

**MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)**

**April 2, 2026 Regular Meeting**

Noon  
Montgomery-Watterson Boardroom, City Hall

Members Present:

Lora Barnett  
Bill Sumner  
Joe White  
Calvin Clifton  
Josh Taylor  
Wes Combs

Members Absent:

Hoyt Denton

Staff Present:

Lori Pyatte  
Ken Weems  
Jessica McMurray

Visitors:

Richard Lane  
Shelia Lane

Chairman Bill Sumner called the meeting to order at 12:00pm.

Chairman Bill Sumner explained the meeting procedures.

Ms. Lori Pyatte conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in.

**Public Hearing:**

**Case: BZA26-0057–The owner of property located at 2020 Springfield Avenue, Control Map 046F, Group C, Parcel 018.00** requests a twenty-foot front yard variance from Sec. 114-182(e)(1)c in order to construct a new single-family home. The property is zoned R-1A, Residential District.

Mr. Richard Lane, the property owner, presented the case to the Board. He explained his intent to construct a single-family residence on the property but noted that, due to the steep topography at the front of the lot, he is requesting a 20-foot variance.

The Board acknowledged that the lot's shape and challenging topography constitute a hardship.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

**BUSINESS:**

Staff stated for record, the next application deadline is April 15, 2026 at noon, and meeting date Thursday, May 7, 2026 at noon.

The board reviewed the March 12, 2026 regular meeting minutes.

**MOTION:** made by Vice Chairman Calvin Clifton, seconded by Ms. Lora Barnett to approve the Kingsport Board of Zoning Appeals minutes for March 12, 2026.

**VOTE:** 6-0 to approve the minutes.

**Adjudication of Cases:**

**Case: BZA26-0057–The owner of property located at 2020 Springfield Avenue, Control Map 046F, Group C, Parcel 018.00** requests a twenty-foot front yard variance from Sec. 114-182(e)(1)c in order to construct a new single-family home. The property is zoned R-1A, Residential District.

The Board found that the hardship is created by the property’s topography and irregular lot shape.

**MOTION:** Made by Mr. Wes Combs and seconded by Mr. Joe White to approve the request as presented.

**VOTE:** 6-0 to approve the request.

**Public Comment:**

With no further business the meeting was adjourned at 12:09pm.

Respectfully Submitted,

*Jessica McMurray*

Jessica McMurray  
Development Coordinator