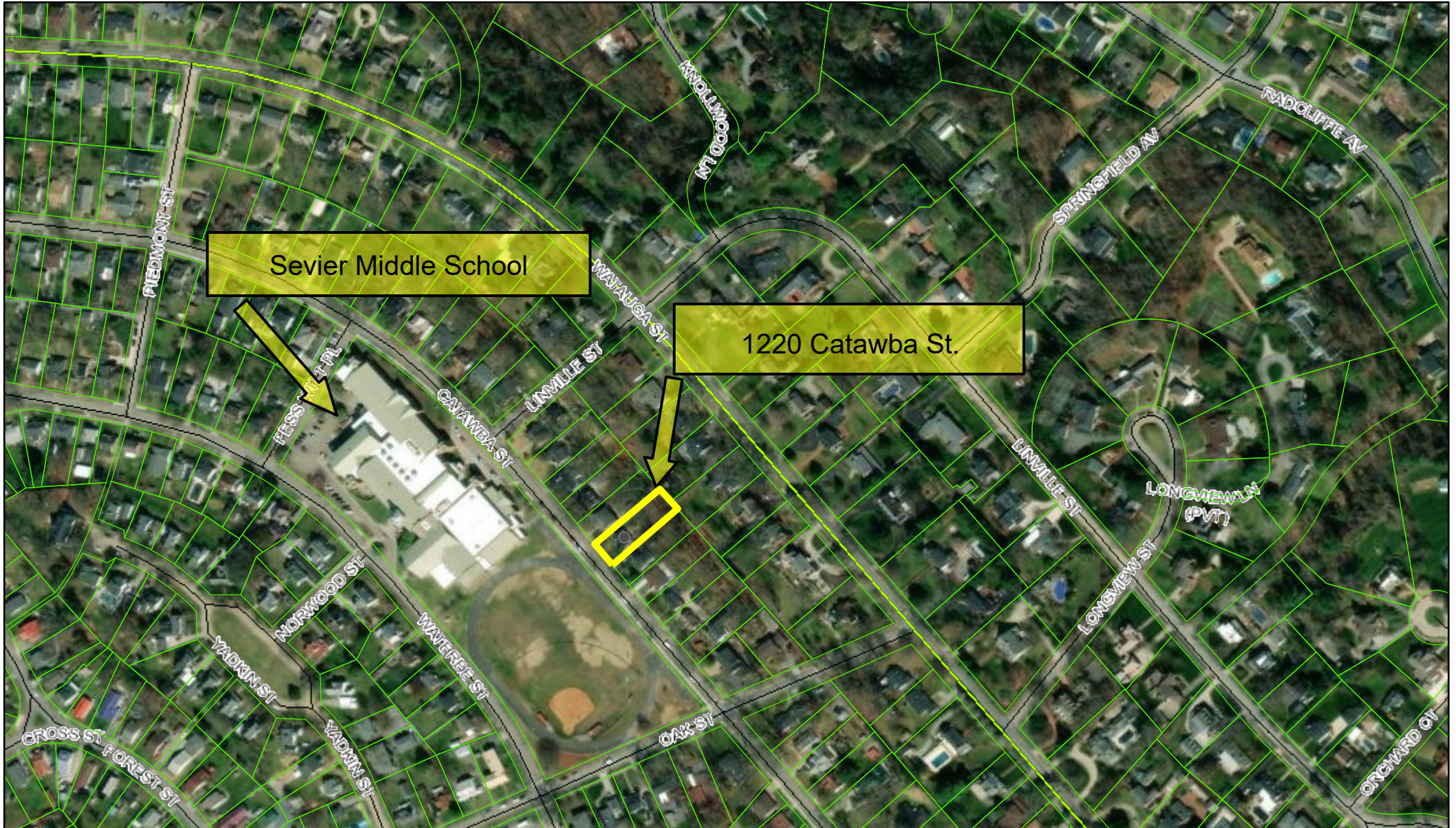


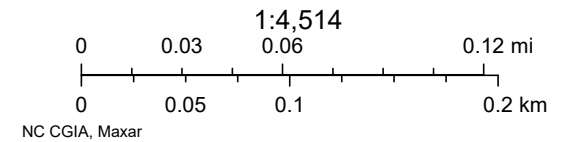
# ArcGIS Web Map



