

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name **Pulitzer** First **Cindy** M.I. Date **12/15/23**  
Street Address **3747 Hemlock Park Circle** Apartment/Unit #  
City **Kingsport** State **TN** ZIP **37663**  
Phone **423-914-3003** E-mail Address **dr.cindy@mac.com**

**PROPERTY INFORMATION:**

Tax Map Information Tax map: **077J** Group: **B** Parcel: **046.00** Lot:  
Street Address **3747 Hemlock Park Circle** Apartment/Unit #  
Current Zone **R-1** Proposed Zone **R-1**  
Current Use **Non-conforming garage** Proposed Use **Single family residence**

**REPRESENTATIVE INFORMATION:**

Last Name **Casebolt** First **Kattie** M.I. Date **12/15/23**  
Street Address **234 E Market Street** Apartment/Unit #  
City **Kingsport** State **TN** ZIP **37660**  
Phone **803-389-9494** E-mail Address **kattie@collectiveac.com**

**REQUESTED ACTION:**

We are requesting a front setback variance for a proposed house addition onto an existing garage. The proposed house would encroach by 14 feet into the front setback. The property on the south east corner is rounded for a culdesac that was never built. The road is established and would be extremely costly to modify as there are power poles that would have to be moved and houses that would be close within the culdesac already. Pushing the house forward allows the home to be more in character with the rest of the neighborhood as well as keeping better views to the lake for others by being pushed forward.

**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: *Cynthia Pulitzer* Date: 12/14/23

Signed before me on this 15th day of December, 2023  
a notary public for the State of Tennessee  
County of Sullivan

Notary *Lori P. Lane*  
My Commission Expires Nov. 21st 2026



**CITY PLANNING OFFICE**

Received Date:

Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature:

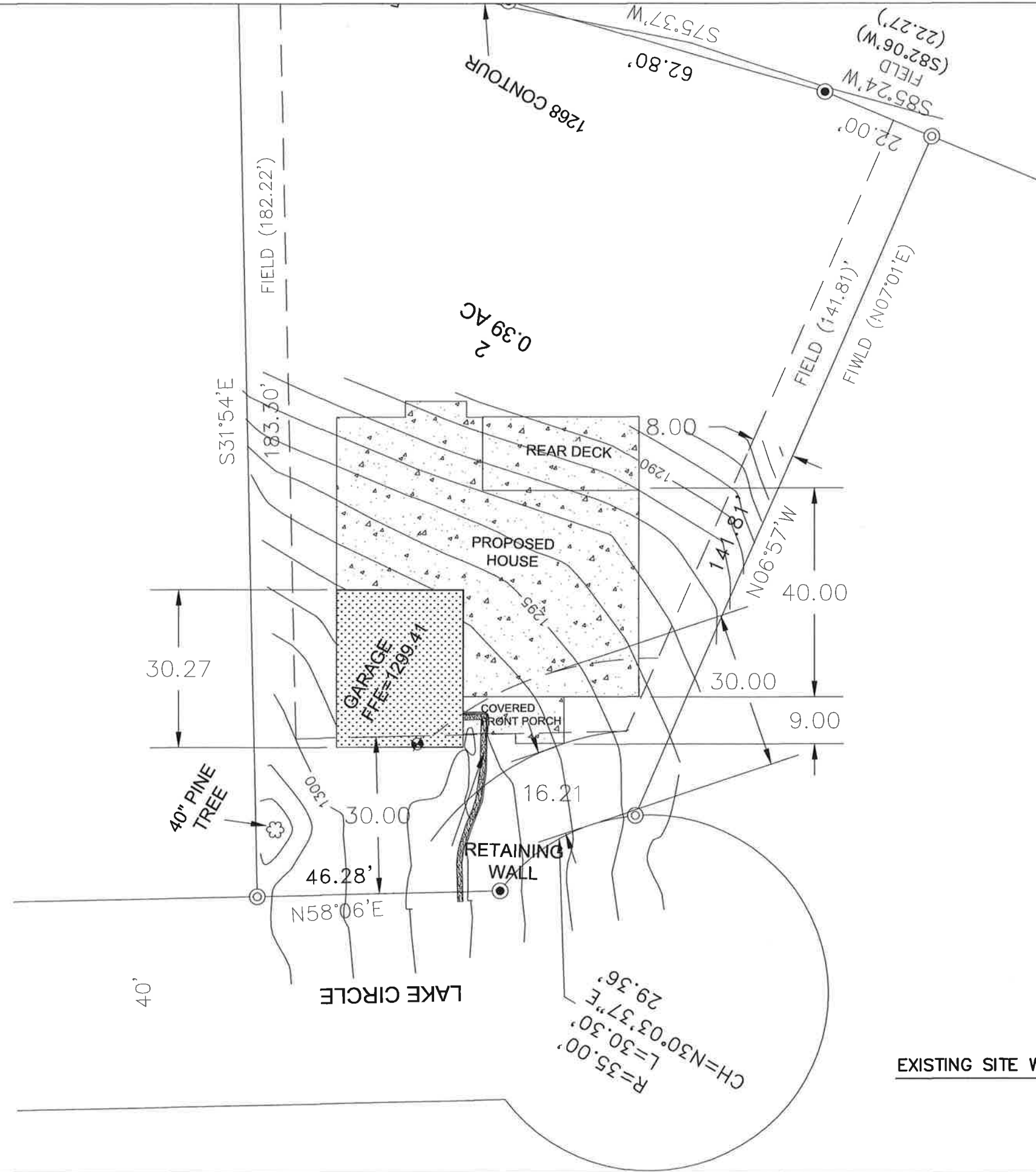
Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of  
City Planner:

Date:



**EXISTING SITE WITH PROPOSED HOUSE PLACEMENT**

SCALE: 1:10

CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS TO ENSURE NO DISCREPANCIES WITH CONSTRUCTION DOCUMENTS. LAYOUT WALLS AND VERIFY ALL CRITICAL DIMENSIONS ARE CORRECT PRIOR TO CONSTRUCTION. ANY ISSUES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

SEAL:  
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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**COLLECTIVE**  
ARCHITECTURE COMPANY  
236 E. MARKET STREET  
KINGSPORT, TN 37660  
PH: 423.388.6200

RESIDENTIAL RENOVATION FOR:  
**MR & MRS. PULTIZER**  
3747 HEMLOCK PARK CIRCLE, KINGSPORT, TN 37663

DRAWN BY: HS/KC  
DATE: 12/15/2023  
PROJECT #: 23-064  
REVISIONS:

SHEET DESCRIPTION:  
PROPOSED  
HOUSE  
PLACEMENT  
SHEET NUMBER:

**PFP-1**





EXISTING GARAGE SIDE ELEVATION **03**  
SCALE: 1/4"=1'-0"



EXISTING GARAGE ELEVATION **02**  
SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION **01**  
SCALE: 1/4"=1'-0"

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**COLLECTIVE**  
ARCHITECTURE COMPANY  
238 E. MARKET STREET  
KINGSPORT, TN 37660  
PH: 423.398.6200

RESIDENTIAL RENOVATION FOR:  
**MR & MRS. PULTITZER**

DRAWN BY: HS/KC  
DATE: 12/15/2023  
PROJECT #: 23-064  
REVISIONS:

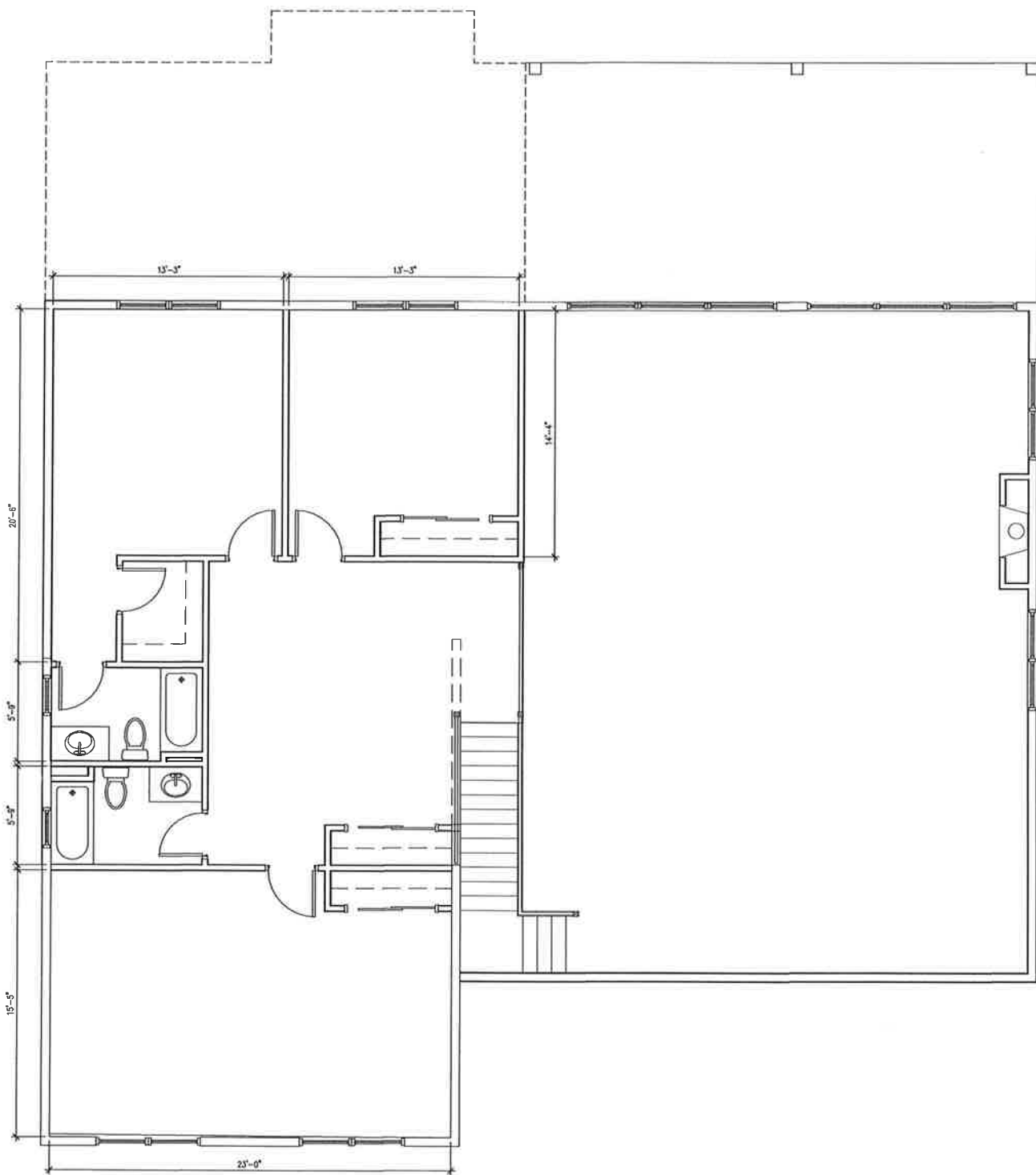
SHEET DESCRIPTION:  
PROPOSED  
FRONT  
ELEVATION

SHEET NUMBER:

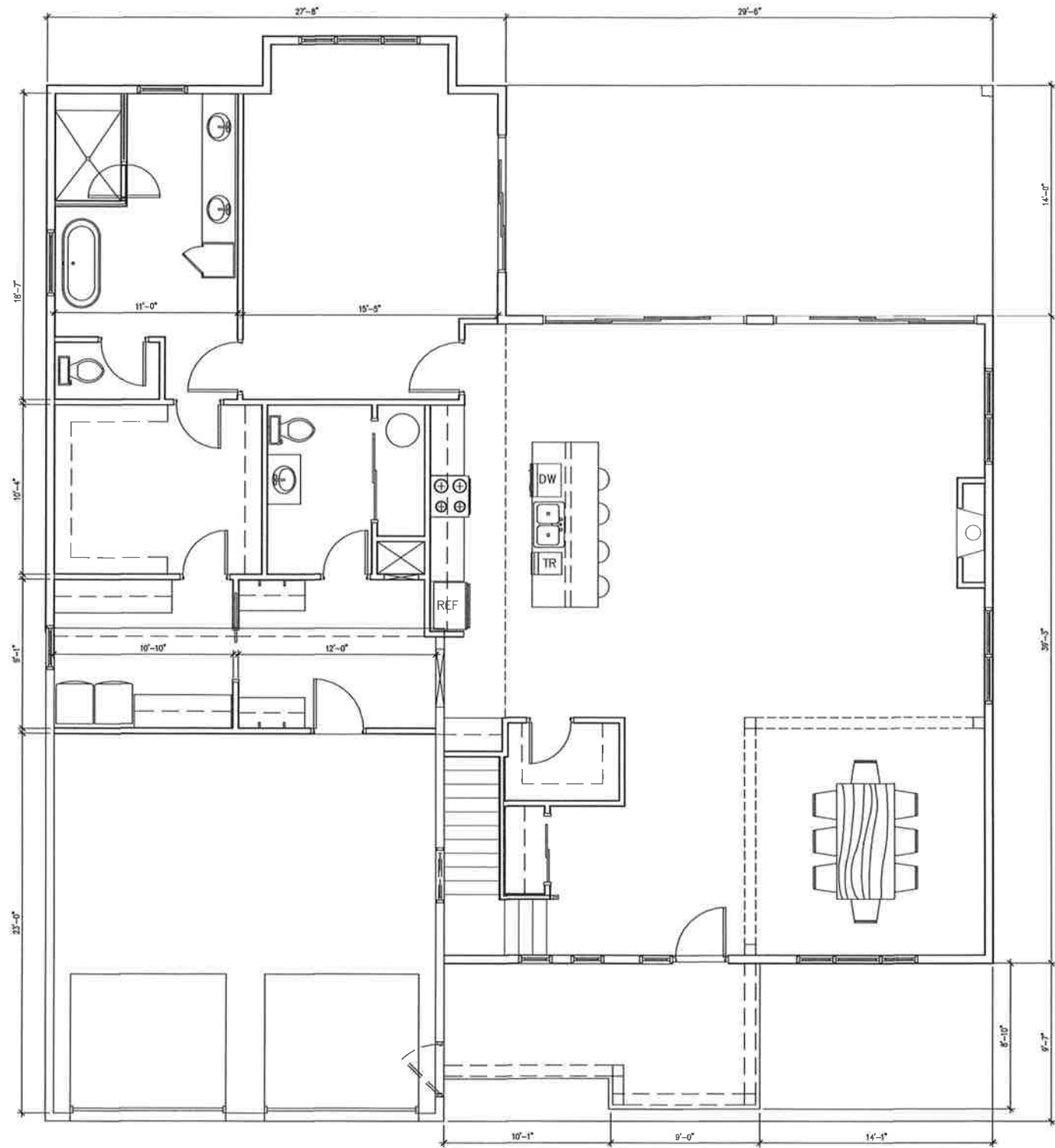
**PFP-1**

3747 HEMLOCK PARK CIRCLE, KINGSPORT, TN 37663

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**LOFT AREA FLOOR PLAN = 1,205 sq. ft**  
 SCALE: 1/4"=1'-0"



**MAIN FLOOR PLAN = 2,241 sq.ft**  
 SCALE: 1/4"=1'-0"

SEAL:  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**COLLECTIVE**  
 ARCHITECTURE COMPANY  
 238 E. MARKET STREET  
 KINGSFORD, TN 37650  
 PH: 423.398.6200

RESIDENTIAL RENOVATION FOR:  
**MR & MRS. PULTIZER**  
 3747 HEMLOCK PARK CIRCLE, KINGSFORD, TN 37653

DRAWN BY: HS/KC  
 DATE: 12/15/2023  
 PROJECT #: 23-064  
 REVISIONS:

SHEET DESCRIPTION:  
 PROPOSED  
 FLOOR PLANS

SHEET NUMBER:  
**PFP-1**

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