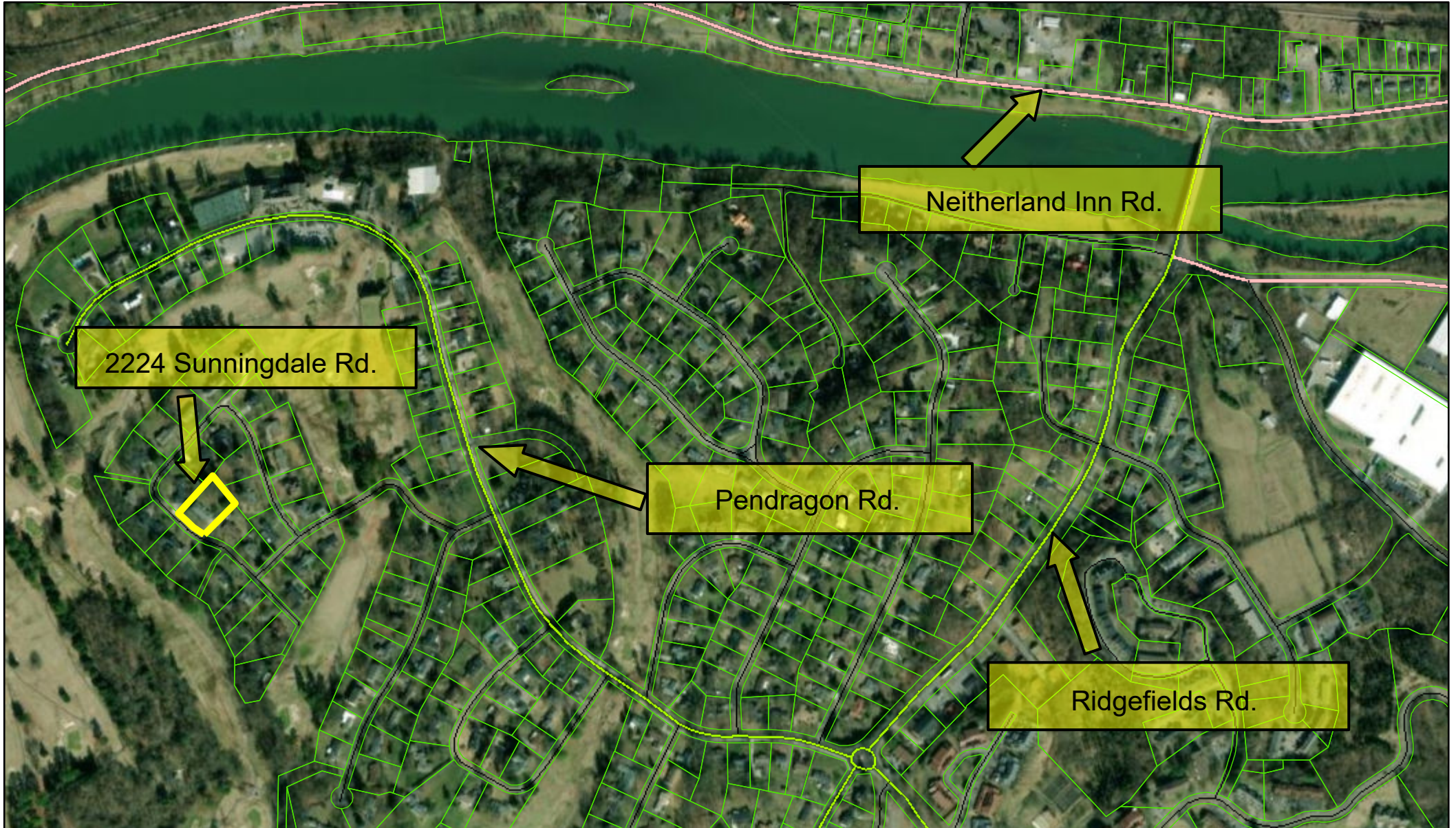


ArcGIS Web Map



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Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

