

ArcGIS Web Map

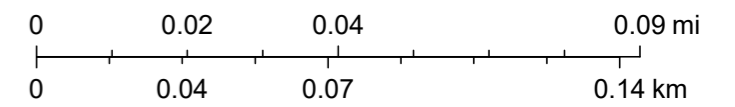


5/19/2026, 1:38:53 PM

Sullivan County Parcels Jan 2023 Streets

- Parcels
- Urban Growth Boundary
- Collector Street
- Local Street
- Major Arterial
- Minor Arterial
- Ramp

1:2,257



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



5/19/2026, 1:31:02 PM

Sullivan County Parcels Jan 2023

Parcels

City Zoning

R-1B

R-1C

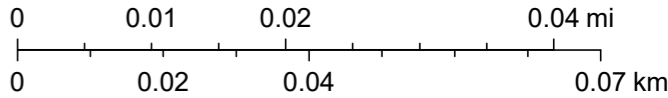
Urban Growth Boundary

Streets

Collector Street

Local Street

1:1,128



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 19, 2026

RE: 1302 W. Sullivan Street

The Board is asked to consider the following request:

Case: BZA26-0123–The owner of property located at 1302 W. Sullivan Street, Control Map 045E, Group G, Parcel 028.00 requests a 9-inch variance in both side yards from Sec. 114-184(e)(1)d and Sec. 138(4)c to accommodate construction of single family home. The property is zoned R-1C, Residential District.

Code reference:

Sec. 114-184. - R-1C, Residential District.

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

(1) Minimum requirements.

- a. Lot area, 5,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 25 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 25 feet.*
- f. Usable open space, not applicable.*

Sec. 114-138. – Yards.

(4) Side yards. The following shall apply to side yards:

- a. Decrease for narrow lots. For each foot by which a lot of record existing on June 16, 1981, is narrower than 50 feet and where the owner of record does not own any adjoining property, 1½ inches may be deducted from the required least width of any side yard for buildings not exceeding 2½ stories in height; provided, however, that no side yard shall be narrower at any point than three feet in any case.*
- b. Increase for deep buildings. In any zone where a side yard is required, the least width of each side yard shall be increased by one inch for each foot by which the sidewall of a building adjacent to a side yard exceeds 50 feet.*
- c. Corner lot. On a corner lot in any residential zone, the required least width of a side yard along the side street shall be at least 50 percent greater than the side yard required for that zone.*
- d. Attached dwellings. For attached dwelling units, the entire structure shall be considered as a single building with respect to side yard requirements.*



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS

To be completed by applicant:

Property Owner	Representative
Name: <u>53 of Bristol GP Gregg Smith</u>	Name: <u>Land Star Justin Gonzales</u>
Address: <u>367 Hog Hollow Rd</u>	Address: <u>367 Hog Hollow Rd</u>
<u>Johnson City TN 37615</u>	<u>Johnson City TN 37615</u>
City State Zip	City State Zip
Telephone: [Redacted]	Telephone: [Redacted]
Email: [Redacted]	Email: [Redacted]

Information regarding the property site:

Street Address: 1302 W Sullivan St

Tax Map: 045E Group: 6 Parcel: 028.00 Lot: _____

Current Zoning: R1-C Current Use: vacant lot

Requested action:

Request:

- Variance
- Special Exception
- Administrative Review
- Called Meeting

9" side variance on each side setback

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.

[Signature]
Signature of Property Owner

5/14/26
Date

Signed before me on this 14th day of May, 2026
a notary public for the State of Tennessee
County of Hawkins.

Notary Signature [Signature]
My Commission Expires 5-2-2029



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.

The lot in question at 1302 W Sullivan St is a corner lot that was recorded before 1981 and is the standard width of lots on the street of 50' that is subject to increased setbacks for the corner.

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.

Strict application of these setbacks on a corner lot that is of standard width increases the cost to build a home due to the restriction on home width imposed by the corner lot setbacks.

