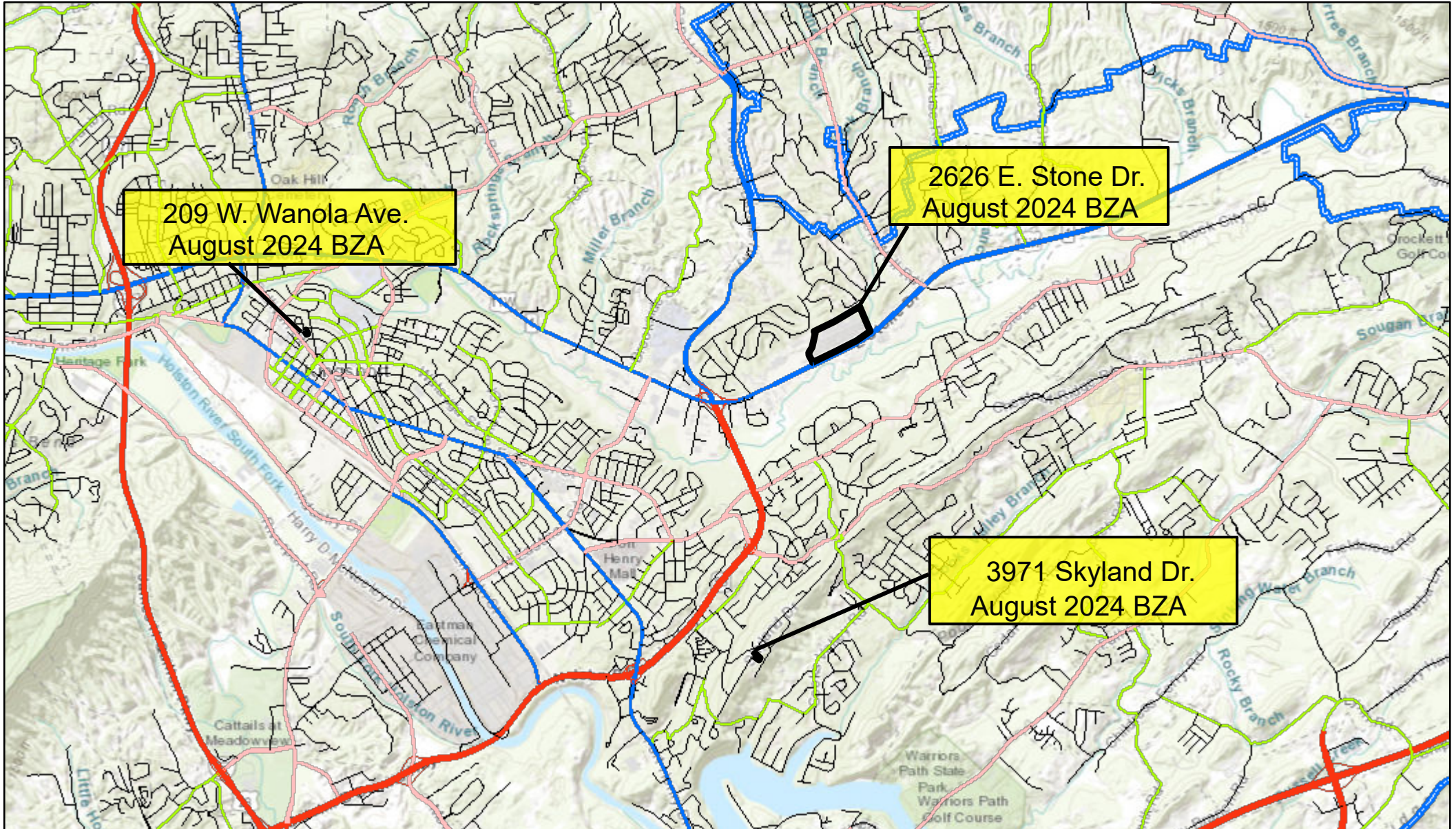
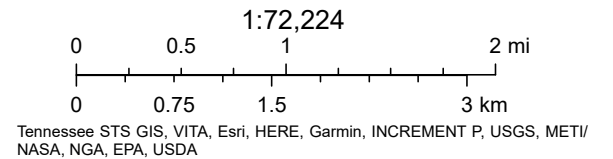


