

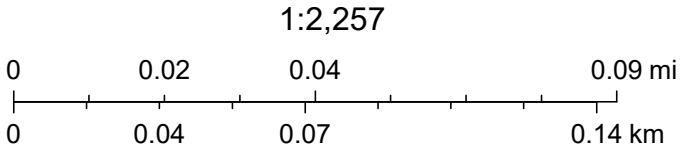
ArcGIS Web Map



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Sullivan County Parcels Jan 2023 Streets

- Parcels
- Expressway
- Major Arterial
- Local Street
- Ramp



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



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Sullivan County Parcels Jan 2023

City Zoning

B-3

M-1R

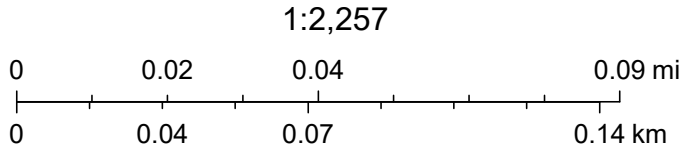
R-1B

Streets

Expressway

Local Street

Ramp



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: June 16, 2026

RE: 2309 Brandon Lane

The Board is asked to consider the following request:

Case BZA26-0156 – The owner of property located at 2309 Brandon Lane, Control Map 0470, Group A, Parcel 022.00 requests a 1,120-square-foot variance from Section 114-133(2) to exceed the maximum permitted size for an accessory structure and a 95-foot deviation from Section 114-133(1) to allow the structure to be located within the side yard. The requested variances are for the construction of a new detached garage. The property is zoned R-4, Medium Density Apartment 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.
- (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.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner	Representative
Name: <u>SCOTT T. FISH</u>	Name: <u>SCOTT & LEE FISH</u>
Address: <u>2309 BRANDON LANE</u>	Address: <u>SAME</u>
<u>KINGSPORT TN 37660</u>	
City State Zip	City State Zip
Telephone: <u>[REDACTED]</u>	Telephone: _____
Email: <u>[REDACTED]</u>	Email: _____

Information regarding the property site:

Street Address: 2309 BRANDON LANE

Tax Map: 0470 Group: A Parcel: 22.20 Lot: 2.00

Current Zoning: R-1B Current Use: single-family

Requested action:

- ☒ Variance
- ☐ Special Exception
- ☐ Administrative Review
- ☐ Called Meeting

Request:

NEED A VARIANCE TO PLACE CENTER OF WEST
END PROPERTY DUE TO A HILL GOING DOWN
TO FIELD OWNED BY CITY OF KPT. ALSO NEED
A VARIANCE FOR 30X50 GARAGE SIZE. GARAGE
WILL HAVE 2 SIDE ENTRANCE DRIVE THRU DOORS,
MIN OF ONE WINDOW ON FRONT + SIDE WALL
ENTRANCE DOOR.

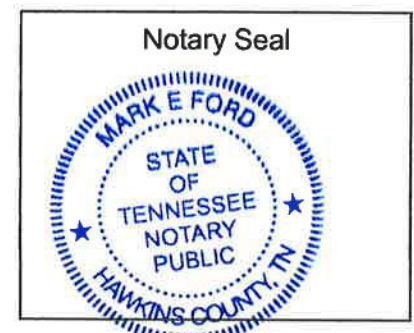
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Scott T. Fish
Signature of Property Owner

6/16/2026
Date

Signed before me on this 16th day of June, 2026
a notary public for the State of Tennessee
County of Sullivan

Notary Signature Mark E. Ford
My Commission Expires 12/1/27



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

BACK SIDE OF PROPERTY IS A HILL THAT NO STRUCTURE OF ANY SIZE COULD BE BUILT,

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

THE FLAT PART OF PROPERTY IS ONLY SPACE THAT CAN BUILD ON. CURRENT REQUIREMENTS ARE NOT POSSIBLE DUE TO HILL THAT IS PROPERTY BEHIND HOUSE.

