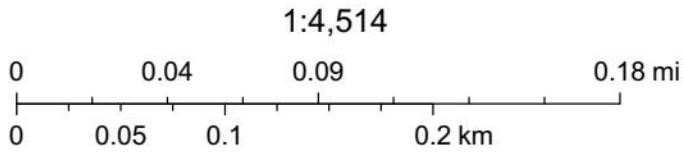


ArcGIS Web Map



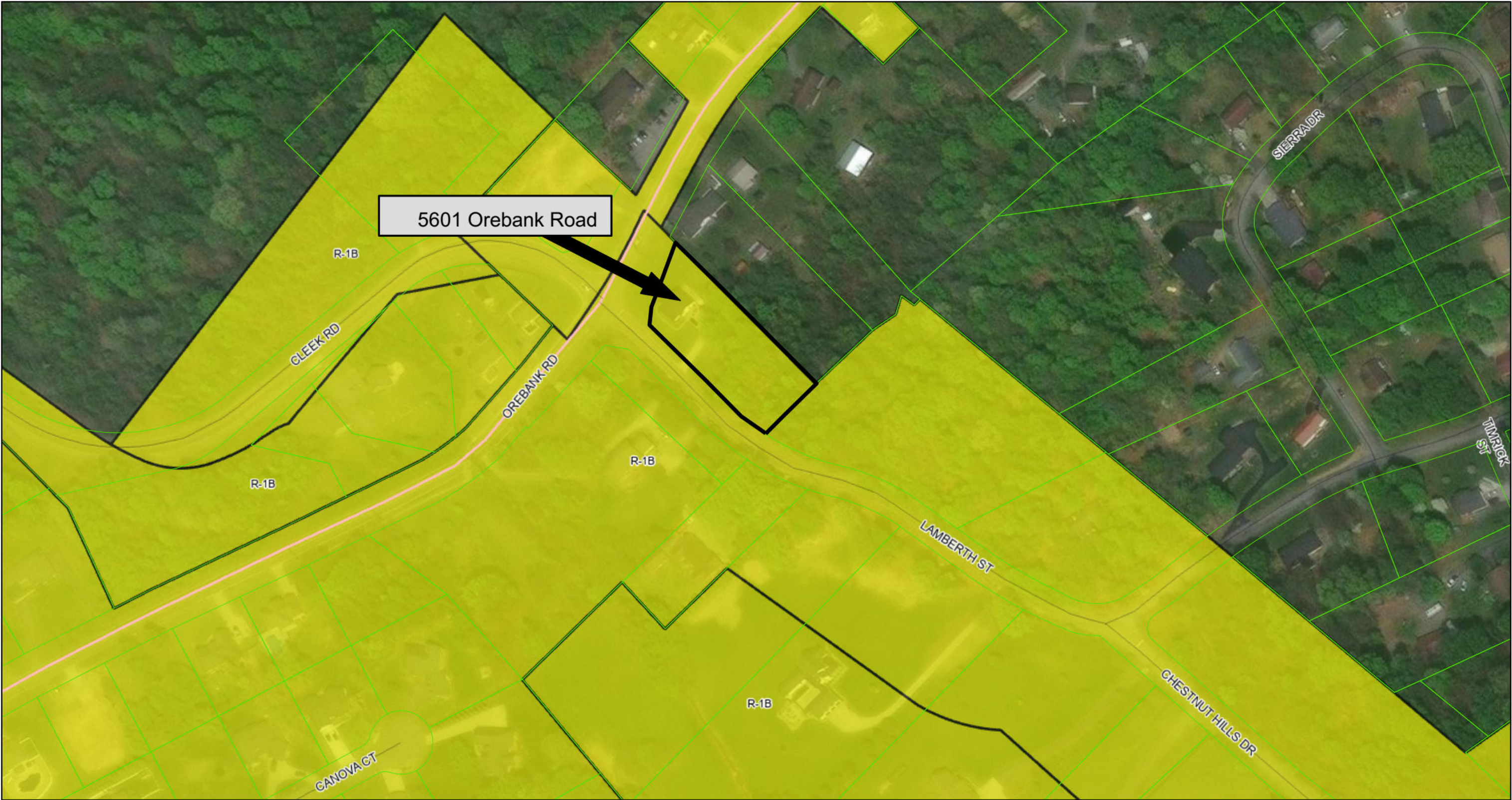
7/27/2026, 8:57:42 AM
Sullivan County Parcels Jan 2023