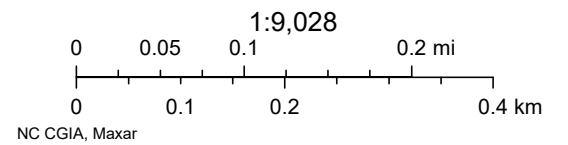
Collector Street

Local Street

Private Street

Ramp

Urban Growth Boundary

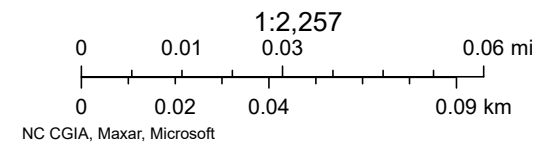


ArcGIS Web Map



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Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
TA/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 30, 2024

RE: 2224 Sunningdale Road

The Board is asked to consider the following request:

Case BZA24-0249– The owner of property located at 2224 Sunningdale Road, Control Map 045P, Group A, Parcel 028.00 requests a 412 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure for the purpose of constructing a new detached garage. The property is zoned GC, Golf Course Community 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 HARRISON First Todd M.I. H Date _____
 Street Address 2774 Sunningdale Rd Apartment/Unit # _____
 City Kingsport State TN ZIP 37600
 Phone 423-817-8383 E-mail Address Todd.harrison4@kingsport.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 045P Group: A Parcel: 28.000 Lot: 7
 Street Address 2774 Sunningdale Rd Kingsport TN Apartment/Unit # _____
 Current Zone _____ 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:

inc increase accessory structure allotment by 412 sqft
exceed

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: [Signature] Date: 10.23, 2024

Signed before me on this 23rd day of October, 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.

I understand there is a 1100 sq. ft. limit but I have a transport size vehicle that I need to store. It would be better for everyone that it was out of view.

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

I need a certain size building to store my items out of view. The building will be behind the ~~other~~ house. I will follow all setbacks.