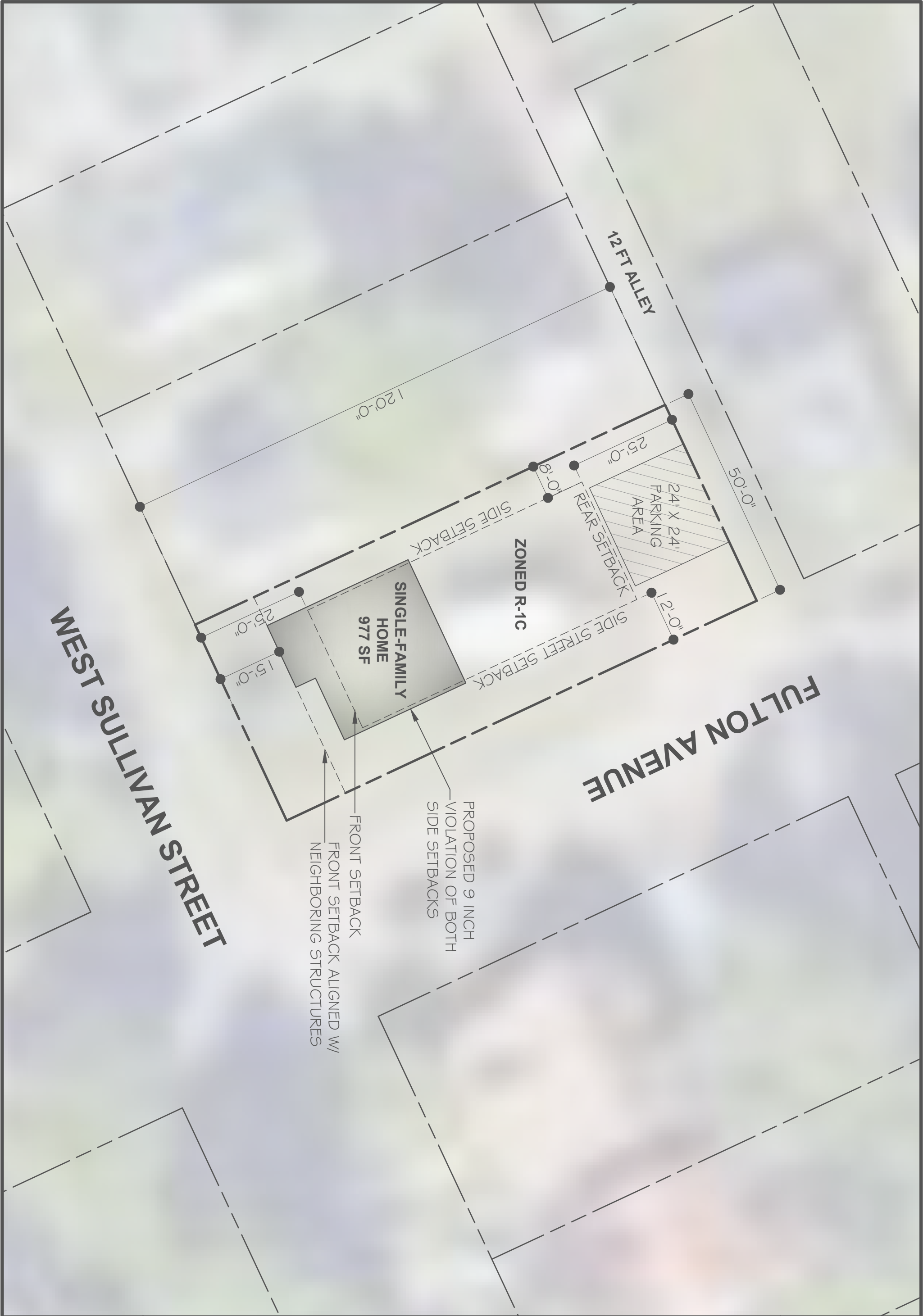
3. Did you create these unique conditions? Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

These conditions have existed since the implementation of additional setback requirements on corner lots has been established.

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.

We are requesting a variance of 9" on both sides of the existing set back requirements. This variance does not violate safety considerations for the set back from the adjacent unit and does not materially impact the character of the neighborhood.



