

ArcGIS Web Map



10/16/2024, 11:45:29 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

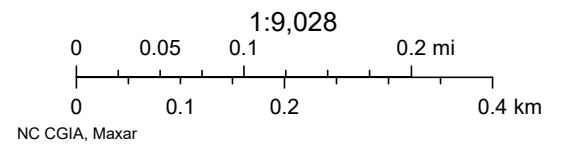
Collector Street

Local Street

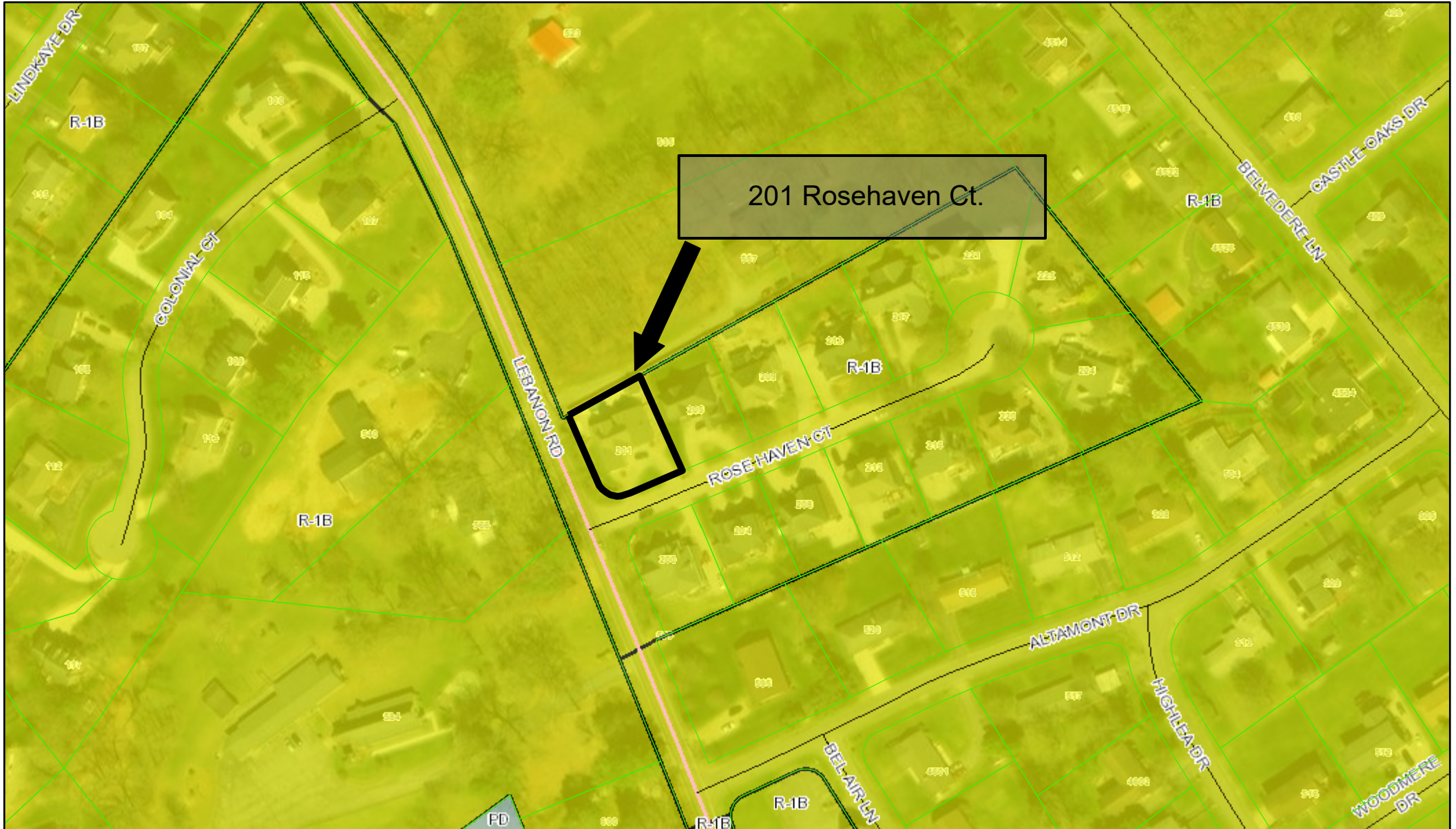
Private Street

Ramp

Urban Growth Boundary

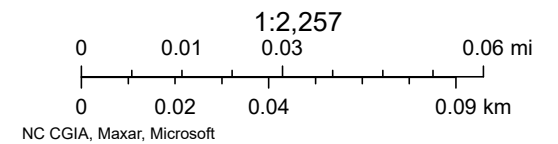


ArcGIS Web Map



10/16/2024, 11:31:28 AM

Sullivan County Parcels Jan 2023	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
T/A/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
B-2E	B-3	M-1R	PD	R-1B	Split	Major Arterial	Kpt 911 Address





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 17, 2024

RE: 201 Rosehaven Court

The Board is asked to consider the following request:

Case: BZA24-0234 – The owner of property located at 201 Rosehaven Court, Control Map 092N, Group A, Parcel 038.70 requests a 12.09 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of accommodating a home expansion. 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.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name <u>Taylor</u>	First <u>JAMES</u>	M.I. <u>R.</u>	Date <u>10-14-2024</u>
Street Address <u>201 ROSEHAVEN CT.</u>		Apartment/Unit #	
City <u>Kingsport</u>	State <u>TN</u>	ZIP <u>37663</u>	
Phone <u>865-335-9981</u>	E-mail Address <u>jrtaylor42750@A.H.NET</u>		

PROPERTY INFORMATION:

Tax Map Information	Tax map: <u>092N</u> Group: <u>A</u>	Parcel: <u>038.78</u> Lot:
Street Address <u>201 ROSEHAVEN CT.</u>		Apartment/Unit #
Current Zone	Proposed Zone	
