

ArcGIS Web Map



11/18/2024, 9:05:03 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

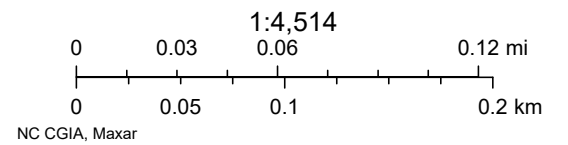
Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

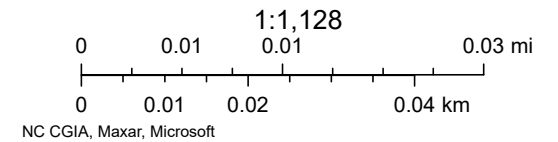


ArcGIS Web Map



11/18/2024, 8:59:05 AM

Sullivan County Parcels Jan 2023	B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial
Parcels	A-1	B-4	M-2	PMD-1	R-1C	TA	Minor Arterial
City Zoning	A-2	B-4P	MX	PMD-2	R-2	TA-C	Collector Street
<Null>	AR	B-4P	P-1	PUD	R-3	UAE	Local Street
TA/C	B-1	BC	P-D	PVD	R-3A	Streets	Private Street
R-5	B-2	GC	PBD-3	R-1	R-3B	Interstate	Ramp
GC	B-3	M-1	PBD/*	R-1A	R-4	Expressway	Urban Growth Boundary





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 18, 2024

RE: 3021 Cliffside Road

The Board is asked to consider the following request:

Case: BZA24-0265 – The owner of property located at 3021 Cliffside Road, Control Map 077A, Group A, Parcel 015.00 requests a 638 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure to facilitate an addition to an existing detached garage. The property is zoned R-1A, Residential District.

Code reference:

Sec. 114-133. - Accessory building location and height.

Under this chapter, the following shall apply to the location and height of accessory buildings:

- (2) Location. Except as provided in subsection (3) of this section, no accessory building shall be erected in any required front or side yard. Accessory residential structures shall be on the same lot as the principal residential structure. The floor area of accessory structures located upon any property zoned for residential use shall not exceed 30 percent of the floor area of the principal structure, or 1,100 square feet, whichever is greater. Lots that are two acres in size or larger may use the following calculation to determine accessory structure size: maximum of two percent of total parcel area but never more than 5,000 square feet. Accessory structures shall not exceed the height of the principal structure or 35 feet, whichever is less. Accessory structures shall be at least three feet from all lot lines and five feet from any other building on the same lot; provided, however, that where two adjoining property owners desire to build a double garage on the property line, one-half of which would be located on each property, they may secure a building permit to construct such garage by submitting written agreements signed by both parties concerned to the zoning administrator. The height of both the accessory structure and the principal structure shall be measured according to the provisions outlined in the current building code, as set forth in article III of [chapter 22](#). Swimming pools not covered by a permanent roof, tennis courts, pet enclosures not exceeding 100 square feet floor area, and satellite dish antennas shall not be subject to size or height restrictions in this section or included in calculating floor area.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Walker First KENNETH M.I. A Date 11-11-24
Street Address 3021 Cliffside Road Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-765-6151 E-mail Address wken796@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 3021 Cliffside Road Apartment/Unit #
Current Zone R-1A Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

Request to exceed accessory structure allowance.

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: Kenneth A Walker Date: 11-12-24

Signed before me on this 12th day of November 2024
a notary public for the State of Tennessee
County of Sullivan

Notary Lori L Pyatte
My Commission Expires 11-21-2026



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.
 - **Based on the presence of rock, this is the most logical location for the addition.**

- b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.
 - **Without the variance, I will not be able to make use of the land in a way that is beneficial to me.**

- 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.
 - **The building is just as it was when the property was purchased.**