- 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. *NO*

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

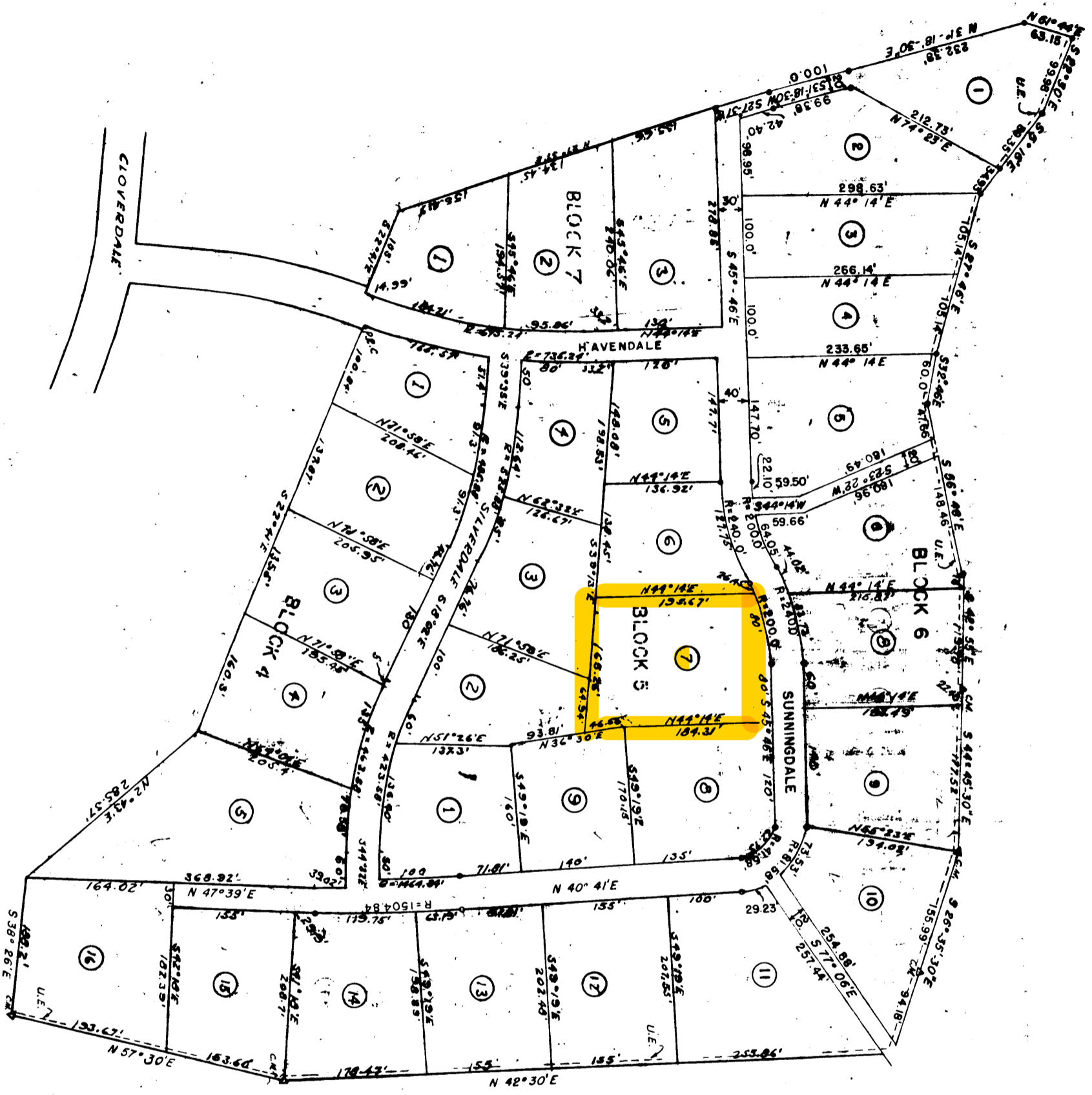
*It will allow me to not park my vehicles in the front yard.
The Neighborhood Ordinance restriction does not allow Metal Buildings
so it will have Vinyl siding, this will not cause my property
to depreciate. I am asking for 412 sq ft increase to build
the size building that will allow me to get my vehicles &
trailers out of sight.*

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 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.