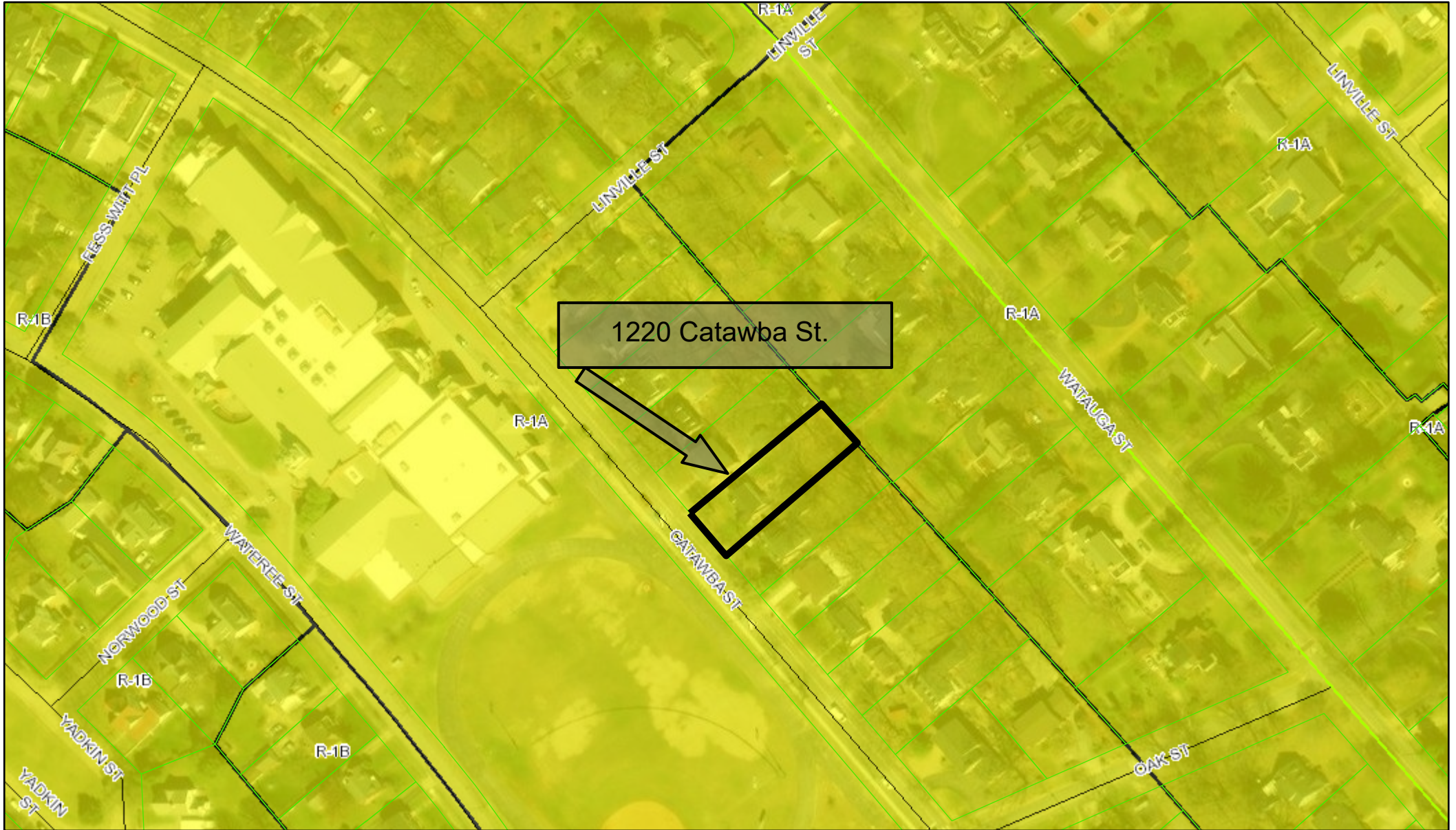
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Sullivan County Parcels Jan 2023

