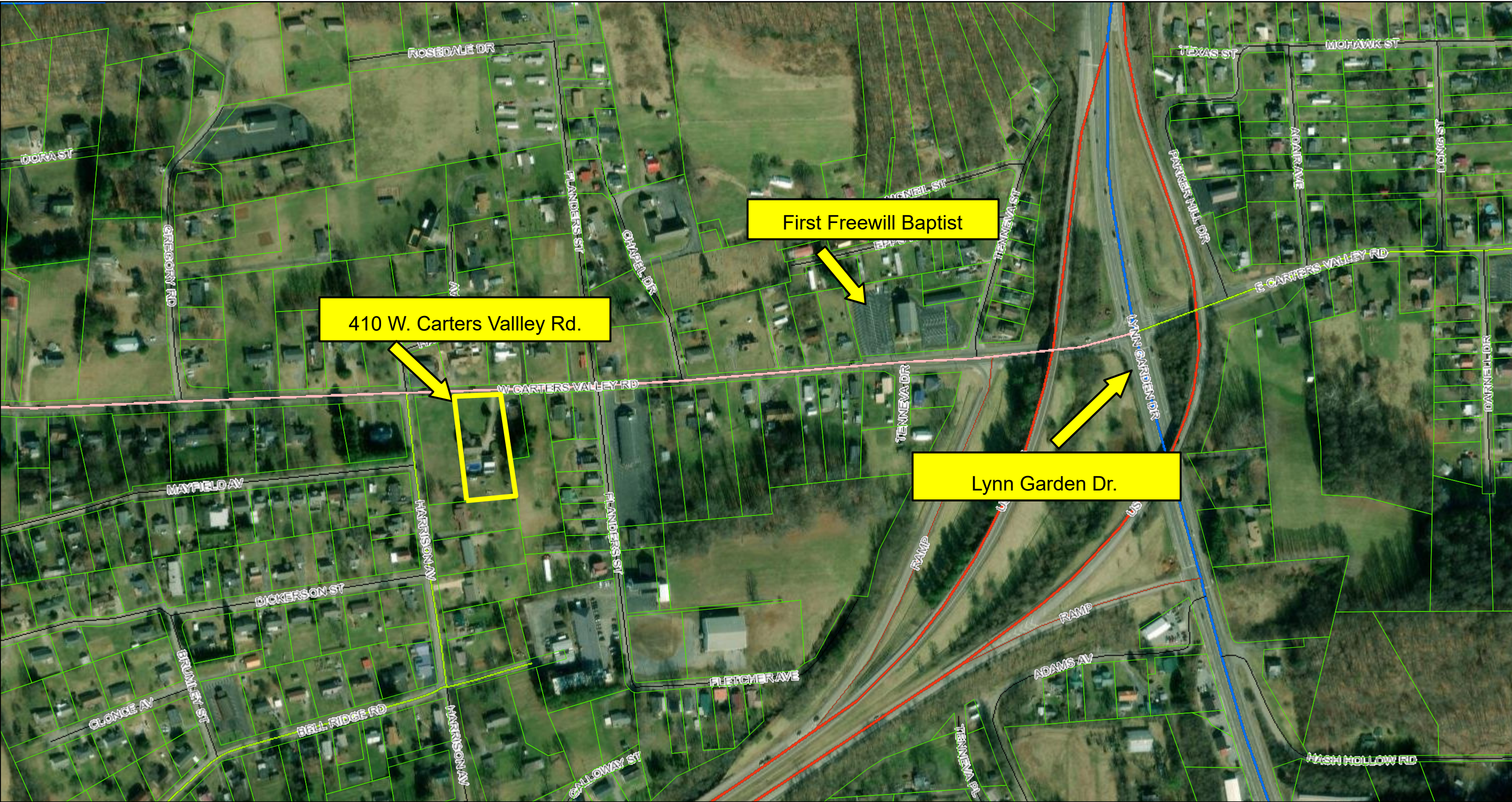


ArcGIS Web Map



8/18/2025, 11:36:29 AM

Sullivan County Parcels Jan 2023

- Parcels
- Streets
- Expressway

Major Arterial

Minor Arterial

Collector Street

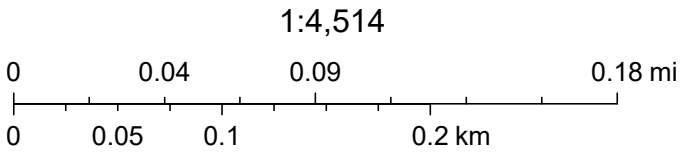
Local Street

Private Street

Ramp

Urban Growth Boundary

Interstate



NC CGIA, Maxar



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 15, 2025

RE: 410 W. Carters Valley Road

The Board is asked to consider the following request:

Case BZA25-0218– The owner of property located at 410 W. Carters Valley Road, Control Map 012N, Group E, Parcel 08.20 requests a 1,150-square-foot variance to Section 114-133(2) to exceed the maximum allowable square footage for an accessory structure to allow for the installation of a new carport to accommodate RV storage. The property is zoned R-1B, Residential District.

Code reference:

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

(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.

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Salyer First David M.I. C. Date _____
Street Address 410 W. Carters Valley Rd. Apartment/Unit # _____
City Kingsport State TN ZIP 37665
Phone (423) 384-6422 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 012N Group: E Parcel: 8.20 Lot: _____
Street Address 410 W. Carters Valley Rd. Apartment/Unit # _____
Current Zone R-1B Proposed Zone no change
Current Use single family Proposed Use no change

REPRESENTATIVE INFORMATION:

Last Name SAME AS OWNER First _____ M.I. _____ Date _____
Street Address _____ Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

1,150 sq ft variance for increased accessory structure
size allotment (new carport)

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: [Signature] Date: 8-14-25
Signed before me on this 14th day of August 2025
a notary public for the State of Tennessee
County of Sullivan
Notary [Signature]
My Commission Expires 11-21-2026



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.