ArcGIS Web Map



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- | | | |
|------------------|--------------------|-------------------------|
| Streets | — Minor Arterial | — Private Street |
| — Interstate | — Collector Street | — Ramp |
| — Expressway | — Local Street | — Urban Growth Boundary |
| — Major Arterial | | |



REGULAR MEETING & PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, August 1, 2024 will be conducted beginning at NOON in the Kingsport City Hall, Montgomery-Watterson Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

Public Hearings: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following cases:

Case: BZA24-0141 – The owner of property located at 3971 Skyland Drive, Control Map 062O, Group D, Parcel 016.00 requests a 208 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure. The purpose of the request is to install a new metal carport to cover a recreational vehicle. The property is zoned R-1B, Residential District.

Case: BZA24-0144 – The owner of property located at 209 W. Wanola Avenue, Control Map 046L, Group C, Parcel 008.00 requests a two foot eight inch side yard variance to Sec 114-185(e)(1)d for the purpose of constructing a new addition to an existing home. The property is zoned R-2, Two-Family Residential District.

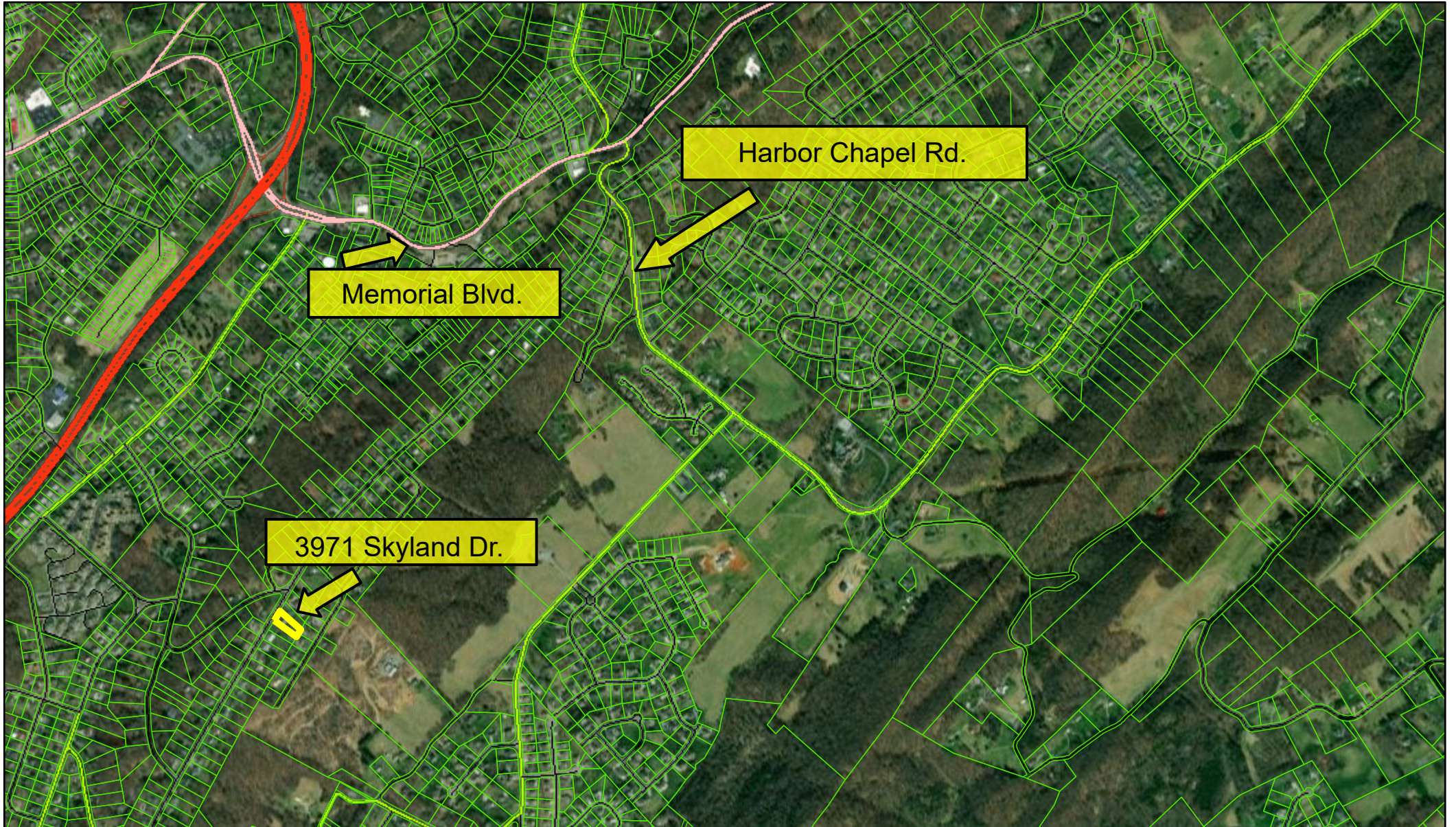
Case: BZA24-0146 – The owner of property located at 2626 East Stone Drive, Control Map 047L, Group A, Parcel 018.00 requests approval to Sec 114-533(8)a to permit one additional freestanding sign. The purpose of the request is to install a new multi-panel freestanding sign. The property is zoned B-3, Highway-Oriented Business District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9485.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9485 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 7/22/2024

