



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 18, 2023

RE: TBD Caymus Court

The Board is asked to consider the following request:

Case: BZA23-0333 – The owner of property located at TBD Caymus Court, Control Map 062A, Group K, Parcel 003.00 requests a 19 foot front yard variance to Sec. 114-193(e)(1)c for the purpose of constructing a new duplex. The property is zoned B-1, Neighborhood Business District.

Code reference:

Sec. 114-193. - B-1, Neighborhood Business District.

(e)Dimensional requirements. The minimum and maximum dimensional requirements for the B-1 district are as follows:

(1)Minimum requirements.

- a. Lot area, not applicable.*
- b. Lot frontage, not applicable.*
- c. Front yard, 30 feet.***
- d. Each side yard, not applicable.*
- e. Rear yard, 20 feet.*
- f. Usable open space, not applicable.*