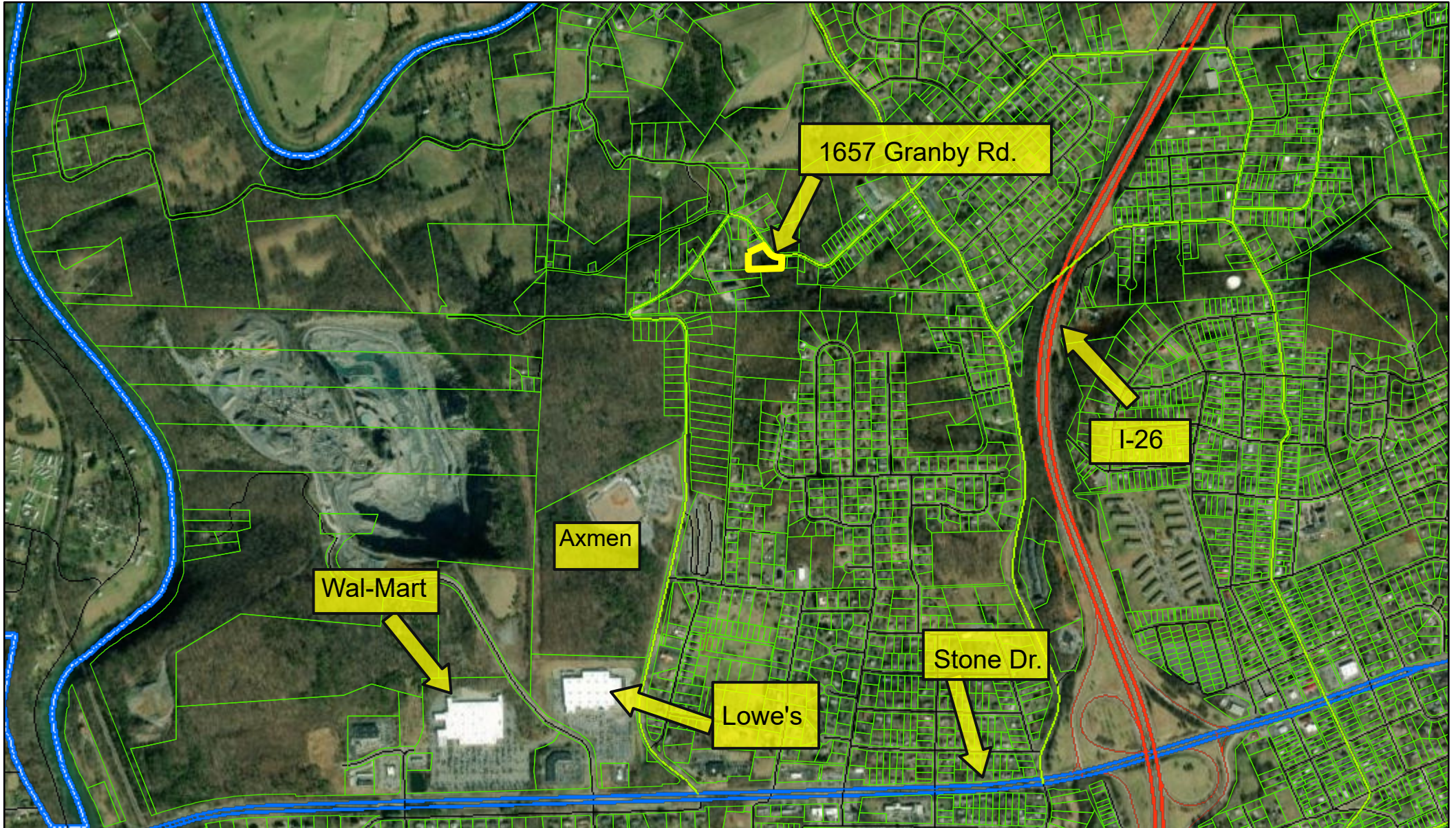


ArcGIS Web Map



11/18/2024, 9:34:31 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

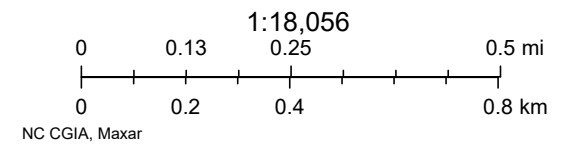
Collector Street

Local Street

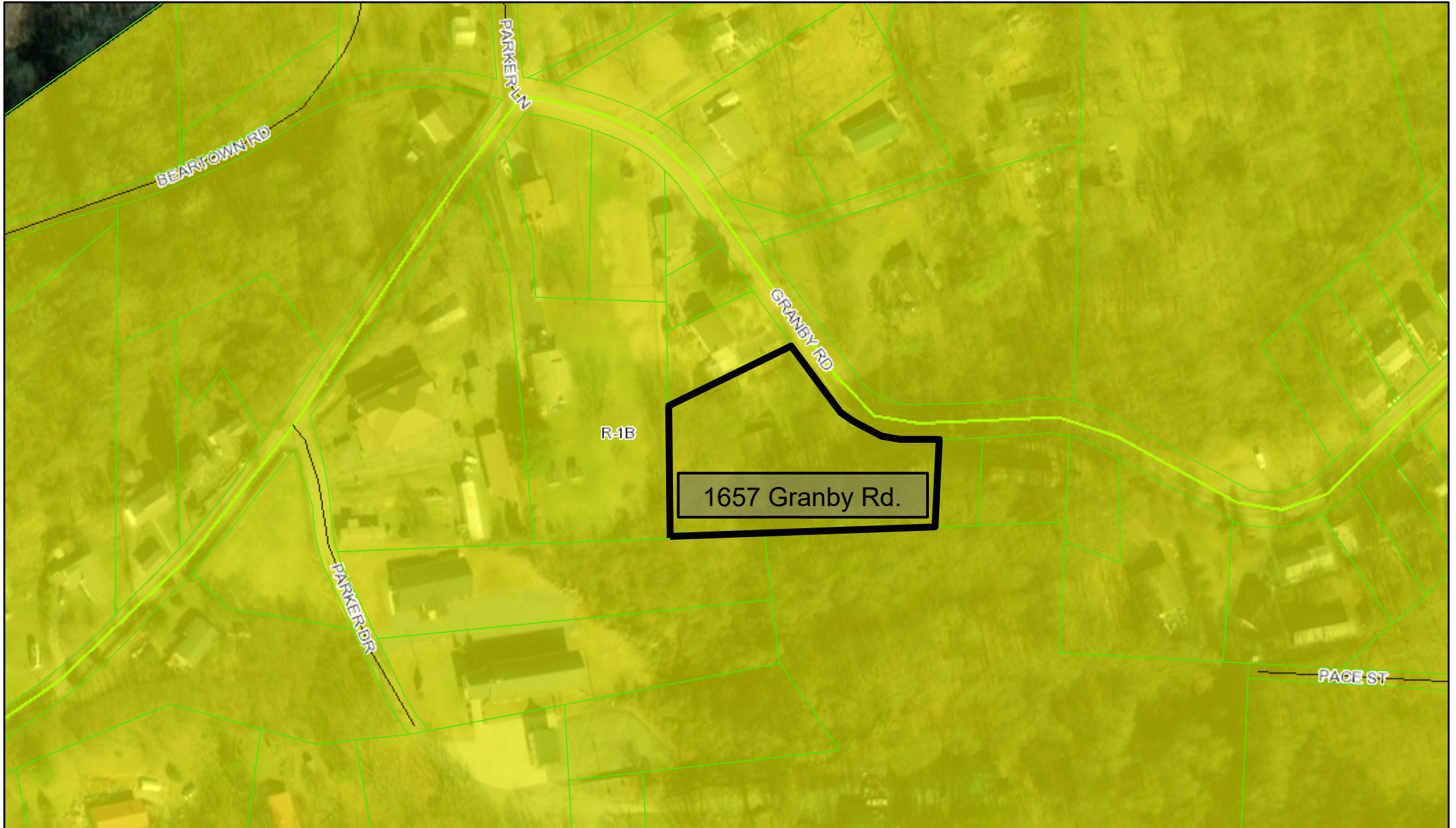
Private Street

Ramp

Urban Growth Boundary

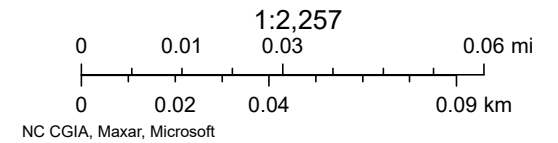


ArcGIS Web Map



11/18/2024, 9:24:13 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: 1657 Granby Road

The Board is asked to consider the following request:

Case: BZA24-0266 – The owner of property located at 1657 Granby Road, Control Map 029E, Group A, Parcel 023.00 requests a 130 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached garage in the side yard. The property is zoned R-1B, 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:

- (1) *Yards.* No accessory building shall be erected in any required court or yard other than a rear yard with exceptions as provided in subsection (3) of this section.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name	<u>BURNHAM</u>	First	<u>BRIAN</u>	M.I.	<u>E</u>	Date	
Street Address	<u>1657 GRANBY RD</u>			Apartment/Unit #			
City	<u>Kingsport</u>	State	<u>TN</u>	ZIP	<u>37660</u>		
Phone	E-mail Address						

PROPERTY INFORMATION:

Tax Map Information	Tax map: <u>0296</u>	Group: <u>A</u>	Parcel: <u>023</u>	Lot:	
Street Address	<u>1657 GRANBY RD</u>			Apartment/Unit #	
Current Zone	<u>Residential</u>	Proposed Zone	<u>Residential</u>		
Current Use	<u>Residential</u>	Proposed Use	<u>Residential</u>		

REPRESENTATIVE INFORMATION:

Last Name	<u>BURNHAM</u>	First	<u>BRIAN</u>	M.I.	<u>E</u>	Date	
Street Address	<u>1657 GRANBY RD</u>			Apartment/Unit #			
City	<u>Kingsport</u>	State	<u>TN</u>	ZIP	<u>37660</u>		
Phone	<u>725-212-1462</u>	E-mail Address	<u>blackpen@streetGlideGlide@gmail.com</u>				

REQUESTED ACTION:

DEVIATION FROM REAR YARD VARIANCE OF 130 FEET

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: [Handwritten Signature]

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.