ArcGIS Web Map



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Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

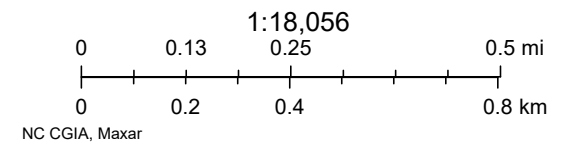
Collector Street

Local Street

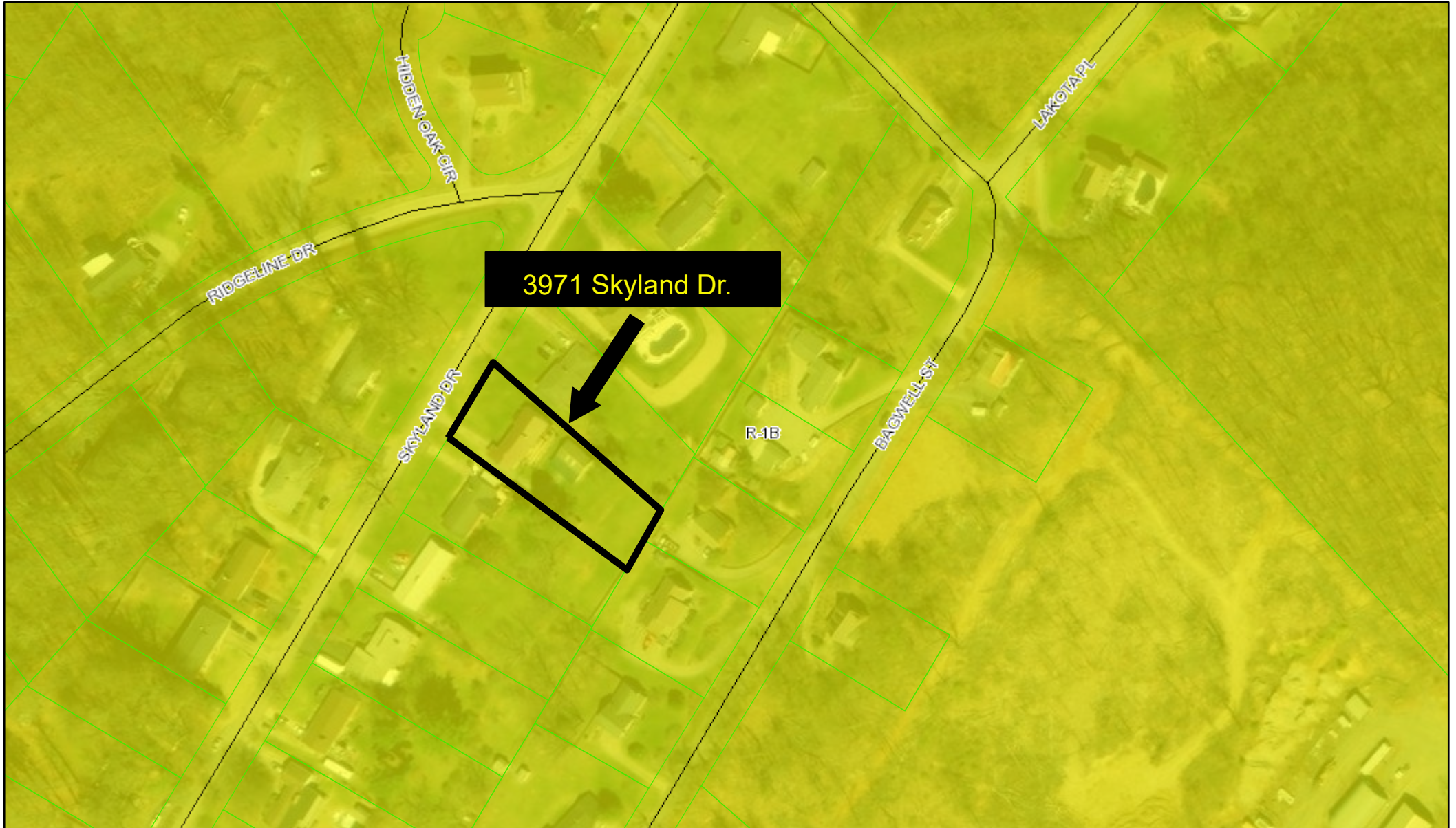
Private Street

Ramp

Urban Growth Boundary



ArcGIS Web Map



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Sullivan County Parcels Jan 2023

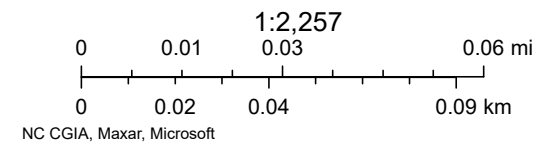
Parcels

Streets

- Interstate
- Expressway

- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- City Zoning**
- <Null>

- | | | | | |
|-------|-----|-----|------|------|
| T/A/C | A-1 | B-2 | B-4P | M-1 |
| R-5 | A-2 | B-3 | B-4P | M-1R |
| GC | AR | B-3 | BC | M-2 |
| B-2E | B-1 | B-4 | GC | MX |





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 18, 2024

RE: 3971 Skyland Drive

The Board is asked to consider the following request:

Case: BZA24-0141 – The owner of property located at 3971 Skyland Drive, Control Map 0620, Group D, Parcel 016.00 requests a 307 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure. The purpose of the request is to install a new metal carport to cover a recreational vehicle. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-133. - Accessory building location and height.

Under this chapter, the following shall apply to the location and height of accessory buildings:

- (1) *Yards.* No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.
- (2) *Location.* Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the zoning administrator. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current building code, as set forth in article III of [chapter 22](#). Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.
- (3) *Garage.* Where the average natural grade of a required yard is more than eight feet above or below the established street grade, a private garage may be erected within such yard, but not within five feet of any street right-of-way.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name McRoy First PAUL M.I. E Date 7-11-24
Street Address 3971 Skyland Dr Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-361-3181 E-mail Address mcroys.kingtn@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address same as above Apartment/Unit #
Current Zone Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

Last Name same as above First M.I. Date
Street Address Apartment/Unit #
City State ZIP
Phone E-mail Address

REQUESTED ACTION:

I am requesting an additional 200 ft of exterior building allowance for an engineered carport to cover an RV in my back yard.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Paul S. McRoy

Date: 7-11-24

Signed before me on this 11th day of July, 2024,
a notary public for the State of Tennessee
County of Sullivan

Notary Rosalie Bayer
My Commission Expires 3-25-26



Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

- a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity.

Due to my existing garage the square footage would be 200 more than the allowed 1100 for the additional RV cover

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

I would not be able to protect my RV. The cover would protect the RV and move it into the back yard. This would not detract from our neighborhood, as it has been beside my house.

- c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter.

no

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The cover will protect the RV while keeping the neighborhood looking neat moving it into the back yard. Gravel will be used to get to the cover and park the RV on.