- Parcels
- Streets
 - Minor Arterial
 - Local Street



NC Collaboratory at UNCCH, Vantor

ArcGIS Web Map



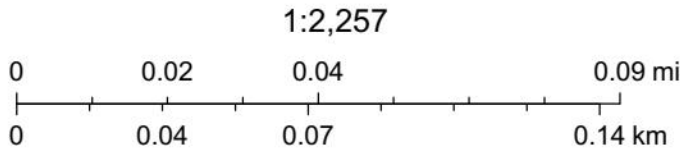
7/27/2026, 8:54:12 AM

Sullivan County Parcels Jan 2023 City Zoning Streets

- Parcels

R-1B
- Minor Arterial

Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 20, 2026

RE: 5601 Orebank Road

The Board is asked to consider the following request:

Case BZA26-0185 – The owner of property located at 5601 Orebank Road, Control Map 048H, Group A, Parcel 002.00 requests a 52-square-foot variance and a 6-foot 11-inch height variance from Section 114-133(2) to exceed the maximum permitted size and height of an accessory structure for the construction of a new detached garage. 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.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALSTo be completed by applicant:

Property Owner	Representative
Name: <u>David + Jenna Spangler</u>	Name: <u>Michael Walker</u>
Address: <u>5601 Orebank Rd.</u>	Address: <u>728 W. Main Blvd.</u>
<u>Kingsport</u> <u>TN</u> <u>37660</u>	<u>Church Hill</u> <u>TN</u> <u>37642</u>
City State Zip	City State Zip
Telephone: [REDACTED]	Telephone: [REDACTED]
Email: _____	Email: [REDACTED]

Information regarding the property site:

Street Address: 5601 Orebank Rd. Kingsport, TN 37660

Tax Map: 048H Group: A Parcel: 2.00 Lot: _____

Current Zoning: R-1B Current Use: Residence

Requested action:

- ☒ Variance
- ☐ Special Exception
- ☐ Administrative Review
- ☐ Called Meeting

Request:

Additional accessory structure space.
Roof pitch taller than current
home.

By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

David Spangler Jenna Spangler 7-13-26
Signature of Property Owner Date

Signed before me on this 13th day of July, 2026
a notary public for the State of Tennessee
County of Hawkins

Notary Signature Michael Walker
My Commission Expires 5/2/29



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

N/A

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

Garage will have a taller roof in order to have storage.

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

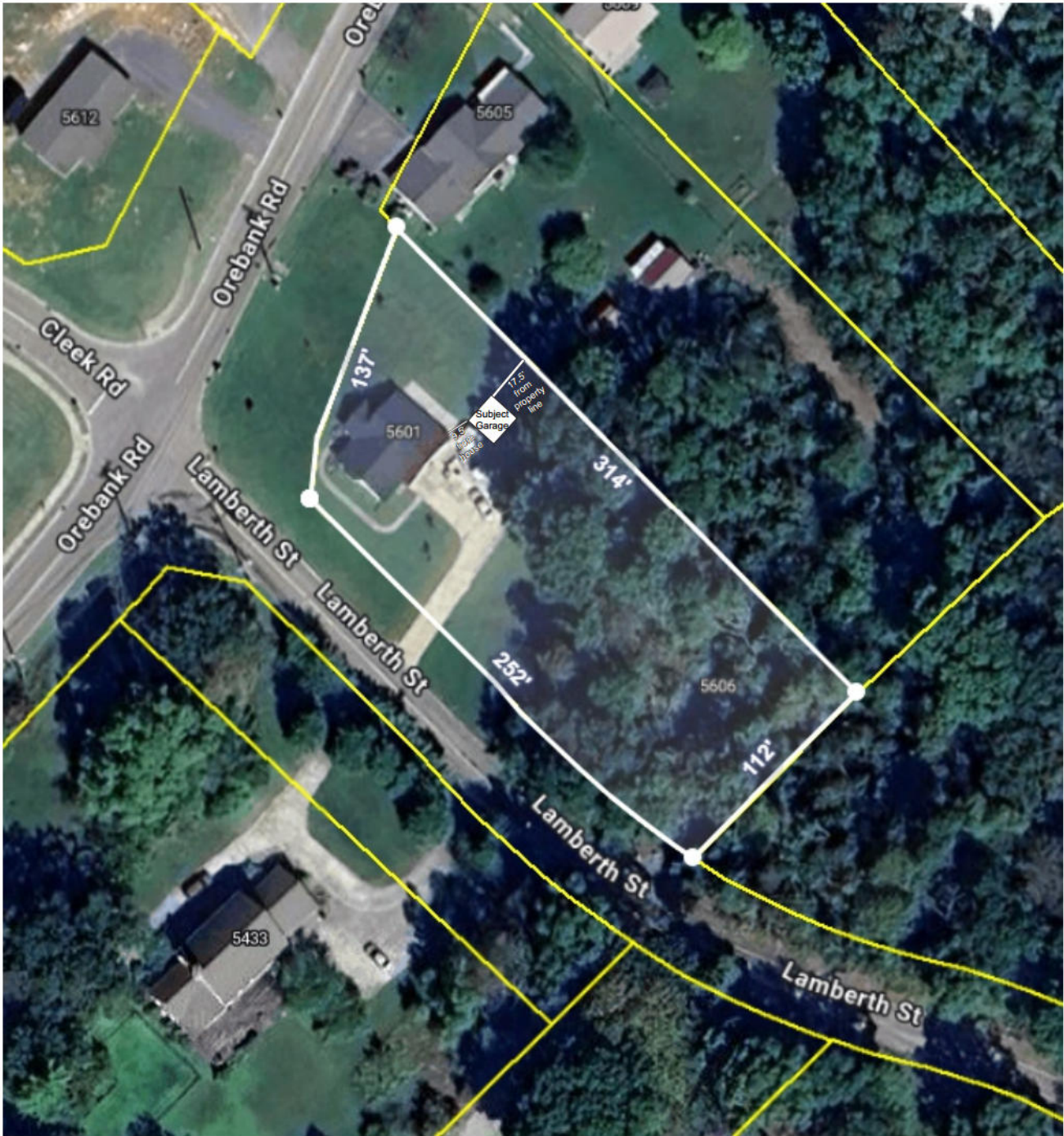
No. ?