Topography is too steep Behind
House to Build

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

without Deviation can't construct Building

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.

NONE

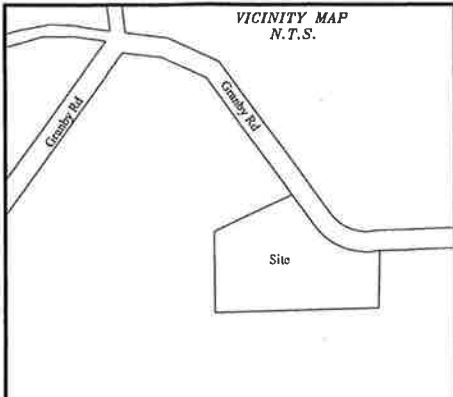
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

*This will improve the neighborhood
& it will be used for equipment*

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.



CERTIFICATION OF THE APPROVAL OF STREETS
 I HEREBY CERTIFY: (1) THAT STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OR, (2) ADEQUATE RIGHTS-OF-WAY DEDICATION UPON AN EXISTING PUBLIC ROAD SHALL SERVE THESE LOTS AS PROPOSED OR (3) PLAT HAS BEEN APPROVED WITH A PERFORMANCE GUARANTEE SET BY THE CITY OF KINGSPORT PLANNING COMMISSION
 DATE: _____ 20____
 CITY ENGINEER OR COUNTY ROAD COMMISSIONER

CERTIFICATION OF THE APPROVAL OF PUBLIC WATER SYSTEM
 I HEREBY CERTIFY THAT THE PUBLIC WATER UTILITY SYSTEM INSTALLED OR PROPOSED, FOR INSTALLATION, FULLY MEETS THE REQUIREMENTS OF THE _____ WATER UTILITY SYSTEM, AND IS HEREBY APPROVED AS SHOWN.
 DATE: 10/1 _____ 20 24
 AUTHORIZING AGENT: _____
 AUTHORIZED REPRESENTATIVE

Legend
 ● denotes Rebar Found
 ○ denotes Rebar Set
 ⊙ denotes Calculated Point Unless otherwise Noted
 ■ denotes Highway Marker
 ▲ denotes Railroad Spike
 ⊕ denotes Water Meter

Notes
 1. Deed Reference: DB 3572 - PG 216
 2. TAX MAP: 0290 - A - 023.00
 3. Property is currently zoned R-1B and will conform to all setbacks

Slide A-1769
 Shonna Tinsley, Registrar
 Sullivan County
 Rec #: 364896 Instrument #: 24016932
 Rec'd: 15.00 Recorded
 Date: 0.00 10/2/2024 at 8:58 AM
 Clerk: 0.00 25 Plat
 Other: 2.00 P59
 Total: 17.00 PGS 464-464

CERTIFICATION OF THE APPROVAL OF SEWERAGE SYSTEM
 I HEREBY CERTIFY THAT THE SEWERAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, FULLY MEET THE REQUIREMENTS OF THE CITY OF KINGSPORT TN, AND IS HEREBY APPROVED AS SHOWN.
 DATE: 10/1 _____ 20 24
 AUTHORIZING AGENT: _____
 AUTHORIZED REPRESENTATIVE



FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THAT THE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 FIRM MAP#: 47163C0030D
 SULLIVAN COUNTY, TENNESSEE AND INCORPORATED AREAS
 EFFECTIVE DATE: 9/29/2006

CERTIFICATE OF APPROVAL FOR RECORDING
 CONFIRMATION BY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KINGSPORT CITY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE _____ REGISTER. IF REQUIRED, A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE KINGSPORT CITY PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
 CONFIRMED BY SECRETARY CITY KINGSPORT PLANNING DIRECTOR
 DATE: 10/1 _____ 20 24
 SECRETARY OF THE CITY OF KINGSPORT

CERTIFICATE OF THE APPROVAL FOR 911-ADDRESSING ASSIGNMENT
 I HEREBY CERTIFY THAT THE ADDRESSES, AS NOTED ON THE FINAL PLAT, ARE APPROVED AS ASSIGNED.
 DATE: October 1 _____ 20 24
 CITY CLERK, DIVISION OR SULLIVAN COUNTY DIRECTOR OF 911 ADDRESSING OR HIS/HER AUTHORIZED REPRESENTATIVE