4-3B



U.E. • UTILITY EASEMENT 5' OFF
 PROPERTY LINE
 C.M. Δ • CONCRETE MONUMENT

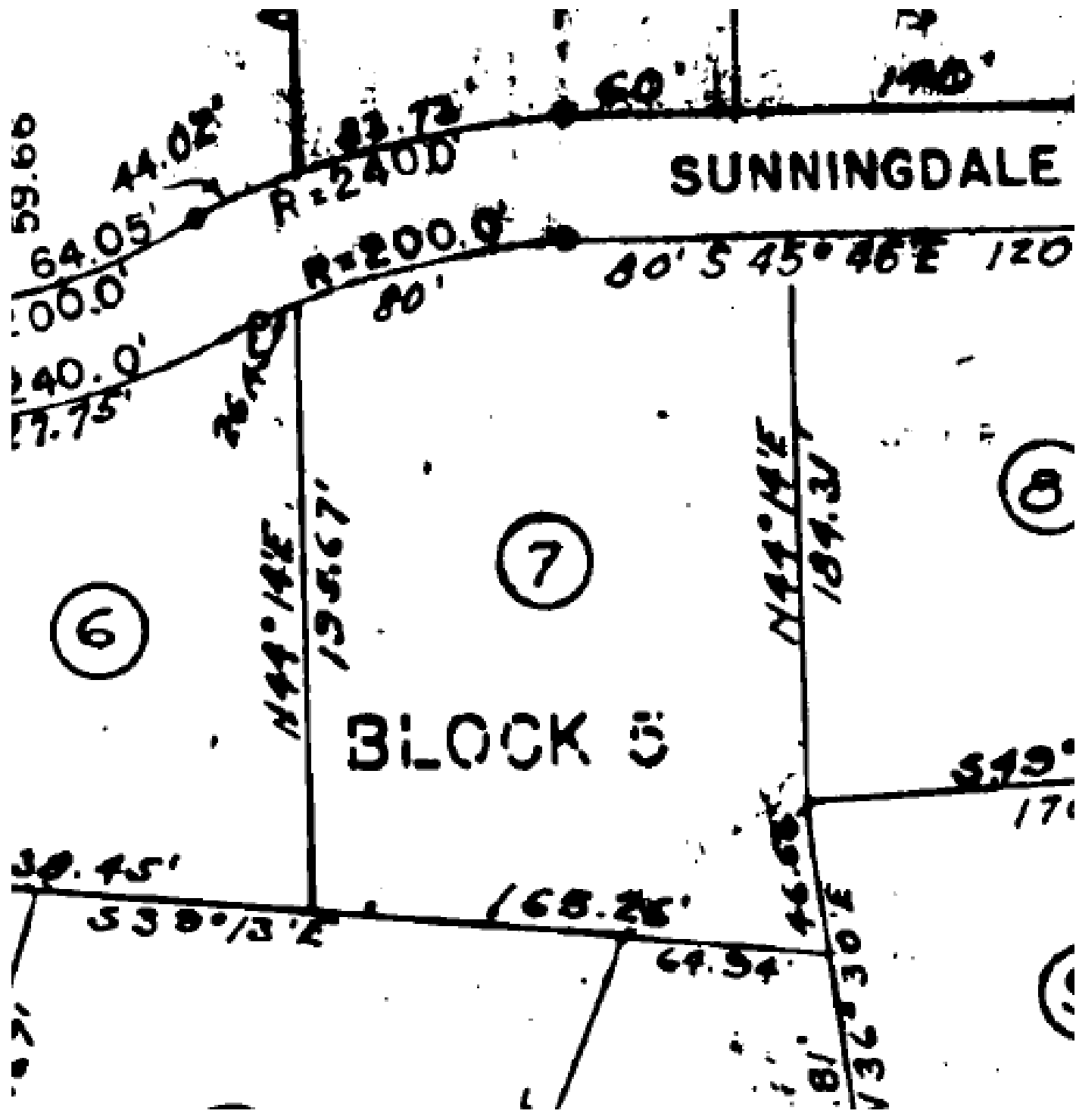
FILED FOR RECORD ON THE 3rd day of May 1949
 Noted in Note Book 17 page 270
 and recorded in P.K.A.T. Book 4
 page 3
Richard J. Register
 Sullivan Co., Tenn.