WEST SULLIVAN STREET

FULTON AVENUE

FRONT SETBACK
 FRONT SETBACK ALIGNED W/
 NEIGHBORING STRUCTURES
 PROPOSED 9 INCH
 VIOLATION OF BOTH
 SIDE SETBACKS
 FRONT SETBACK

ZONED R-1C

120'-0"

50'-0"

12 FT ALLEY

24' X 24'
 PARKING
 AREA

**SINGLE-FAMILY
 HOME
 977 SF**

SIDE SETBACK

SIDE STREET SETBACK

REAR SETBACK

25'-0"

15'-0"

8'-0"

10'-0"

12'-0"

A1

5/13/2026

SITE PLAN

**1302 WEST SULLIVAN STREET
 KINGSFORT, TENNESSEE**



COX CONCEPTS
 1416 DOBYNS DRIVE
 KINGSFORT, TN 37664
 423-732-2940

The proposed placement on 1302 W Sullivan St will be designed to meet the IRC using standard stick framing requirements typically using 2x4 and 2x6 lumber for the walls and 2x10 for the floor members. The exterior of the home will be covered using architectural shingles and vinyl siding.

TENNESSEE

2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
2017 NATIONAL ELECTRICAL CODE NFPA 70
2018 INTERNATIONAL ENERGY CONSERVATION CODE
SOUTH ATLANTIC MANUFACTURING TENNESSEE CODE ANNEXED, TITLE 68, CHAPTER 120.

ATTENTION LOCAL INSPECTIONS DEPARTMENT
THE FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TENSILE STEEL
HAVE NOT BEEN INSPECTED BY RES & ARE NOT CERTIFIED BY THE NEW YORK MODULAR
LABEL. CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

- 1) CAC TMS
- 2) CABLE ENDS & SEE DOOR EXT. LIGHTS
- 3) ALL STAIRS TO BE FINISHED WITH FINISHED CARPETING
- 4) ALL STAIRS TO BE FINISHED WITH FINISHED CARPETING
- 5) FLOOR INSULATION AS REQUIRED-SEE NOTE ON PAGE #3
- 6) ROOF SHINGLES AS REQUIRED-SEE NOTE ON PAGE #7
- 7) ALL FIELD CONNECTIONS IN ROOF SYSTEM DONE ON-SITE BY BUILDER SEE PAGE #7
- 8) ELECTRICAL PANEL DISCONNECT LOCATIONS NOTED ON PAGES #7
- 9) WATER HEATER (INSTALLATION AND CONNECTIONS) TO MAIN SERVICE
- 10) WATER HEATER (INSTALLATION AND CONNECTIONS) TO MAIN SERVICE
- 11) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 12) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 13) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 14) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 15) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 16) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 17) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 18) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 19) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 20) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 21) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 22) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION
- 23) HANG DOWN DEVICES BETWEEN MODULES AND FROM MODULES TO FOUNDATION