Current Use	Proposed Use	

REPRESENTATIVE INFORMATION:

Last Name <u>SMR AS OWNER</u>	First	M.I.	Date
Street Address		Apartment/Unit #	
City	State	ZIP	
Phone	E-mail Address		

REQUESTED ACTION:

VARIANCE TO CONSTRUCT A PORCH.
12.09 FOOT REAR YARD VARIANCE FOR THE PURPOSE
OF ACCOMMODATING A HOME EXPANSIONS.

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: October 14, 2024

Signed before me on this 14th day of October, 2024,
a notary public for the State of Tennessee
County of Sullivan

Notary Lori Pyatte
My Commission Expires 11-21-2026



Kingsport Board of Zoning Appeals

Request for Variance at 201 Rosehaven Ct. Kingsport, TN 37663

- a. The specific conditions in detail which are unique to the applicant's land. The back one third of our lot is concrete with a small swimming pool. There is no shade in the back yard and in the heat of the day it is difficult to enjoy our yard.
- b. Without the variance we are not able to add a porch that would provide relief from the sun in the heat of the day.
- c. We bought this house in May 2024 and these conditions were present when we purchased the house.
- d. The backyard has an 8 foot privacy fence across the back of our property. The proposed porch will add value to our house and will not harm or alter the essential character of the neighborhood. Because of the fencing it will hardly be visible.

TDOT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.31	30.00	90°20'57"	N 69°51'08" W	42.56