- |            |                |                  |                       |
|------------|----------------|------------------|-----------------------|
| Parcels    | Expressway     | Collector Street | Ramp                  |
| Streets    | Major Arterial | Local Street     | Urban Growth Boundary |
| Interstate | Minor Arterial | Private Street   |                       |

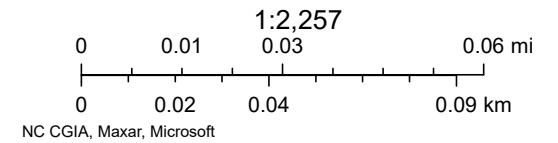


# ArcGIS Web Map



10/16/2024, 1:18:03 PM

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





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 17, 2024

RE: 1220 Catawba Street

The Board is asked to consider the following request:

**Case: BZA24-0233 – The owner of property located at 1220 Catawba Street, Control Map 046N, Group A, Parcel 009.00** requests a 5.3-foot side yard variance from Section 114-182(e)(1)(d)1, the purpose of the request is to facilitate a home addition. The property is zoned R-1A, Residential District.

*Code reference:*

**Sec. 114-182. - R-1A, Residential District.**

(e)Dimensional requirements. The minimum and maximum dimensional requirements for the R-1A district are as follows:

(1)Minimum requirements.

- a. Lot area, 10,000 square feet.
- b. Lot frontage, 60 feet.
- c. Front yard, 40 feet.
- d. Each side yard:
  1. Ten feet for one or two stories;
  2. 15 feet for three stories;
  3. Plus 50 percent on the street side yard.
- e. Rear yard, 30 feet.
- f. Usable open space, not applicable.

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name Sprinkle First Arielle M.I. D Date \_\_\_\_\_  
Street Address 1220 Catawba St Apartment/Unit # \_\_\_\_\_  
City Kingsport State TN ZIP 37660  
Phone 423-677-3741 E-mail Address arielle.d.sprinkle@gmail.com

**PROPERTY INFORMATION:**

Tax Map Information Tax map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_ Lot: \_\_\_\_\_  
Street Address 1220 Catawba St Apartment/Unit # \_\_\_\_\_  
Current Zone \_\_\_\_\_ Proposed Zone \_\_\_\_\_  
Current Use \_\_\_\_\_ Proposed Use \_\_\_\_\_

**REPRESENTATIVE INFORMATION:**

Last Name Sprinkle or Cyphers First Arielle or Nakia M.I. D Date \_\_\_\_\_  
Street Address 1220 Catawba St. Apartment/Unit # \_\_\_\_\_  
City Kingsport, TN State TN ZIP 37660  
Phone \_\_\_\_\_ E-mail Address arielle.d.sprinkle@gmail.com

**REQUESTED ACTION:**

5.3 ft side yard variance to construct an addition to my home

**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: 10/14/24

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

Notary [Handwritten Signature]  
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.

This is an older neighborhood and the lots/buildings are very close together.