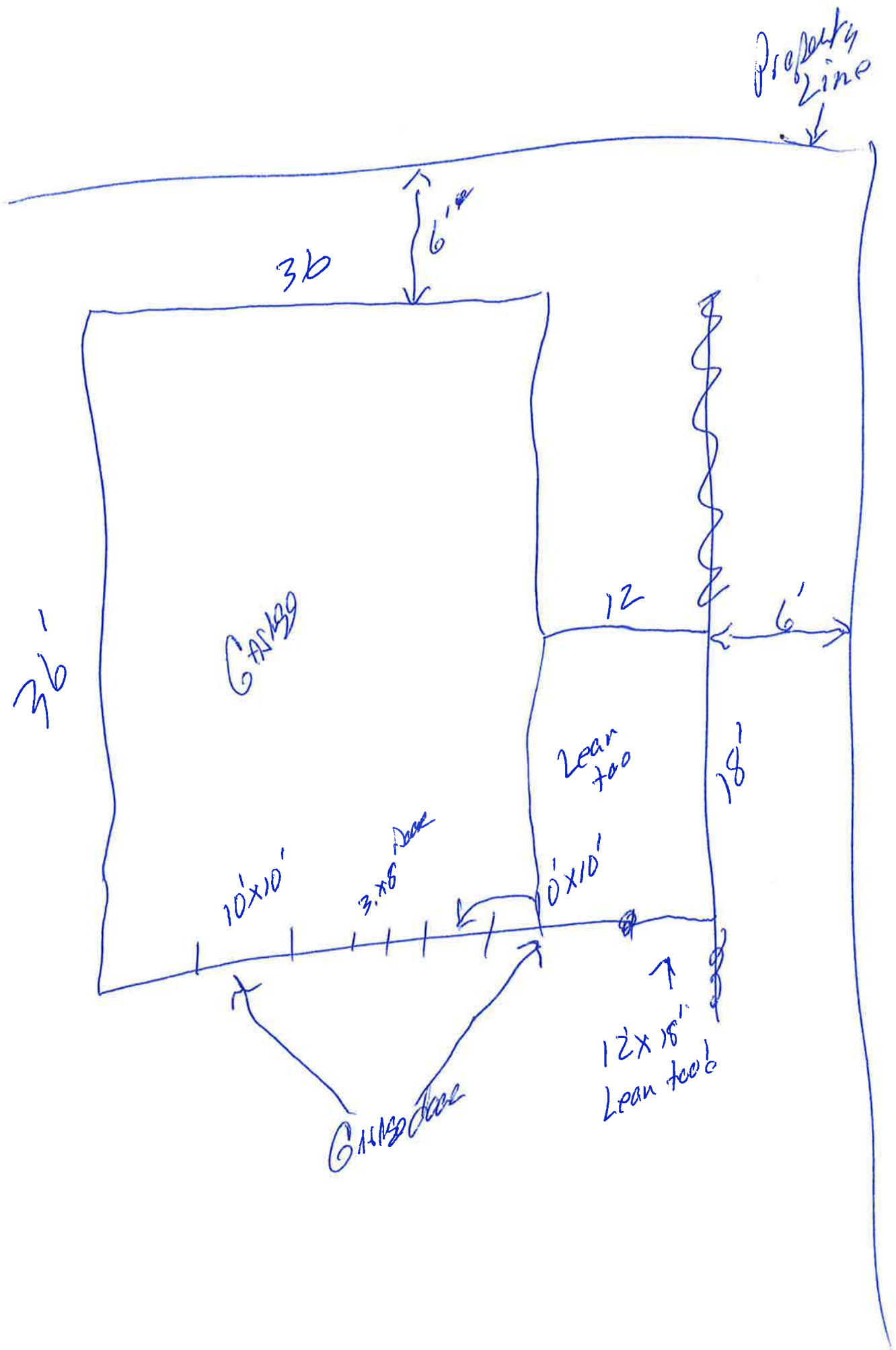
DRAWN BY
 K.S.
 CHECKED BY
 R.S.