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

There are several other homes with garages and roofs with the same style pitch.

5601 Orebank Rd. Kingsport, TN 37664
Future Garage Site Plan





FINISHED GARAGE – COMPLETED AND MOVE-IN READY

- FINISHED INTERIOR
- PAINTED WALLS
- CONCRETE FLOOR
- STAIRS TO ATTIC (STORAGE)
- MINI SPLIT HVAC



GARAGE INTERIOR – MAIN LEVEL



ATTIC – FINISHED WITH SHEETROCK & LVT FLOORING

GARAGE HEIGHT INFORMATION (FROM AVERAGE GRADE)

TOP OF SLAB (GARAGE)	0'-0" (REFERENCE POINT)
TOP OF PLATE	9'-1 1/8"
PEAK HEIGHT	23'-11"
OVERALL HEIGHT TO PEAK	23'-11"

NOTE: HEIGHTS ARE FROM AVERAGE GRADE LEVEL.

COMPARISON TO HOUSE (FROM AVERAGE GRADE)

	GARAGE	HOUSE (APPROX.)
TOP OF PLATE	9'-1 1/8"	8'-1"
PEAK HEIGHT	23'-11"	17'-0"
OVERALL HEIGHT TO PEAK	23'-11"	17'-0"

NOTE: HOUSE HEIGHTS ARE APPROXIMATE.

24' X 24' GARAGE

10/12 PITCH ROOF

- 10/12 PITCH ROOF
- 18'x7' SINGLE GARAGE DOOR
- PALE YELLOW VINYL SIDING
- BLACK SHINGLES, GUTTERS, DOWNSPOUTS & DOORS

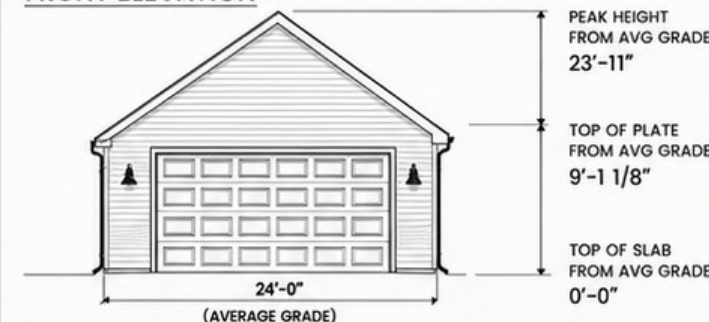
SQUARE FOOTAGE

MAIN LEVEL (GARAGE): 576 SQ FT

ATTIC (UNFINISHED): 576 SQ FT

TOTAL: 1,152 SQ FT

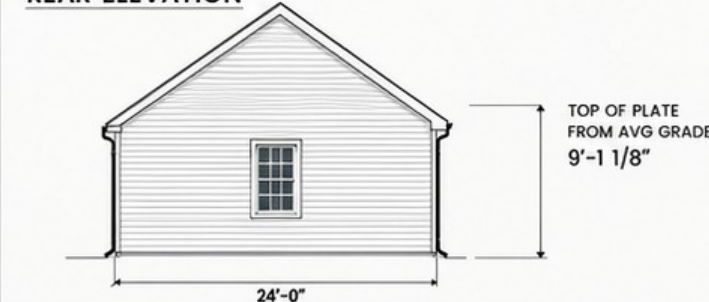
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



NOTE: ALL DIMENSIONS ARE APPROXIMATE. BUILDER TO VERIFY ALL DIMENSIONS AND COMPLY WITH LOCAL CODES.