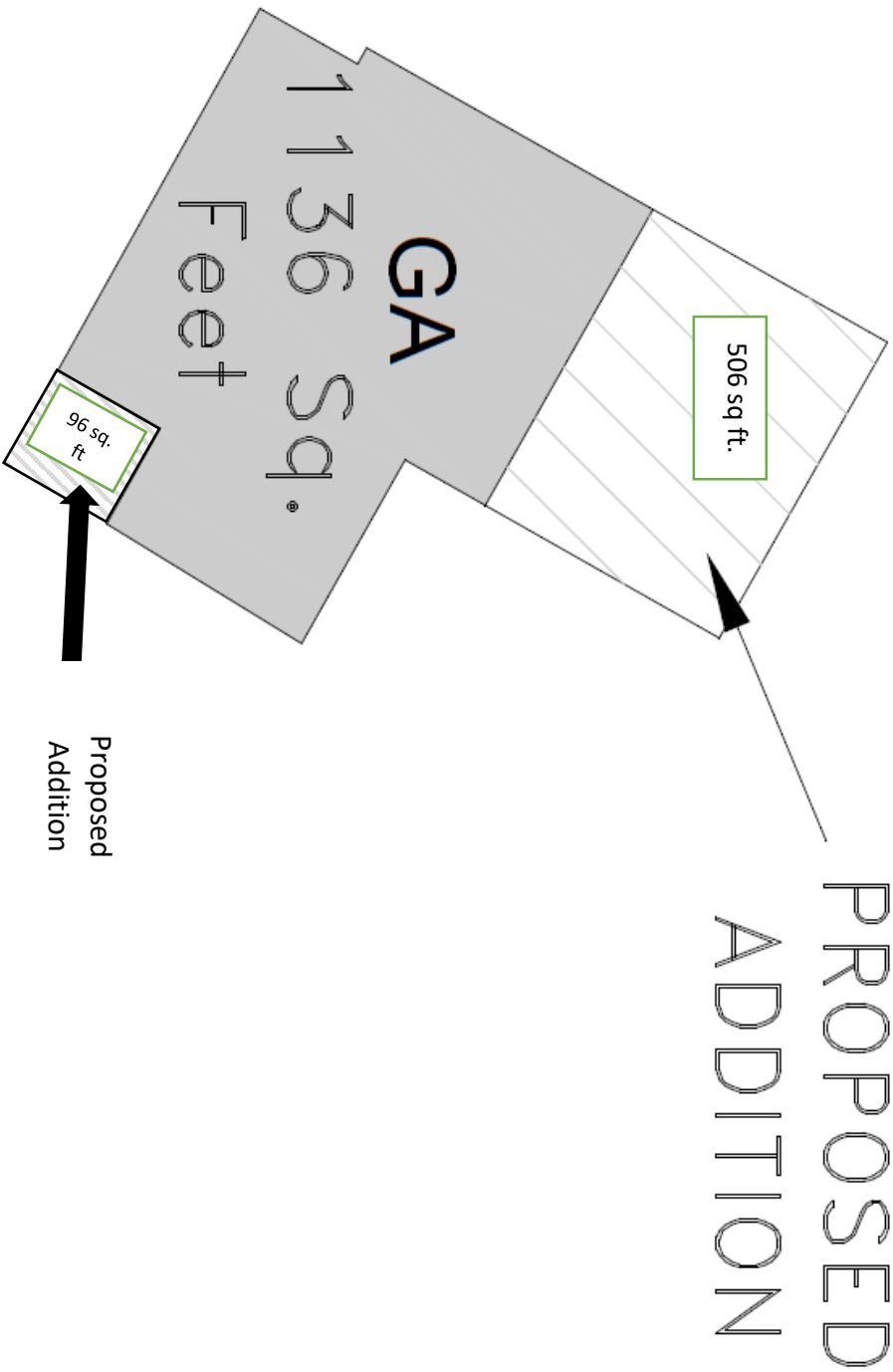
- d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.
 - **The exterior of the addition will compliment the house and garage.**