The premises cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted. We cannot install a metal carport cover for our camper without a variance because this cover would exceed the square footage allowance of existing detached structures as it is 1,150 sq. ft.

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

Due to our existing garage square footage, the square footage of the cover would exceed the floor area of accessory structures as stated in the Kingsport Code of Ordinances Section 114-133.

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.

This is a large parcel and please note that we also own the adjoining existing parcel (see attached plat).

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

This variance will not impede nor interfere with any other property owners. The metal carport would not change the character of the neighborhood, increase traffic in the neighborhood, negatively impact the abutting property owners or violate the spirit of the zoning regulations. There is no risk to the public health, safety or welfare.

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.



West Carters Valley Rd.

Salter

Salter
David

proposed carport

Ferguson

Matlock

Matlock

Winegar

HARRISON

SUN AVE.

VALLEY

"C"

"E"-12-N

"A"

"B"

8

1.39AC

720

283.27

11.2

11.1

8.20

8.01

31

13

39

40

27

28

124.29

155'

339.04'

329.93'

127.65'

155' (OUT)

113.01'

113.01'

300.93'

113.01'

500'

100'm

130'm

100'm

147'm

190'm

439'

255'

65.90'

145.22'

18

19

11

170.30' D
161.31'

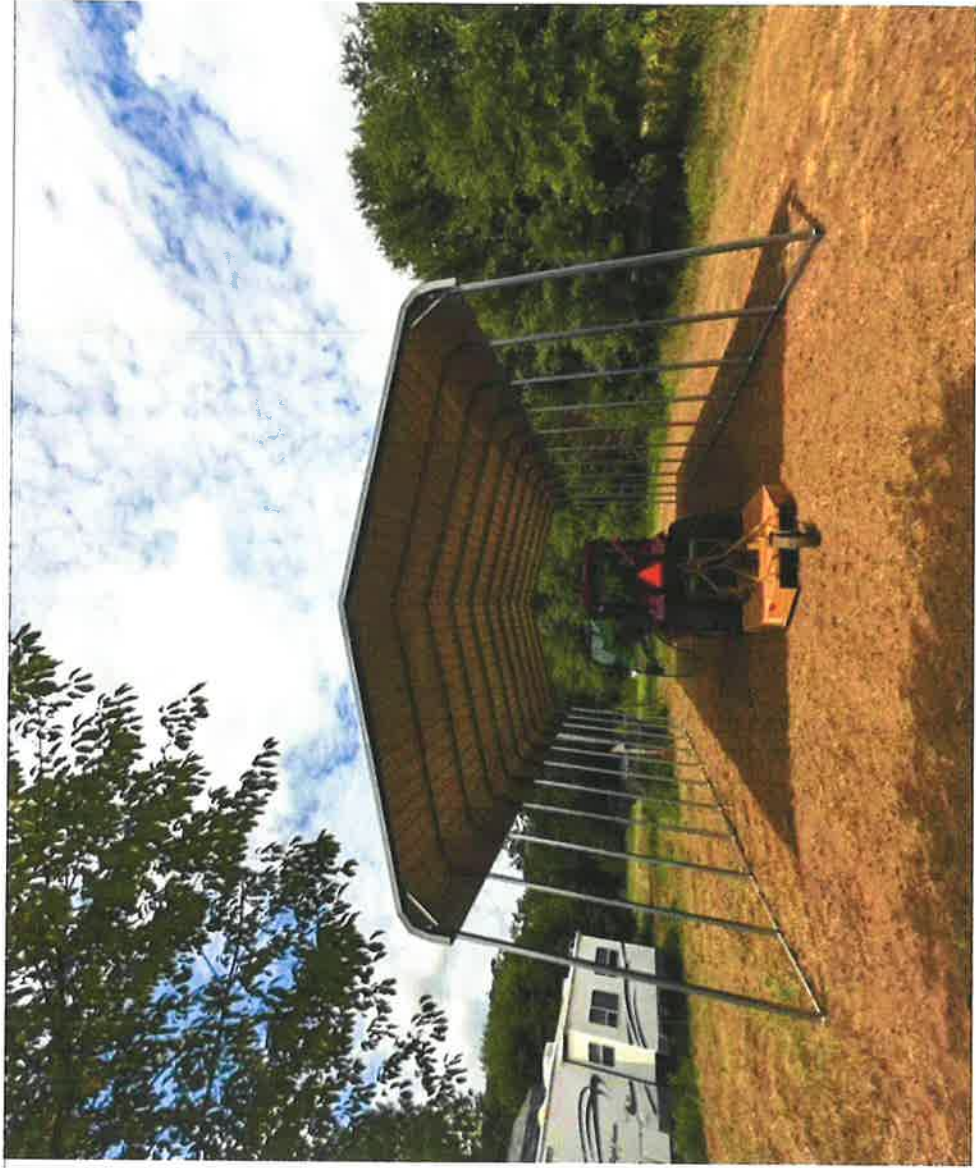
284.5'

919'

46'



51' long rv carports



51' long rv carports
\$4,500

 Send seller a message

Send

Hello, is this still available?

...

large carport



large carport

\$4,500