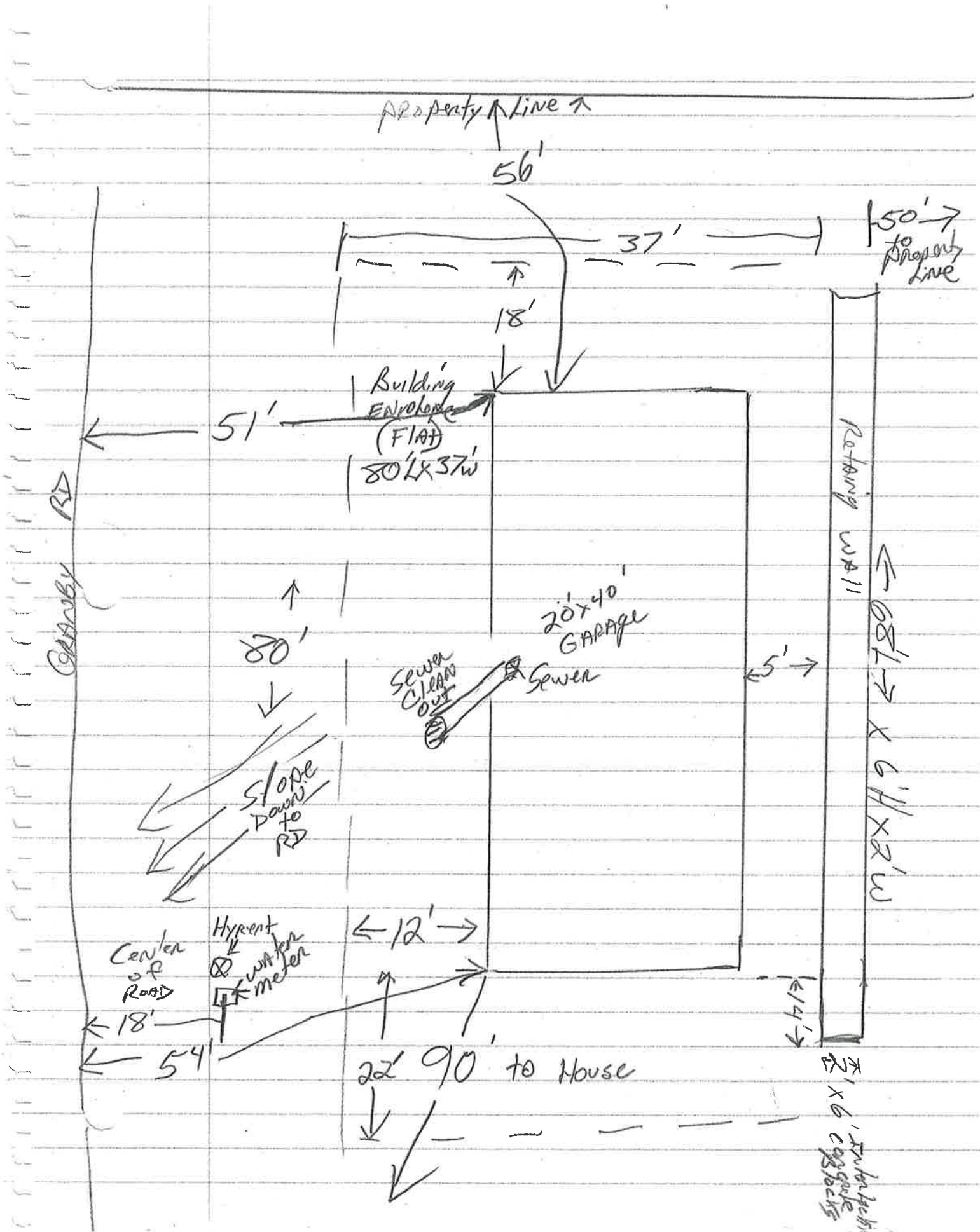
I hereby certify that this is a category 1 survey and the ratio of precision of the un-adjusted survey is 1-10,000+ as shown hereon.
 0 30 60 90
 BOUNDARY IS BASED ON A CURRENT FIELD SURVEY