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

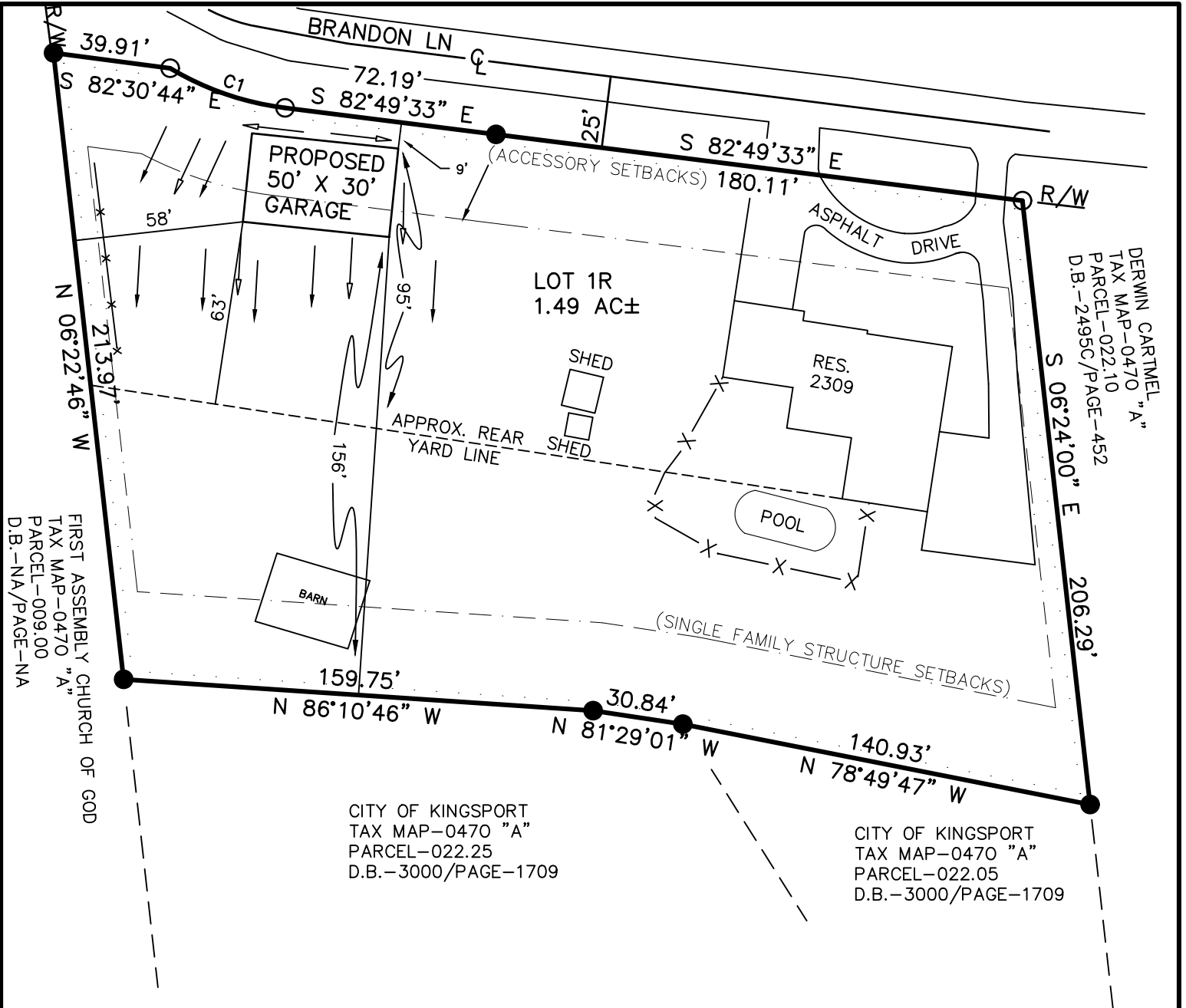
LAND IS SLOPED HILLSIDE NATURALLY AND HAS NOT BEEN MODIFIED. PROPERTY WHEN FIRST BOUGHT AND BUILT HOUSE ON FROM MY KNOWLEDGE FROM ~~MY~~ DAD DID NOT HAVE ANY RESTRICTIONS.

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

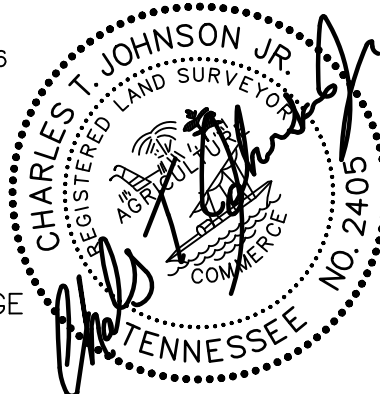
GARAGE WILL BE A SUPER NICE HAND BUILT STRUCTURE TO MATCH IN COLOR MY HOUSE (WHITE/BLACK).