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

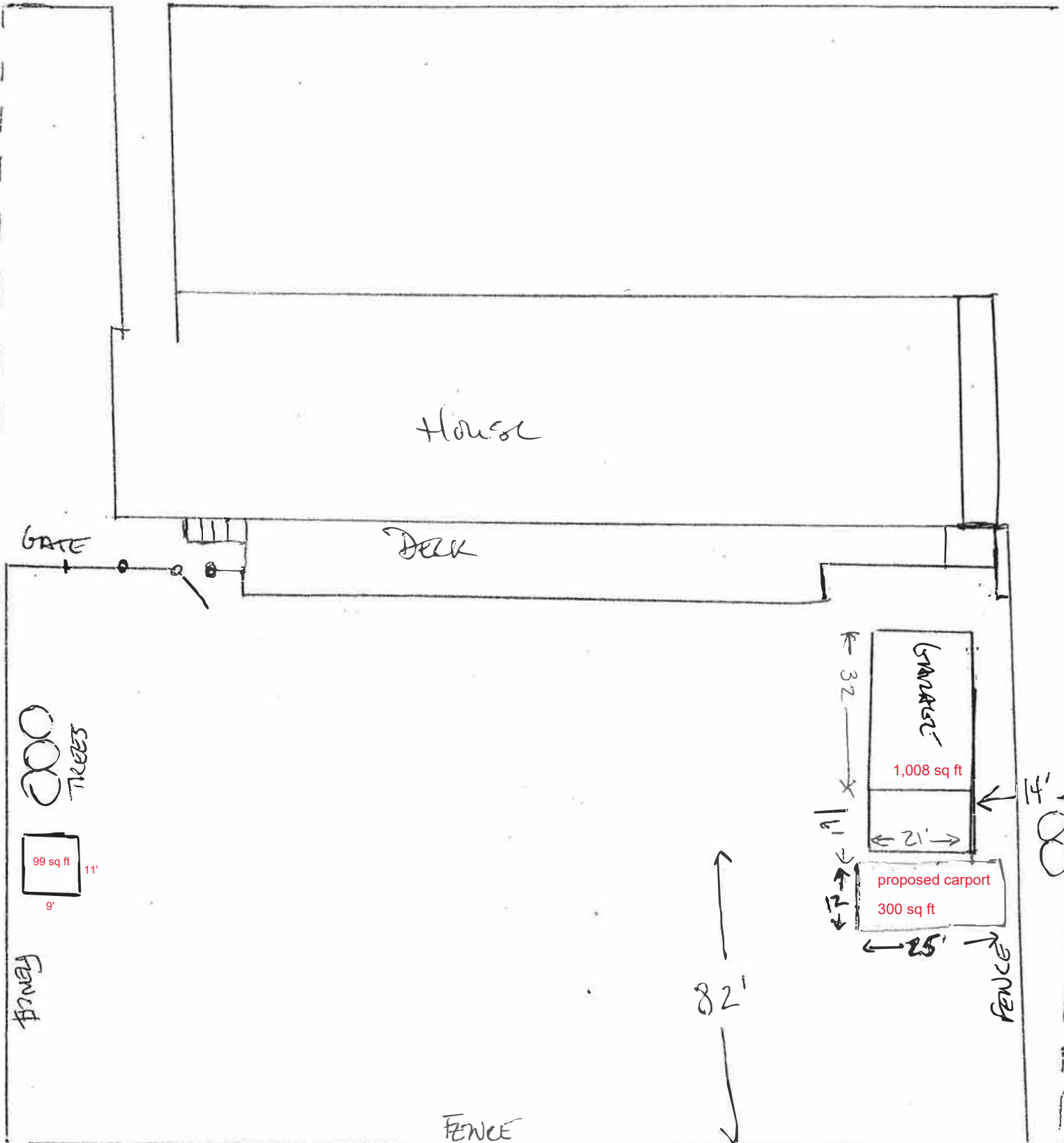
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

Pam McKay
423-361-3181

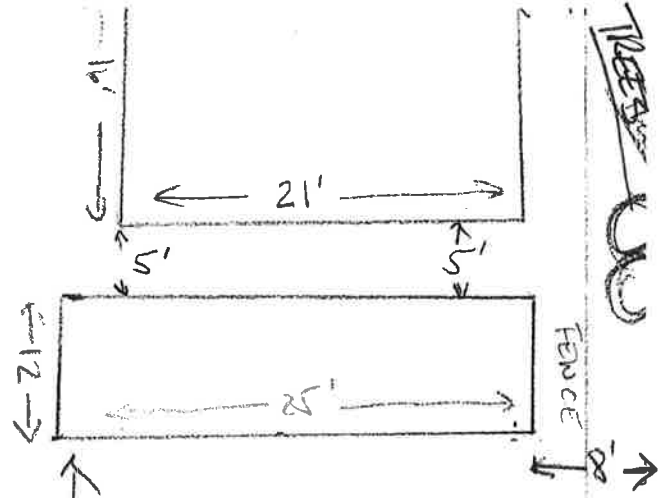
3971 Skyland Dr.

