



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: December 20, 2023

RE: 3747 Hemlock Park Circle

The Board is asked to consider the following request:

Case: BZA23-0385 – The owner of property located at 3747 Hemlock Park Circle, Control Map 077J, Group B, Parcel 46.00 requests a 14 foot front yard variance to Sec. 114-183(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-183. - R-1B, Residential District.

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

(1)Minimum requirements.

- a. Lot area, 7,500 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 30 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*