I AM PLANNING ON SPENDING \$30000 ON THIS GARAGE SO THAT IT IS NICE AND POSSIBLY A DRESS UP FOR NEIGHBORHOOD.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.64'	41.58'	41.29'	S 70°59'21" E	23°40'23"

SURVEY BY: CHARLES T. JOHNSON JR
 NUMBER: 2405
 PROJECT: 26116
 DATE: 06/17/2026



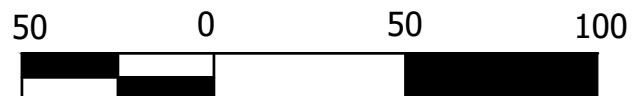
- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- x-x SILT FENCE

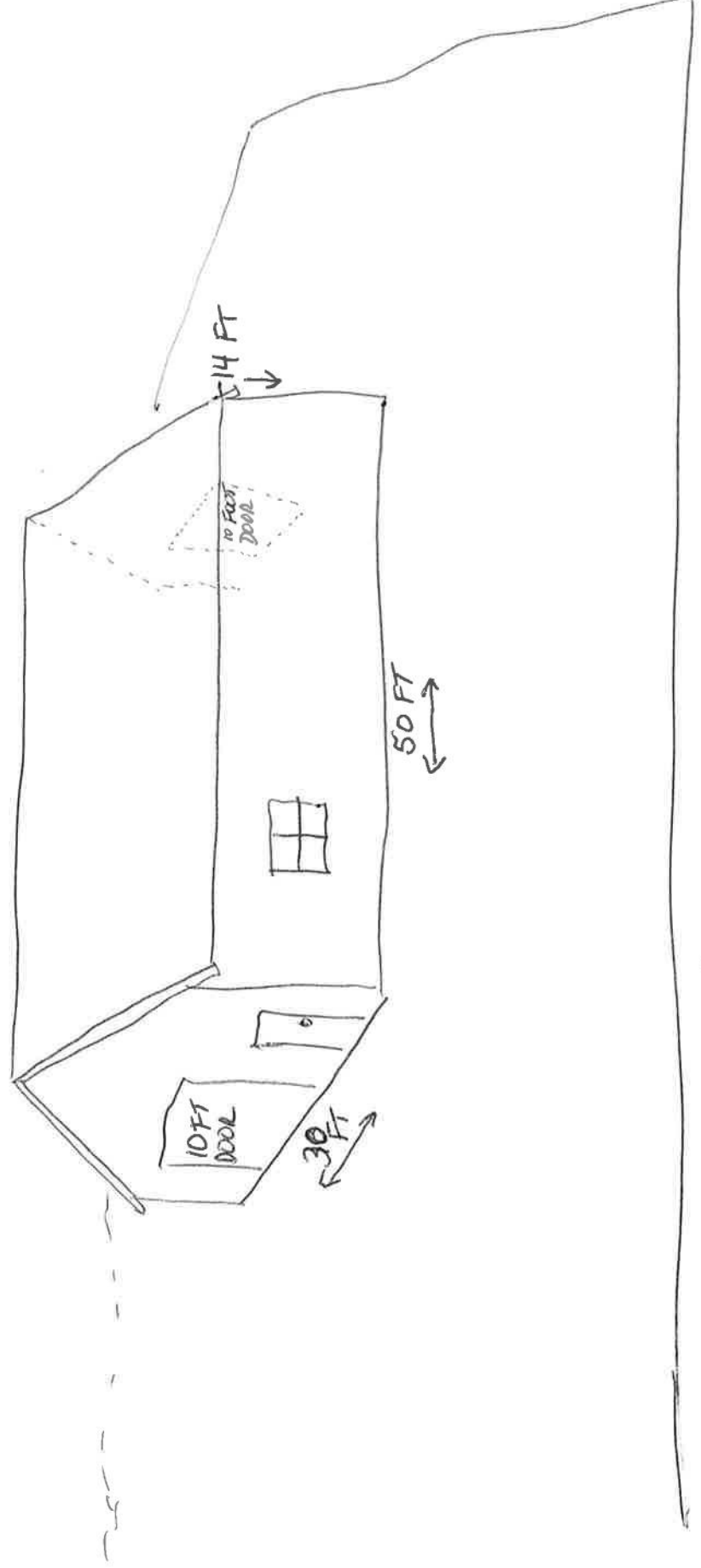
PROPERTY ZONED R1-B

FRONT = 30'
 REAR = 30'
 SIDE = 8'
 ACCESSORY STRUCTURES 3'

TPSI TN. PROFESSIONAL
 SURVEYING INC.
 405 N BOONE STREET
 JOHNSON CITY TN, 37604 423-915-1136

SITE PLAN for
2309 BRANDON LN
 11TH CIVIL DISTRICT
 SULLIVAN COUNTY TN.
 DATE 06/18/2026
 PROJECT 26116
 Scale is 1"=50'





2309 BRANDON LANE