Skyland Drive





Fence close to Property Line



Property Line

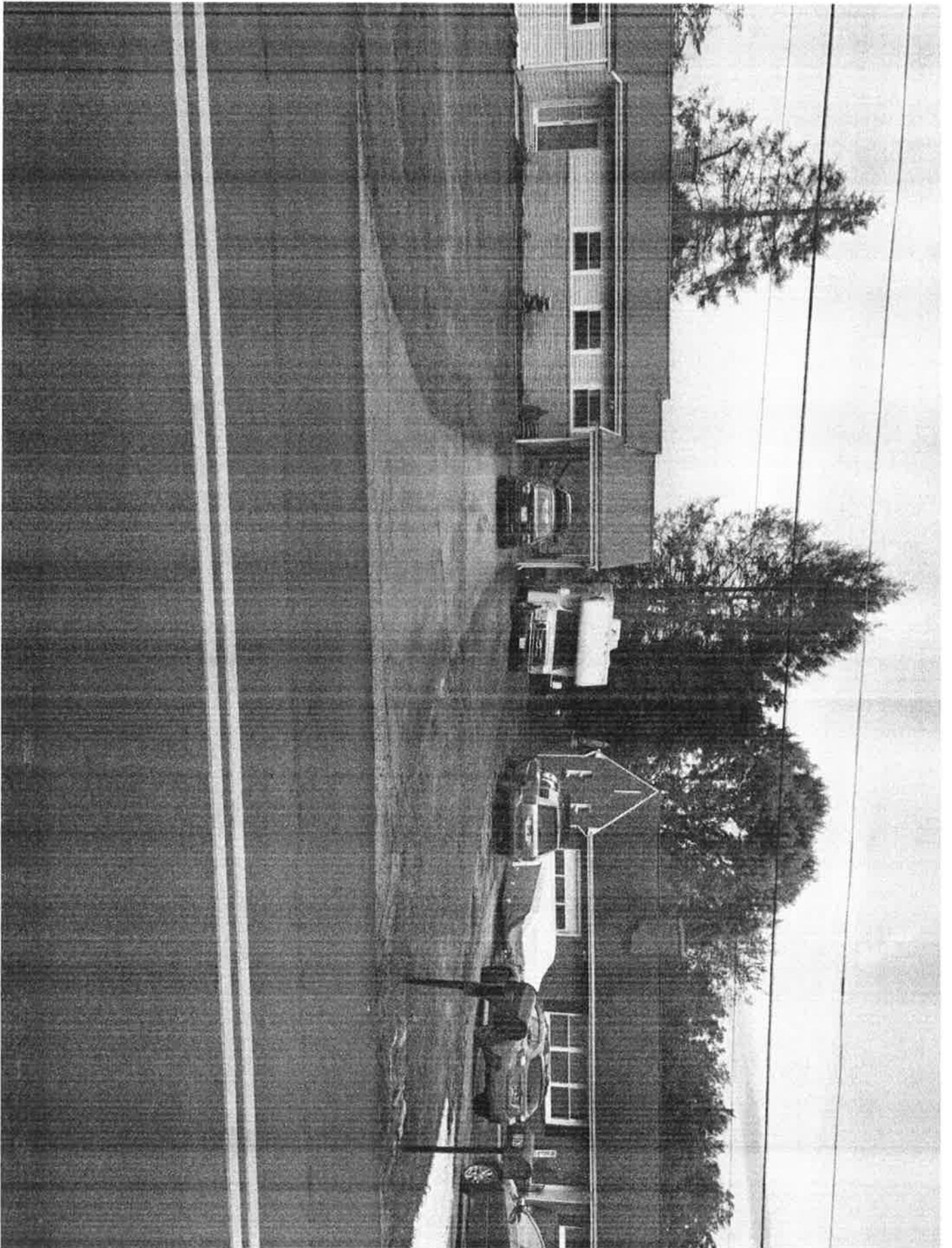
70'

close to
Fence - Property Line

75'