Job	Truss	Truss Type	Qty	Ply	
MICHAEL WALKER	T01	ATTIC	12	1	Job Reference (optional)

Kilby Truss, Inc., Gray, TN

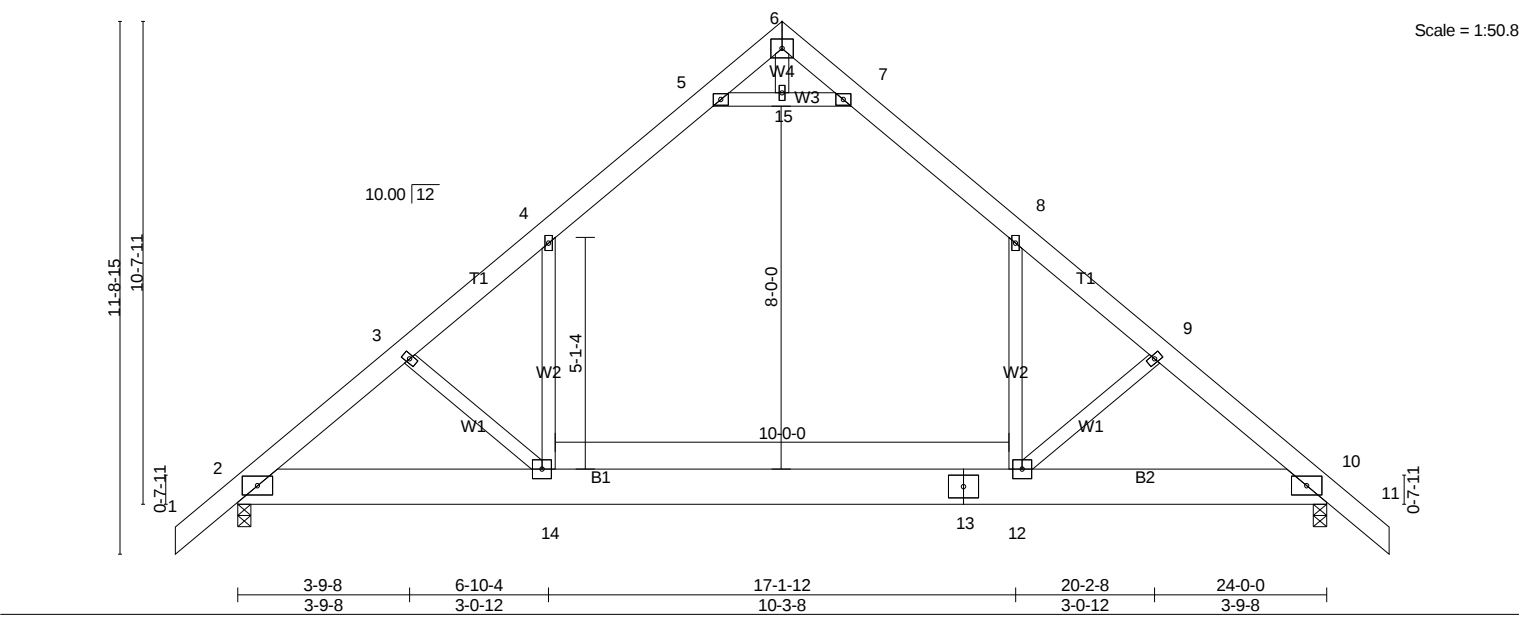
25.4.0 s Apr 17 2026

MiTek Industries, Inc.

Wed Jul 8 07:27:32 2026

Page 1

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LOADING (psf)		SPACING-		CSI.		DEFL.		PLATES		GRIP	
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.87	Vert(LL)	-0.29 12-14	l/defl	L/d	MT20	244/19
Snow (Pf/Pg)	13.9/20.0	Lumber DOL	1.15	BC	0.28	Vert(CT)	-0.44 12-14				
TCDL	10.0	Rep Stress Incr	YES	WB	0.22	Horz(CT)	0.01 10	n/a	n/a		
BCLL	0.0 *	Code IBC2021/TPI2014		Matrix-SH		Attic	-0.09 12-14	1382	360		
BCDL	10.0									Weight: 210 lb	FT =