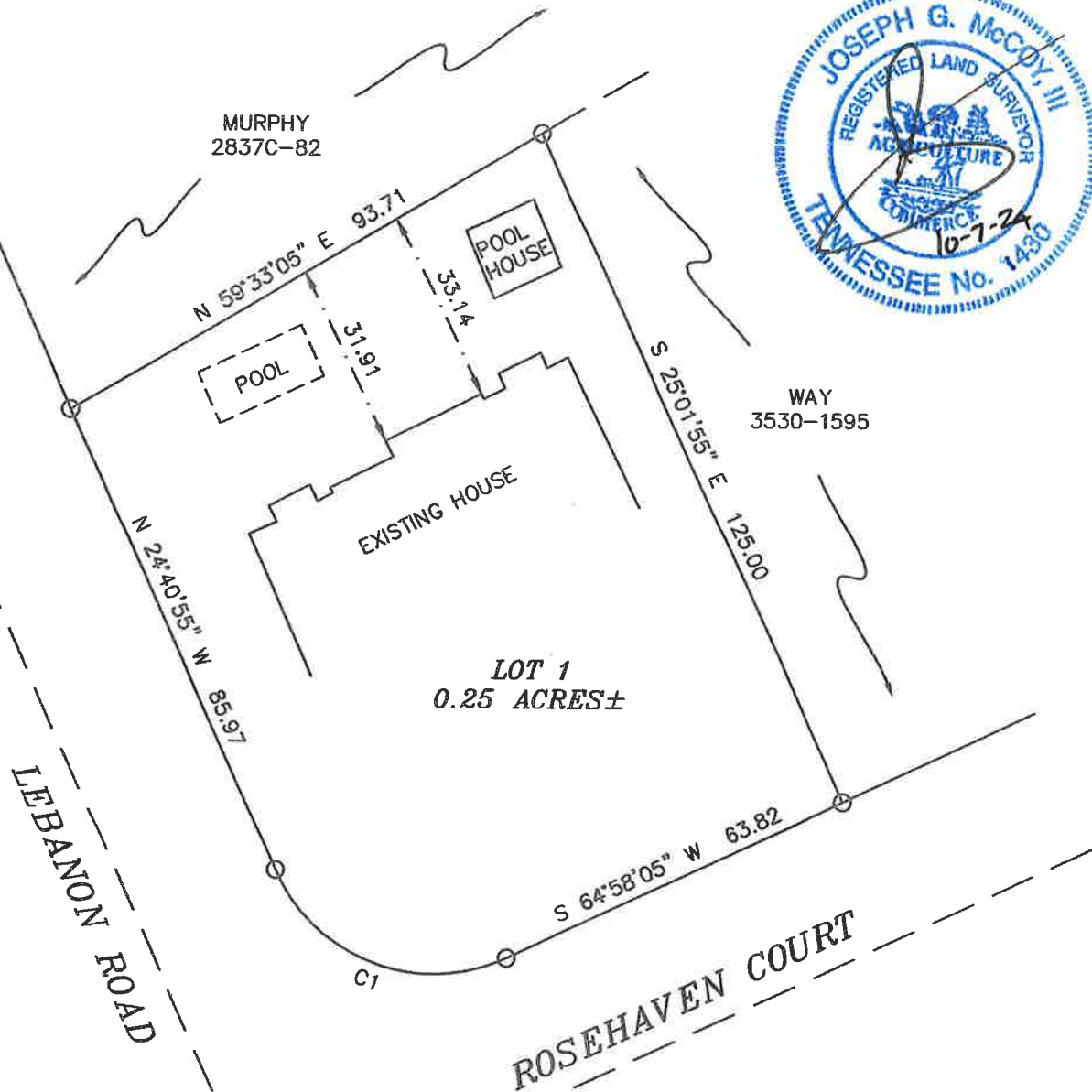
McCoy LAND SURVEYING
 806 E JACKSON BLVD STE 11
 JONESBOROUGH TENN. 37659
 PH- 423-753-9192

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS
 RECORDED AND/OR UNRECORDED.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF
 PRECISION OF THE UNADJUSTED SURVEY IS 1-10000+ AS SHOWN HEREON AND
 COMPLIES WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