S. SURVEY OF BLOCK 5
 OF
 GENERAL PLAN OF RIDGEFIELDS
 KINGSFORD, TENNESSEE
 SCALE: 1" = 100.0'
 DATE MAY 24, 1949

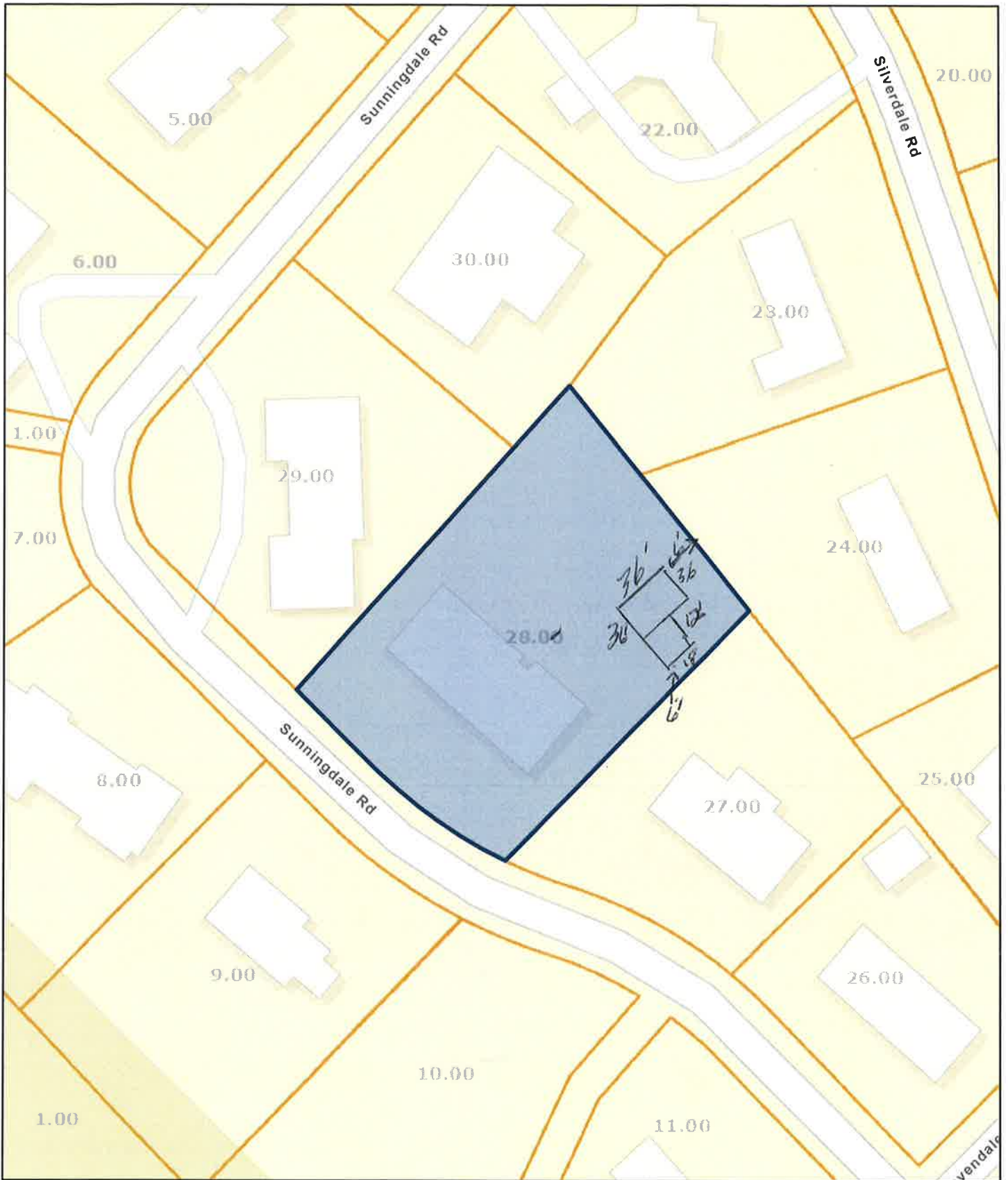
THE ASSOCIATED ENGINEERS & ARCHITECTS, INC.
 ARCHITECTS & ENGINEERS
 KINGSFORD, TENN.