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

Without this variance I cannot construct my addition

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

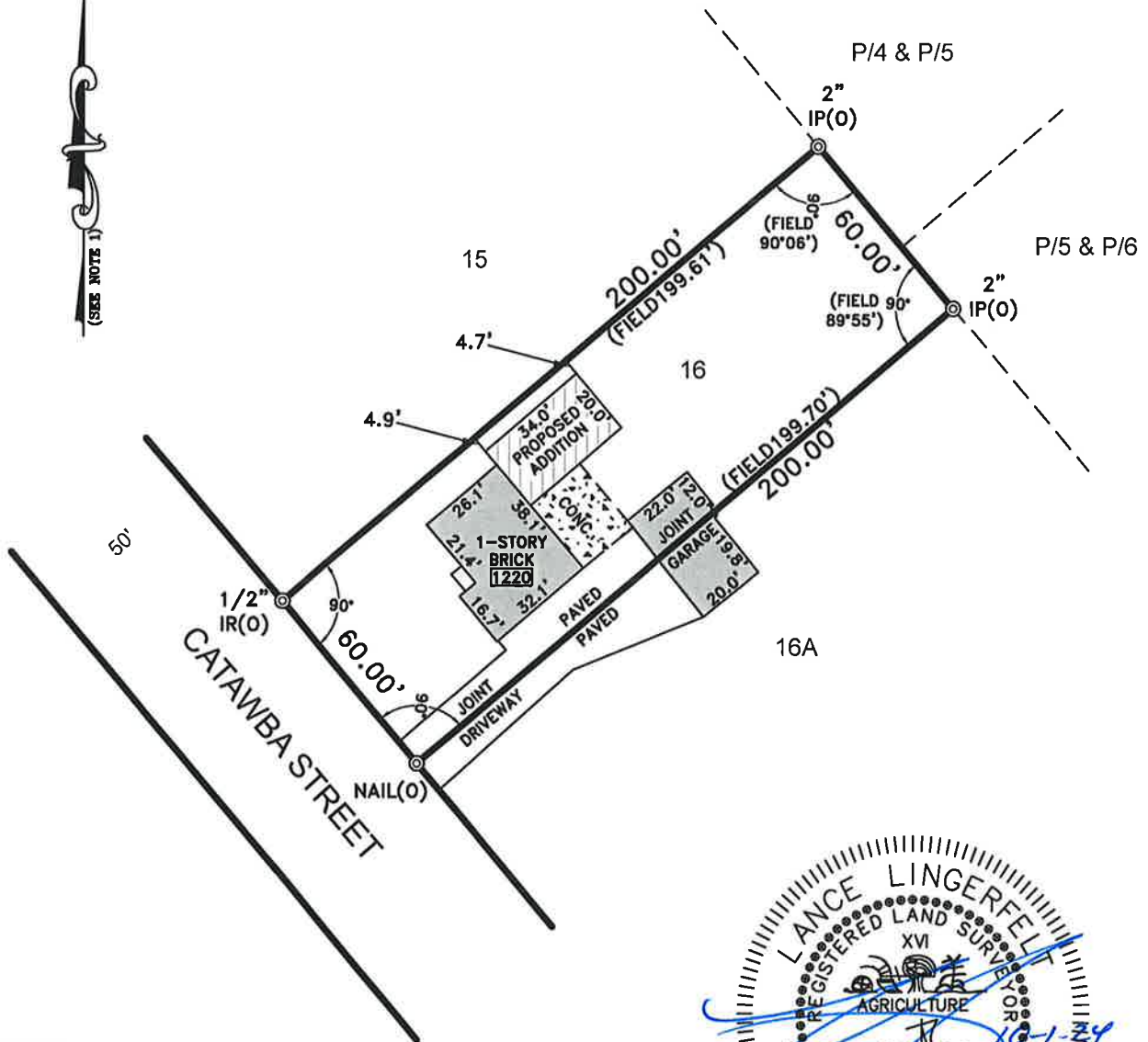
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

This addition will ~~improve~~<sup>improve</sup> the building and the area.

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.

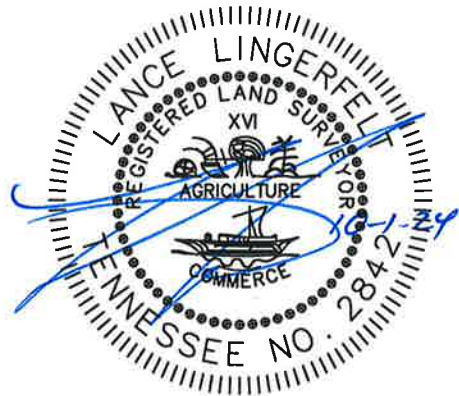
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

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.



**LEGEND**

- IR(O) IRON ROD OLD
- IP(O) IRON PIPE OLD
- CONC. CONCRETE
- P/ PART OF
- 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 47163C0045D EFFECTIVE DATE SEPTEMBER 29, 2006 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 16, BLOCK 120, CITY OF KINGSPORT

OWNER: ARIELLE SPRINKLE

CIVIL DISTRICT: 11TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 046N "A" PARCEL 009.00

SCALE: 1 INCH = 50' DATE: OCTOBER 1, 2024

REFERENCE: PLAT BOOK 3, PAGE 100

24-13578 FB/PG: N/A

FOR: VARIANCE

**ALLEY & ASSOCIATES, INC.**

422 E Market Street  
 Kingsport, Tennessee 37660  
 E-mail: [llingerfelt@alleyassociates.com](mailto:llingerfelt@alleyassociates.com)