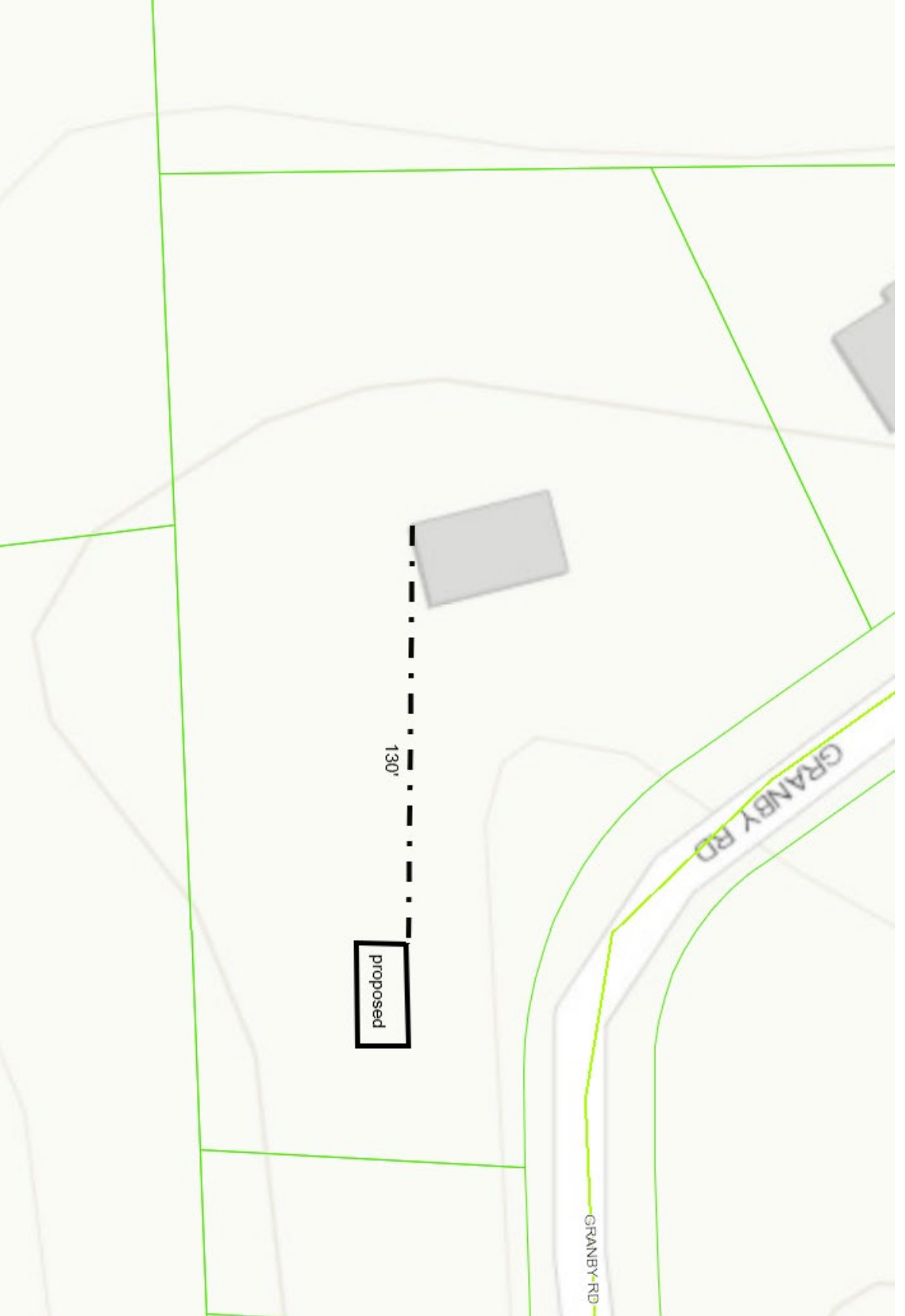
CERTIFICATE OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE BUILDING LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.
 OWNER: _____ DATE: 9-30-24
 OWNER: _____ DATE: 9-30-24
 OWNER: _____ DATE: _____

CERTIFICATE OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE KINGSPORT CITY PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON.
 September 30th _____ 20 24
 DATE
 SURVEYOR: _____
 (OR)
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS: 10,000
 September 30th _____ 883
 DATE SURVEYOR TN REG. NO.

