

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name TATE First BRIAN M.I. K Date 8-1-23  
Street Address 1 Tribe Way Apartment/Unit #  
City Kingsport State TN ZIP 37660  
Phone 423-378-8415 E-mail Address btate@k12k.com

**PROPERTY INFORMATION:**

Tax Map Information Tax map: 06115 Group: J Parcel: 2 Lot:  
Street Address 1 Tribe Way Apartment/Unit #  
Current Zone R-4 Proposed Zone No change  
Current Use High School Proposed Use Same

**REPRESENTATIVE INFORMATION:**

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

**REQUESTED ACTION:**

A 115.8 sq ft variance to sec 114-536 (2)

**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: Brian K Tate Date: 8/1/23

Signed before me on this 1<sup>st</sup> day of August, 2023  
a notary public for the State of Tennessee  
County of Sullivan

Notary Lori P. Lane  
My Commission Expires November 21<sup>st</sup> 2026





Sign



1609



- Overall: 165.8 sq. ft.
- LED Display GT6x-180x324-10-RGB 72 sq. ft.
- (Existing) Support Structure 93.8 sq. ft.

ADDITIONAL CONTENT EXAMPLES



PRODUCTION READY ARTWORK NEEDED FOR:  
None

06/13/2023 (Rev 0) Concept DobyNS Bennett HS\_TN Entrance GT6x-180x324-10 (1)

**DOBYNS BENNETT HIGH SCHOOL** KINGSPORT, TN

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## 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 entire school campus is much larger than any other school campus in this area. The parcel is encapsulated within three major streets. With the larger campus and land size, the need for a larger communication device is needed.

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

The amount of information needed to be processed and displayed is greater than that of the average Piece of signage. With the large parcel size and road frontage, the need exists to increase the size of the current display.

- 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.

Fifteen years ago when constructed, the base was designed to hold a larger display due to the parcel size and road frontage traffic. The technology did not exist to install a quality piece of equipment at that time that matched the base design.

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

Given the amount of traffic from the road frontage and the size of the campus, the variance allowance will not only preserve but enhance the area as the information needed to be displayed can be accomplished much more effectively.