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

LAND STAR COTTAGE 1

1302 W. SULLIVAN ST
KINGSPORT, TN 37660
SULLIVAN COUNTY

PFS
PFS CORPORATION
Approved

Tennessee
Charlie Rowley
Staff Plan Reviewer
4/12/16

State: _____
Signature: _____
Title: _____
Date: _____

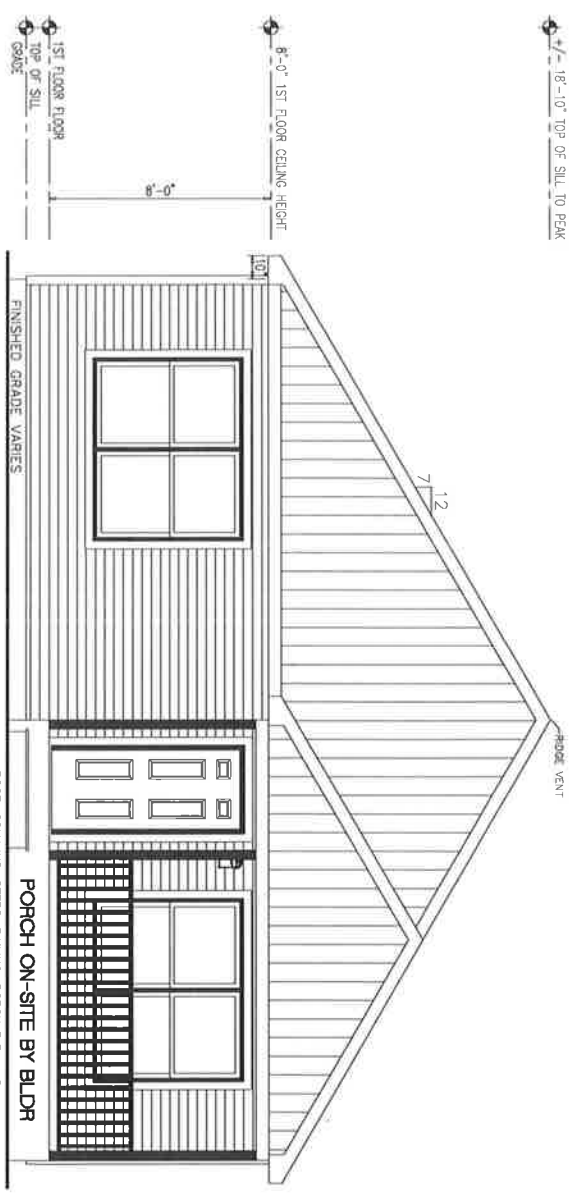
LAND STAR VENTURES LLC

BUILDER:

LAND STAR VENTURES LLC

MINIMUM INSULATION PER RES CHECK	
ATTIC:	R-30
WALLS:	R-21
FLOOR:	R-20
BASEMENT WALL:	N/A
ROOF:	N/A
WATER:	N/A

DRAWING INDEX:	
1	COVER SHEET
2	ELEVATIONS
3	1ST FLOOR PLAN
4	1ST FLOOR ELECTRICAL
5	PAVING SCHEDULE
6	FOUNDATION
7	1ST FLOOR SHEAR WALL
8	CROSS SECTION
9	WINDOW/DOOR SCHEDULE
10	PLUMBING SCHEDULE
11	MECHANICAL SCHEDULE
12	MECHANICAL SCHEDULE
13	MECHANICAL SCHEDULE
14	MECHANICAL SCHEDULE
15	MECHANICAL SCHEDULE
16	MECHANICAL SCHEDULE
17	MECHANICAL SCHEDULE
18	MECHANICAL SCHEDULE
19	MECHANICAL SCHEDULE
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21	MECHANICAL SCHEDULE
22	MECHANICAL SCHEDULE
23	MECHANICAL SCHEDULE
24	MECHANICAL SCHEDULE
25	MECHANICAL SCHEDULE
26	MECHANICAL SCHEDULE
27	MECHANICAL SCHEDULE



NOTES:

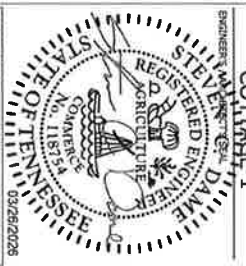
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
2. DETAILS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. (SEE WINDOW MANUFACTURER CATALOGS FOR ACTUAL GRILL PATTERNS)

FRONT ELEVATION

ACCEPTED BY:	BUILDER / OWNER SIGNATURES:
TITLE:	DATE:

SITE CONDITIONS:	
GROUND SLOPE (DOWN):	2% NSF
WIND SPEED:	130 WLT MPH
SEISMIC CATEGORY:	B
USE GROUP:	C
CONSTRUCTION TYPE:	VIB WOOD FRAME UNPROTECTED
FLOOR LIVE LOAD:	40 PSF
ROOF LIVE LOAD (ON TOP OF ROOF):	5% SLR 20% SRF
TOTAL PAGES: 27	