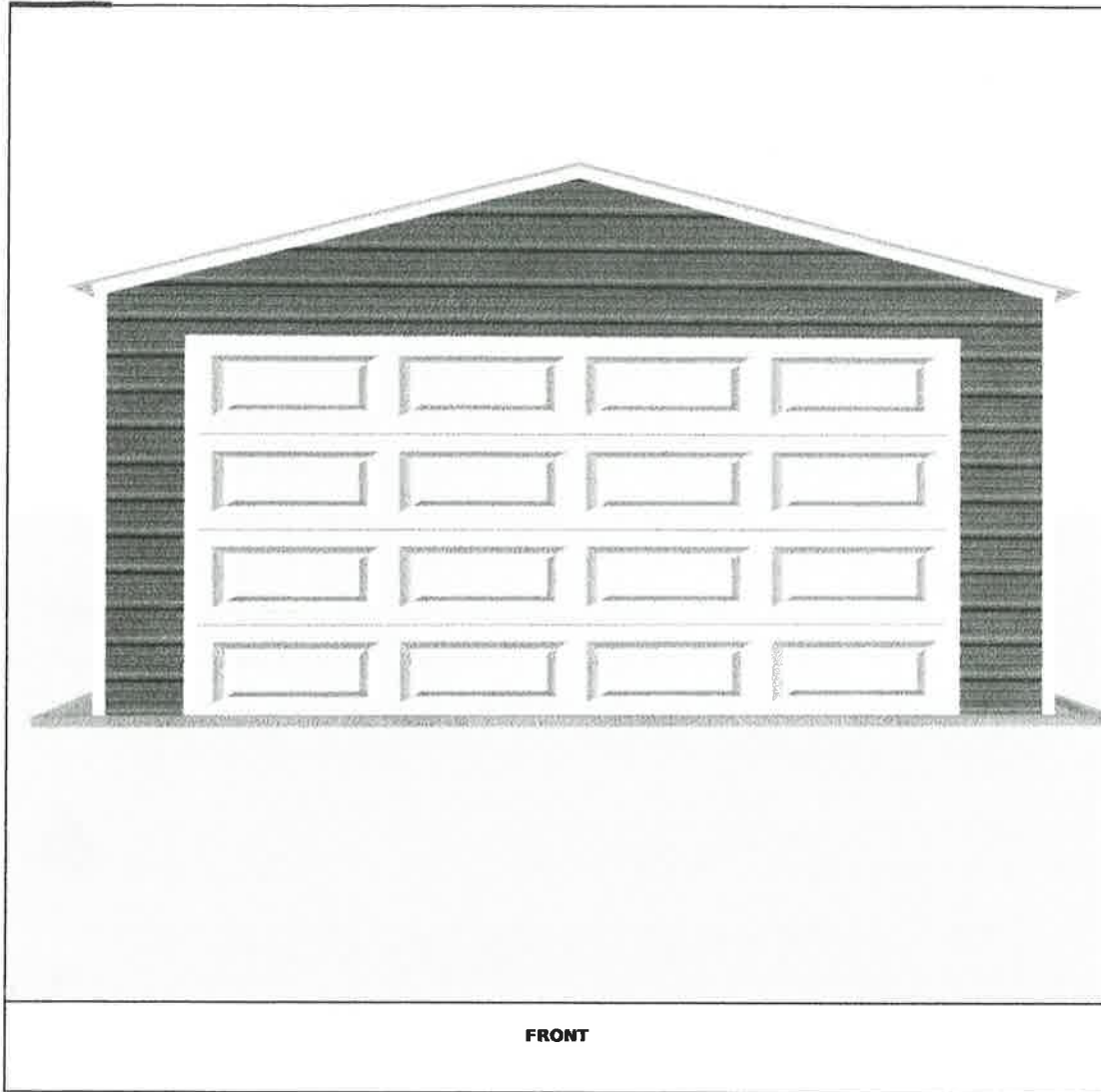
COMBINATION FOR: BRIAN & LILIANA BURNHAM

Date	File: burnham-b.DWG	Scale:
09-30-2024	Drawn By: SWS	1" = 30'
Twelfth (12th) Civil District		Sullivan County, Tn
Culbertson Surveying P.O. Box 190, Nickelsville VA 24271 (276) 479-3093		Drawing Number 8465