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

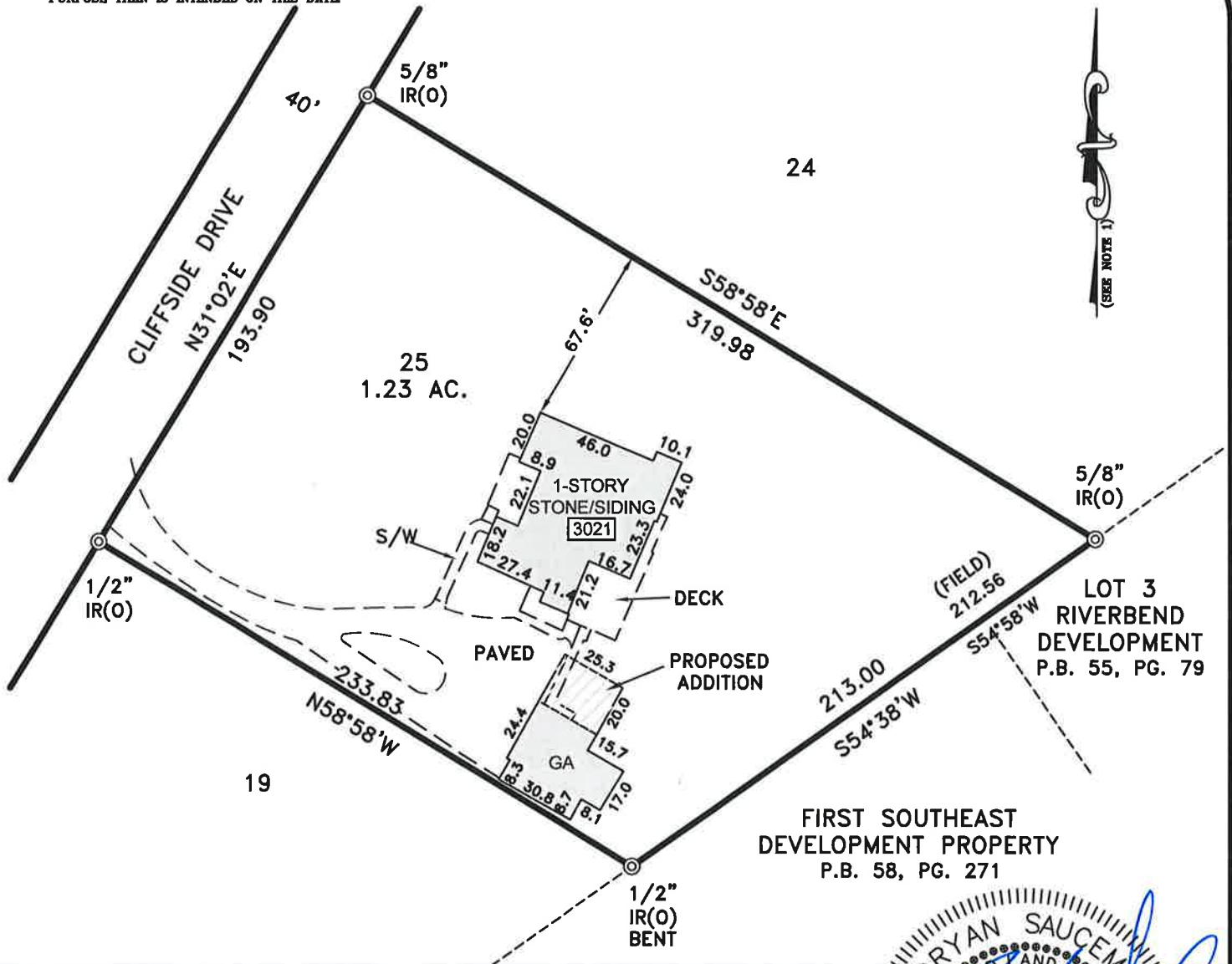
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

Request: to exceed accessory structure allotment by 638 sq ft



© COPYRIGHT ALLEY & ASSOCIATES, INC. 2024
 THIS MAP CAN NOT BE USED FOR ANY OTHER
 PURPOSE THAN IS INTENDED ON THIS DATE.



LEGEND

- IR(O) IRON ROD OLD
- AC ACRES
- S/W SIDEWALK
- P.B. PLAT BOOK
- PG. PAGE
- 123 911 ADDRESS

NOTES:

- 1) NORTH BASED ON REFERENCED PLAT.
- 2) PROPERTY IS ZONED R-1A
 FRONT: 40'
 REAR: 30'
 SIDE: 10'
- 3) SETBACKS TO CONFORM TO ZONING DESIGNATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD
 INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0065D
 EFFECTIVE DATE SEPTEMBER 29, 2008 AND FOUND THAT THE ABOVE
 PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 4) FIELD INFORMATION ELECTRONIC DATA COLLECTED
- 5) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE
 RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 6) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT
 TENNESSEE MINIMUM STANDARDS OF PRACTICE.



MAP OF: LOT 25, CLIFFSIDE DEVELOPMENT

OWNER: KENNETH A. & DELLA M. WALKER
 CIVIL DISTRICT: 11TH COUNTY: SULLIVAN
 STATE: TENNESSEE TAX MAP 077A "A" PARCEL 015.00
 SCALE: 1 INCH = 60' DATE: OCTOBER 9, 2024
 REFERENCE: PLAT BOOK 4, PAGE 206A
24-13520 FB/PG: N/A
 FOR: OWNER

ALLEY & ASSOCIATES, INC.

422 E Market Street
 Kingsport, Tennessee 37660
 E-mail: bsauceman@alleyassociates.com



3021 Cliffside Road Garage Addition	
6 x 6 Posts (x10')	
2 x 6 x 10'	
2 x 4 x 8'	
Trusses	
Garage Door to match existing door, just smaller	
Walk Thru Door	
Plywood (grooved and painted to match house)	
Concrete floor	
Shingles to match house	
Guttering to match house	

Ken Walker