LUMBER-
TOP CHORD 2x6 SP No.1
BOT CHORD 2x10 SP 2400F 2.0E
WEBS 2x4 SP No.1

BRACING-
TOP CHORD
Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD
Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS. (lb/size)	
2	= 927/0-3-8 (min. 0-1-8)
10	= 927/0-3-8 (min. 0-1-8)
Max Horz	
2	= 205(LC 9)
Max Grav	
2	= 1497(LC 23)
10	= 1497(LC 24)

FORCES. (lb)
Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD
2-3=-1967/0, 3-4=-1754/8, 4-5=-1083/68, 5-6=-31/622,
6-7=-32/623, 7-8=-1083/68, 8-9=-1754/8,
9-10=-1967/0
BOT CHORD
2-14=0/1572, 13-14=0/1132, 12-13=0/1132,
10-12=0/1505
WEBS
5-15=-1901/89, 7-15=-1901/89, 4-14=0/838,
8-12=0/838, 3-14=-596/114, 9-12=-597/115

- NOTES-** (10-12)
- 1) Unbalanced roof live loads have been considered for this design.
 - 2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33
 - 3) TCLL: ASCE 7-16; Pr=30.0 psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Pg=20.0 psf; Pf=13.9 psf (Lum DOL = 1.15 Plate DOL = 1.15); Is=1.0; Rough Cat B; Fully Exp.; Ce=0.9; Cs=1.00; Ct=1.10
 - 4) This truss has been designed for greater of min roof live load of 12.0 psf or 2.00 times flat roof load of 13.9 psf on overhangs non-concurrent with other live loads.
 - 5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - 6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - 7) Ceiling dead load (5.0 psf) on member(s). 4-5, 7-8, 5-15, 7-15
 - 8) Bottom chord live load (40.0 psf) and additional bottom chord dead load (0.0 psf) applied only to room. 12-14
 - 9) Attic room checked for L/360 deflection.
 - 10) If Southern Pine (SP) lumber is specified, the design values are those effective 06/01/2013 by ALSC.
 - 11) Contractor to verify loadings and dimensions prior to fabrication.
 - 12) The builder and/or the building designer are solely responsible for the review and approval of all pertinent data reflected on this drawing, such as; but not limited to; pitch, dimensions, loads, etc., before fabrication to insure accuracy and full compliance with existing applicable building code requirements.

LOAD CASE(S)
Standard

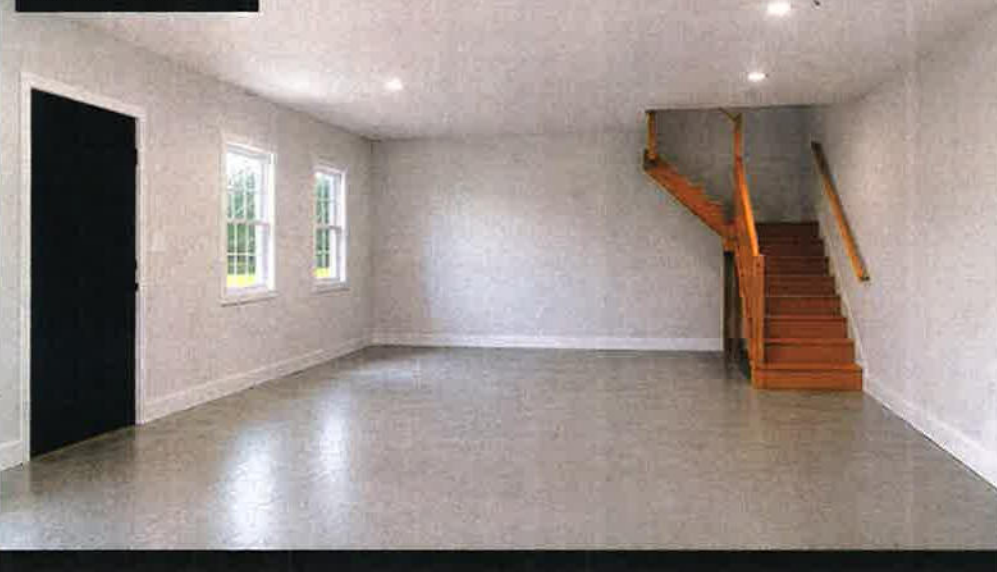




24' X 24' GARAGE

- 8/12 PITCH ROOF
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- PALE YELLOW VINYL SIDING
- BLACK SHINGLES, GUTTERS, DOWNSPOUTS & DOORS

INTERIOR - MAIN LEVEL



ATTIC - FINISHED WITH SHEETROCK & LVT FLOORING