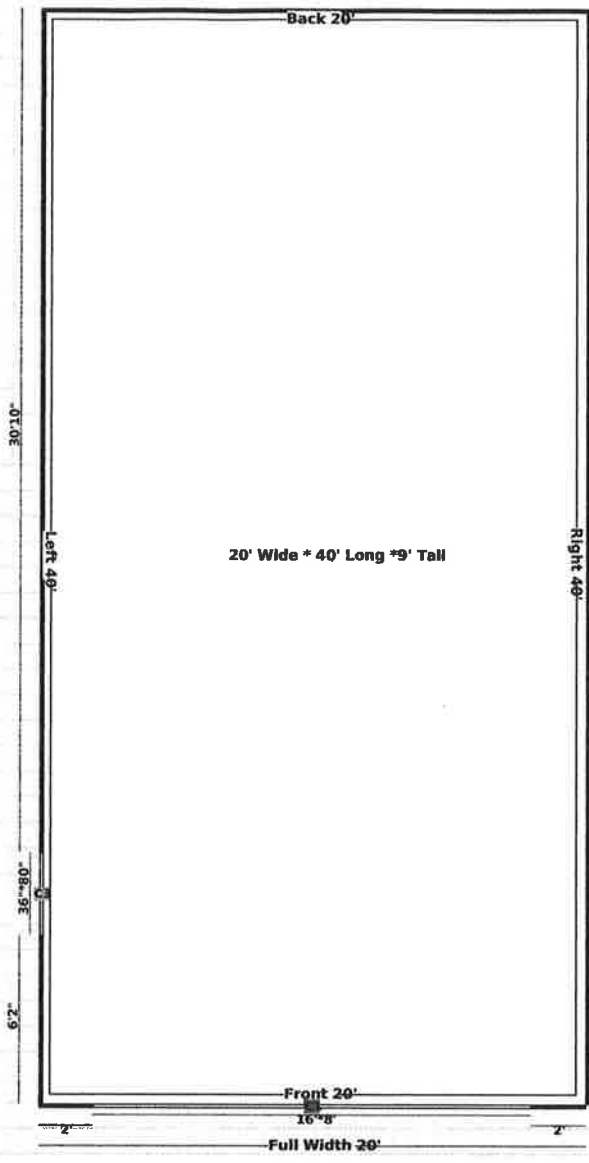


BUILDING VIEW



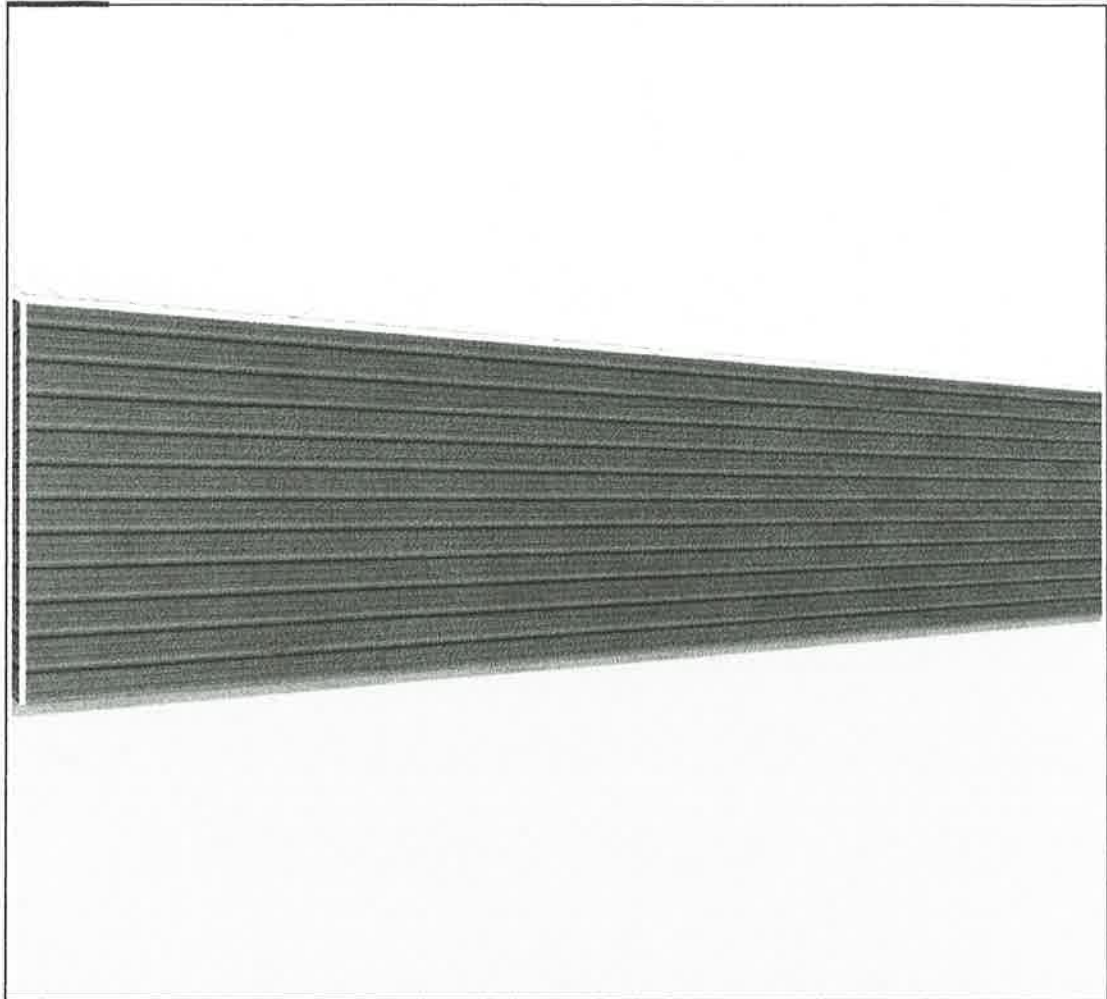
FRONT

Full Width 20'