SUNNINGDALE



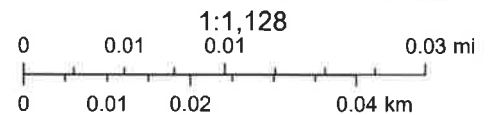


Sullivan County - Parcel: 045P A 028.00



Date: October 23, 2024

County: Sullivan
Owner: HARRISON TODD HOWARD &
Address: SUNNINGDALE RD 2224
Parcel Number: 045P A 028.00
Deeded Acreage: 0
Calculated Acreage: 0.79



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Tennessee STS GIS, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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"TODD HARRISON"



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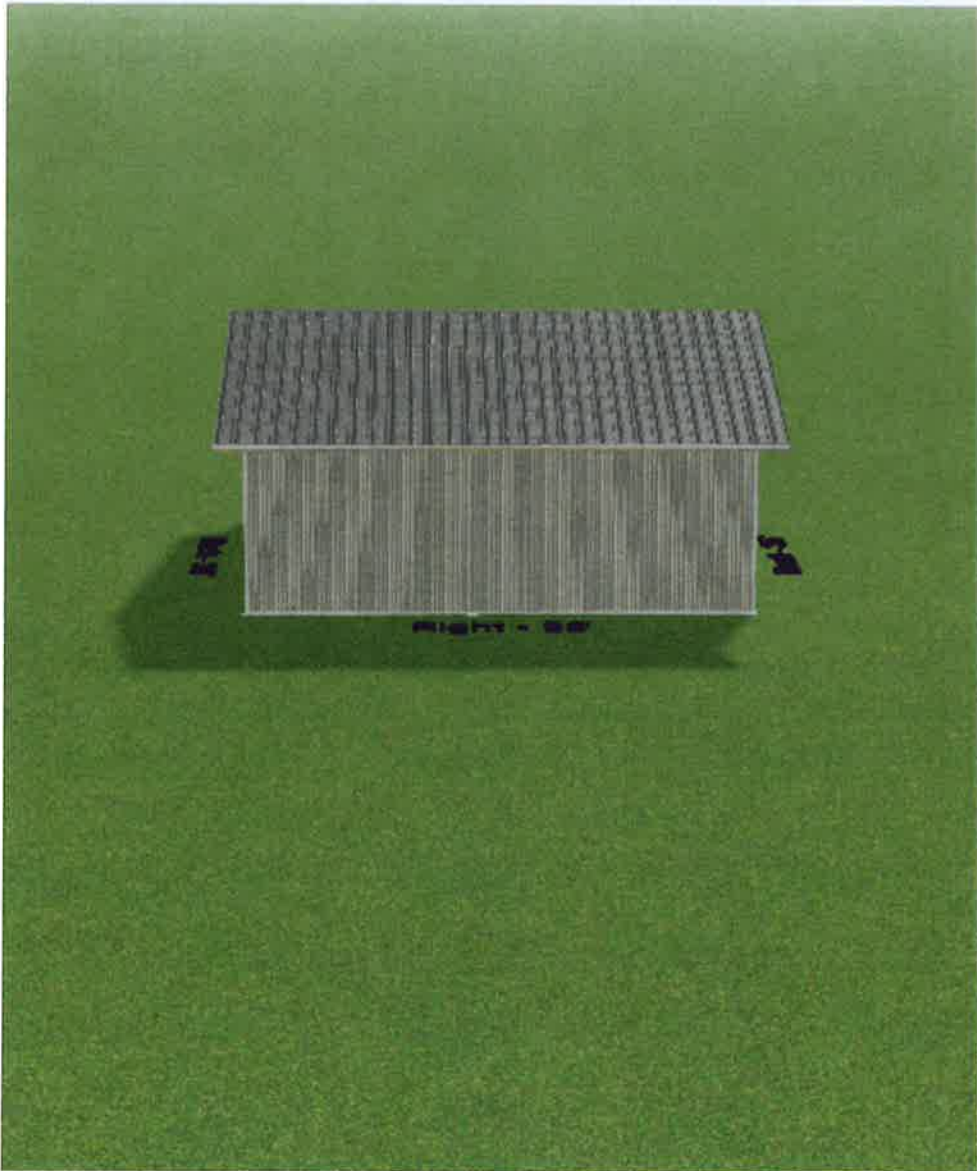


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