$$1'' = 10'$$



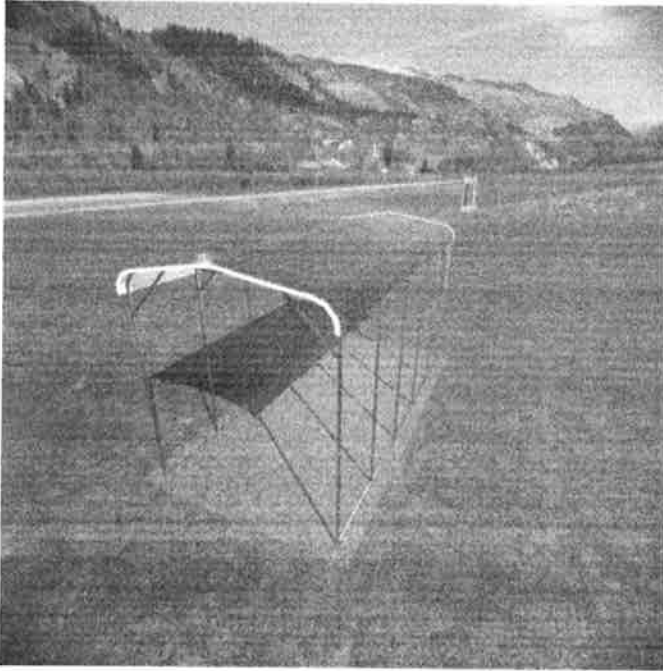




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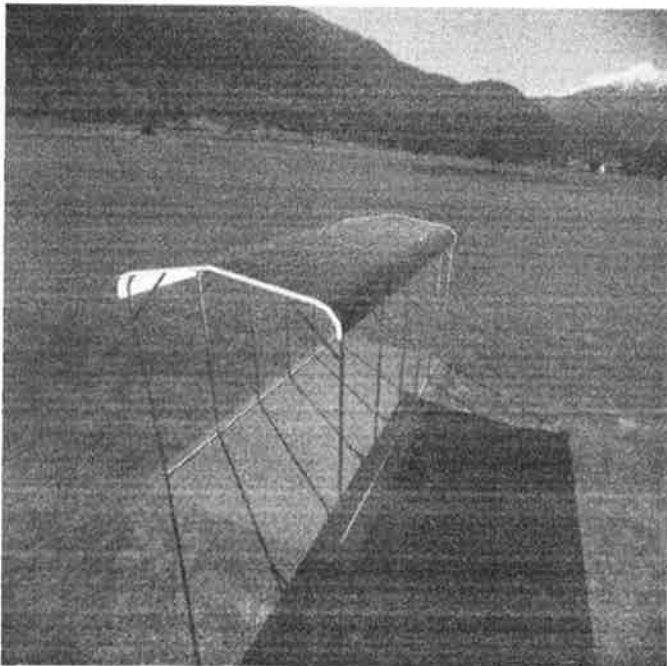
Delivery Zip Code: 37664



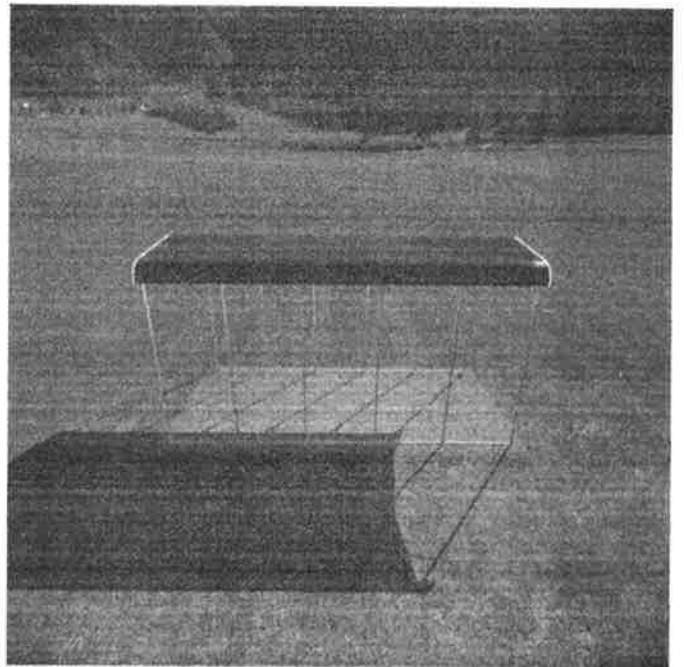
Front



Right



Back



Left