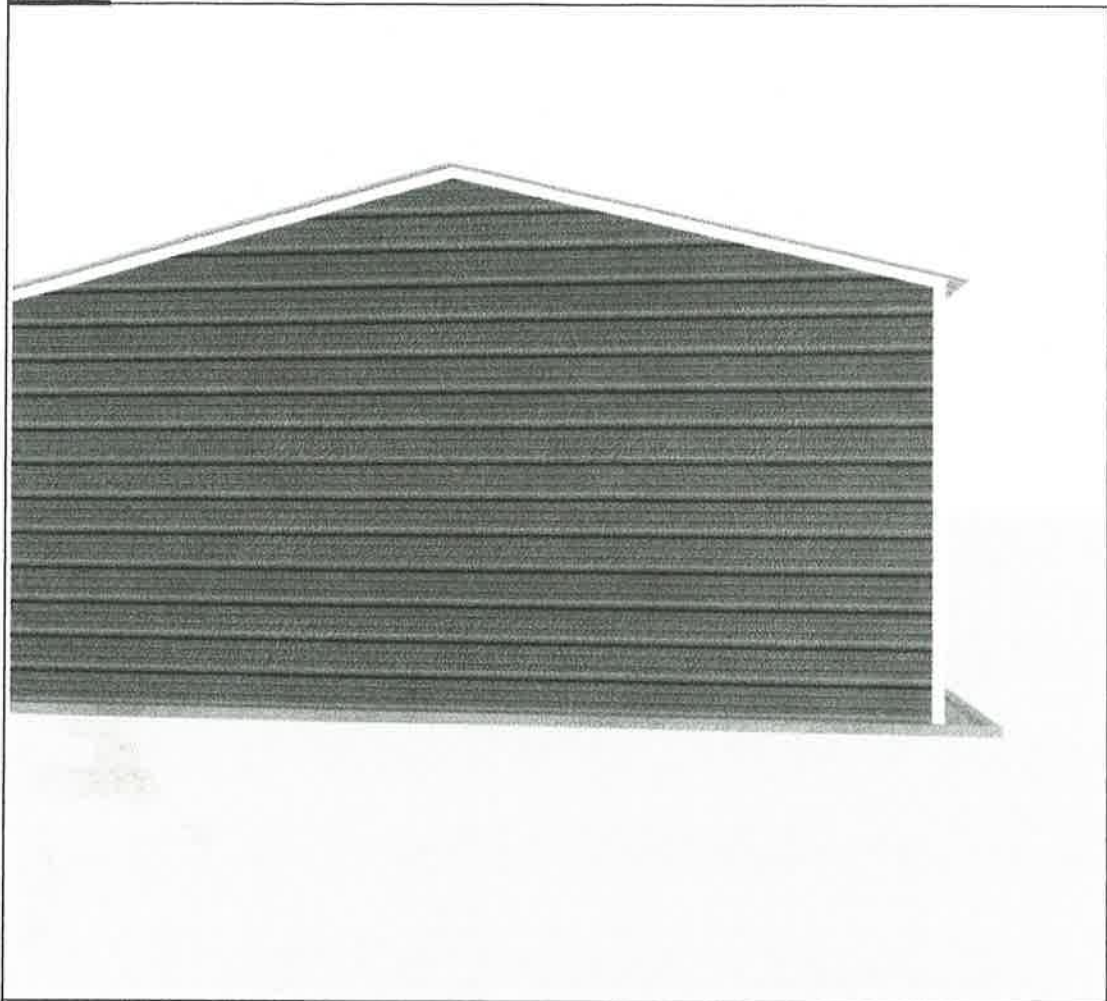


LEGENDS

- Garage Door
- Garage Door Frameout
- Walk In Door
- Walk In Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola



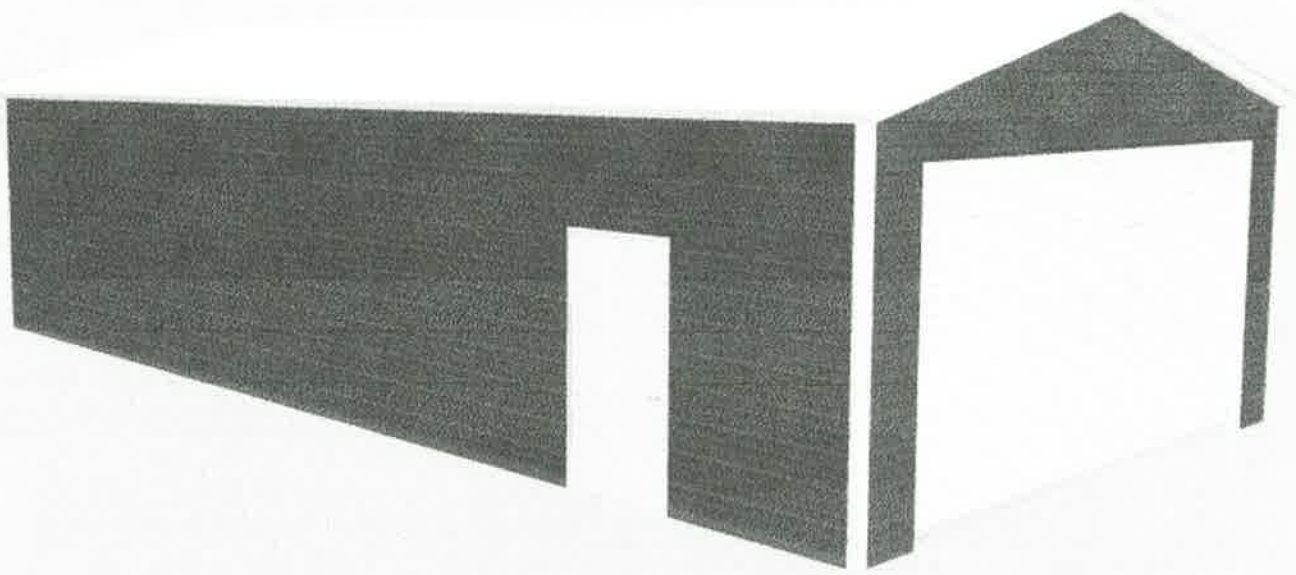
RIGHT



BACK



LEFT



Standard
20' W x 40' L x 9' H



Black Lines = proposed Garage site 20'Wx40'L
white pipe = sewer