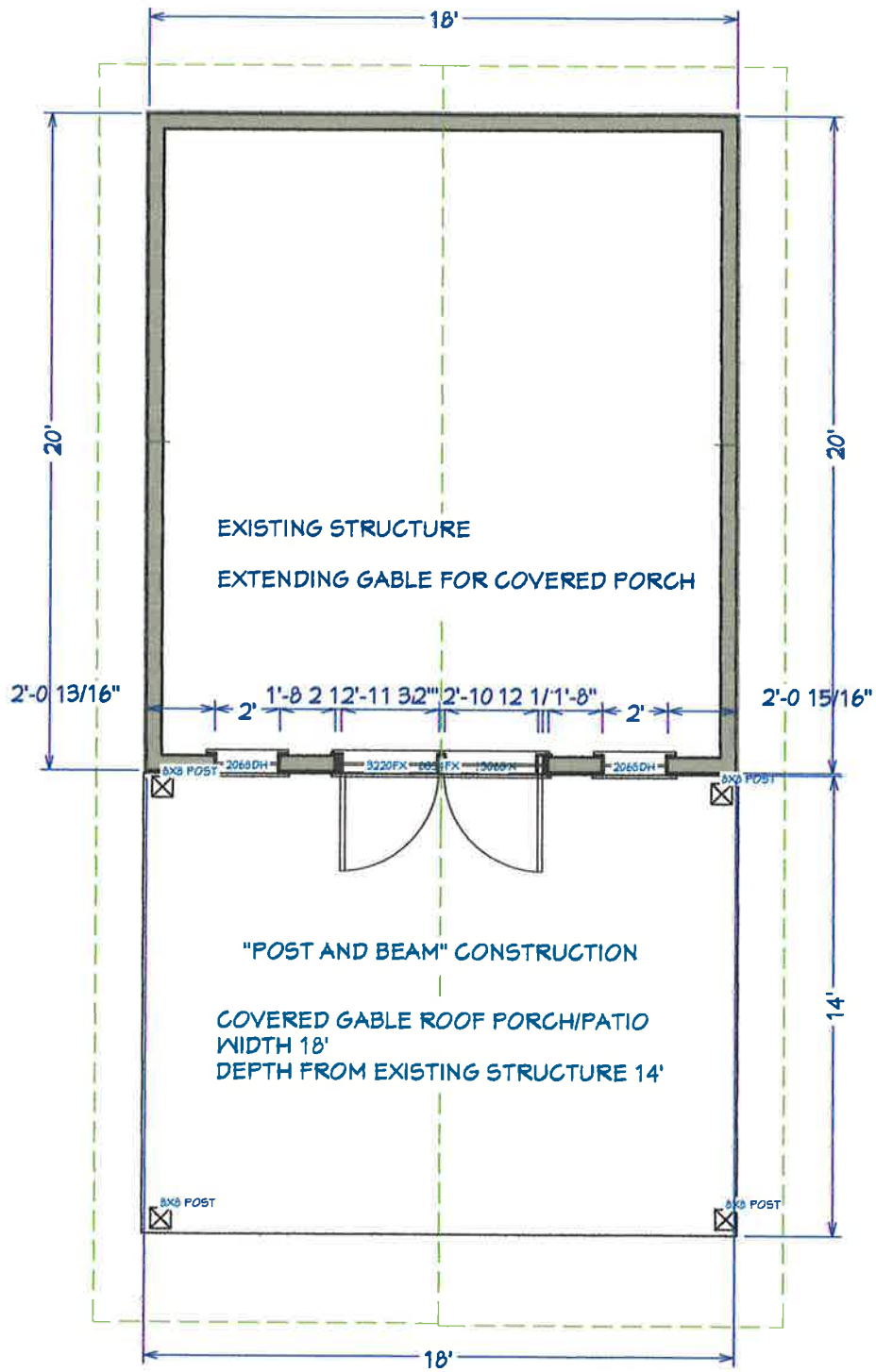
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.



TAYLOR PROPERTY

14TH CIVIL DISTRICT SULLIVAN COUNTY TENN
 SUBJECT PROPERTY TAX MAP: 092N GRP: A
 PARCEL: 038.70
 SUBJECT PROPERTY DEED REF: 3602-2090
 SCALE 1-30 DATE: 10/7/2024
 DRAWN BY TGM



201 Rosehaven Court
Kingsport, TN 37663