PROJECT:	
45916 RANCH CMT041-02	ATT
TITLE:	
COVER SHEET	ATT
DATE:	12/15/25
SCALE:	AS SHOWN
FILE NAME:	45916
PLOT:	COVER



CHAMPION FACTORY 041
CHAMPION MODULAR, INC.,
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045
CHAMPION MODULAR

Excel HOMES

BUILDER:
LAND STAR

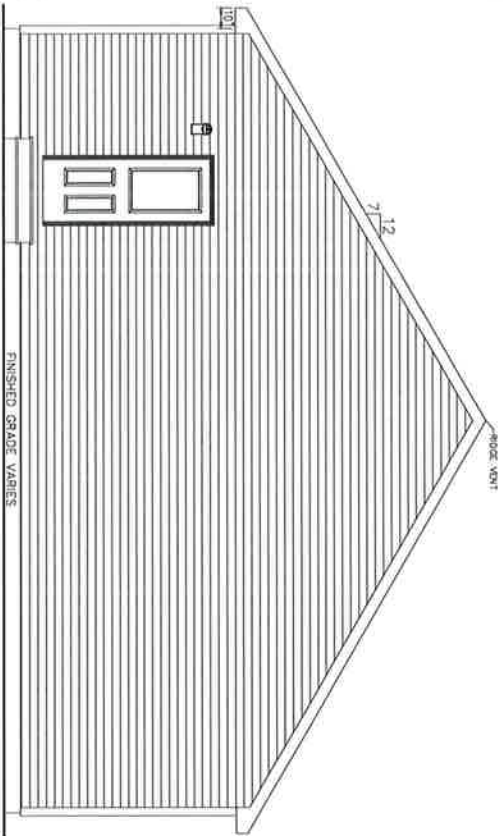
CUSTOMER/PROJECT:
COTTAGE 1

APPROVED SEAL:
03/26/2026

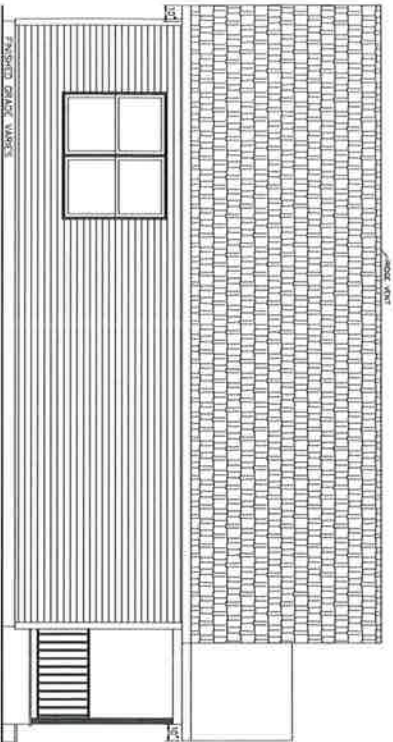
PROPRIETARY AND CONFIDENTIAL
THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CHAMPION
CONTRACT # 45916-002 BY CHAMPION

± 18'-0" TOP OF SILL TO PEAK

8'-0" 1ST FLOOR CEILING HEIGHT
 8'-0" 1ST FLOOR FLOOR TO TOP OF SILL GROUND



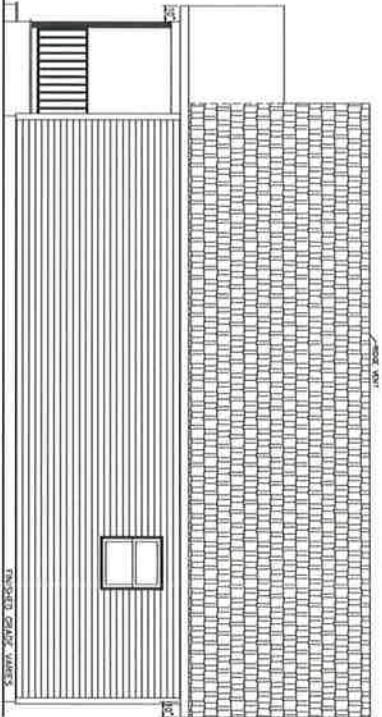
REAR ELEVATION



LEFT ELEVATION

ROOF: COLUMNS, STEPS, RAILING, RACKS FOR AN
 HEADER TO BE SUPPLIED AND INSTALLED BY BUIL

ROOF: COLUMNS, STEPS, RAILING, RACKS FOR AN
 HEADER TO BE SUPPLIED AND INSTALLED BY BUILDER



RIGHT ELEVATION

NOTES:
 1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

DESIGNED BY:	BUILDER / OWNER SIGNATURES:
TITLE:	DATE:

Champion Factory 041
 Champion Modular, Inc.
 10642 S. Susquehanna Trail
 Liverpool, PA 17045

CHAMPION
 MODULAR

excel
 HOMES

BUILDER:
 LAND STAR

CUSTOMER/PROJECT:



APPROVERS SEAL: 03/11/2026



MODIFICATIONS

ON: 12/15/25 ATT
 PD3: A/LT ELEVATIONS 1/28/28 SAN

PROJECT: 45916
 RANCH
 CM1041-02
 TITLE: ELEVATIONS

DRAWN BY: GRAWN BRISAN

DATE: 10-30-25

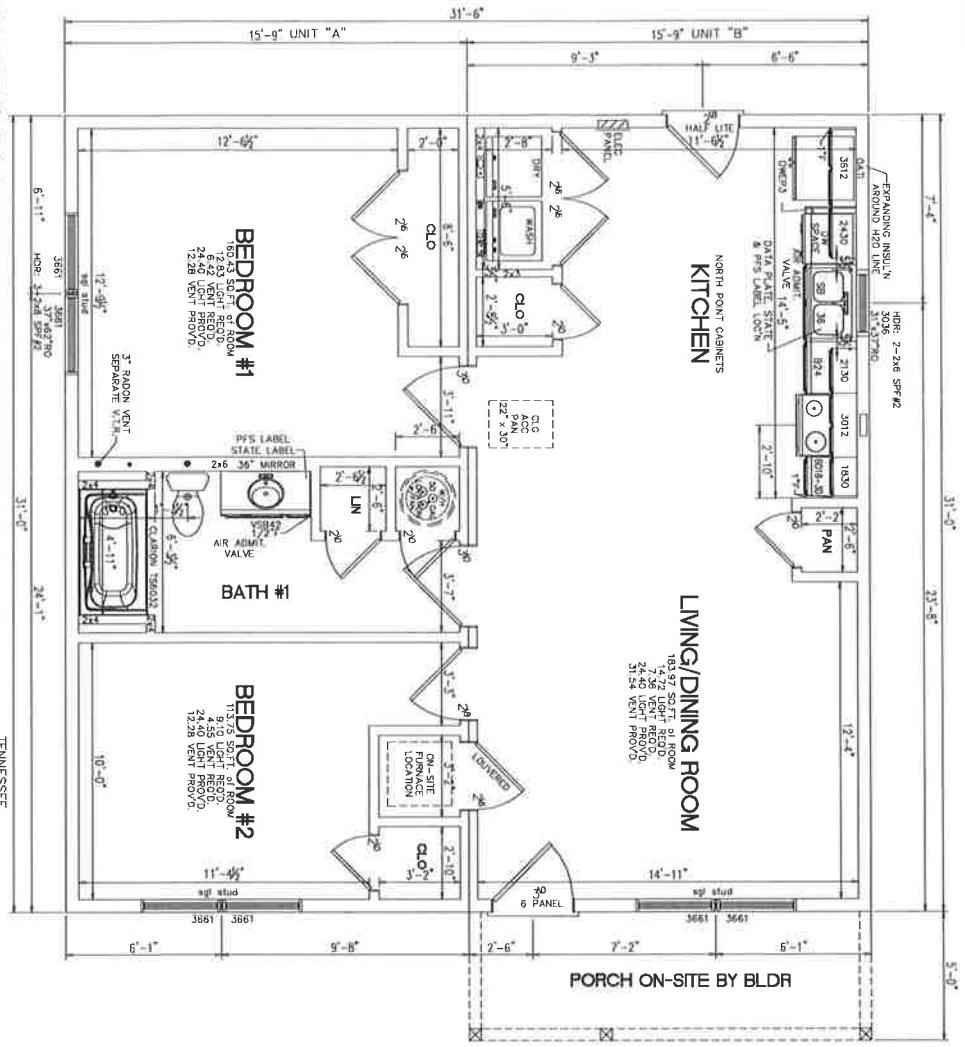
SCALE:

FILE NAME: 45916

PD1:

SHEET:
 ELEVATIONS

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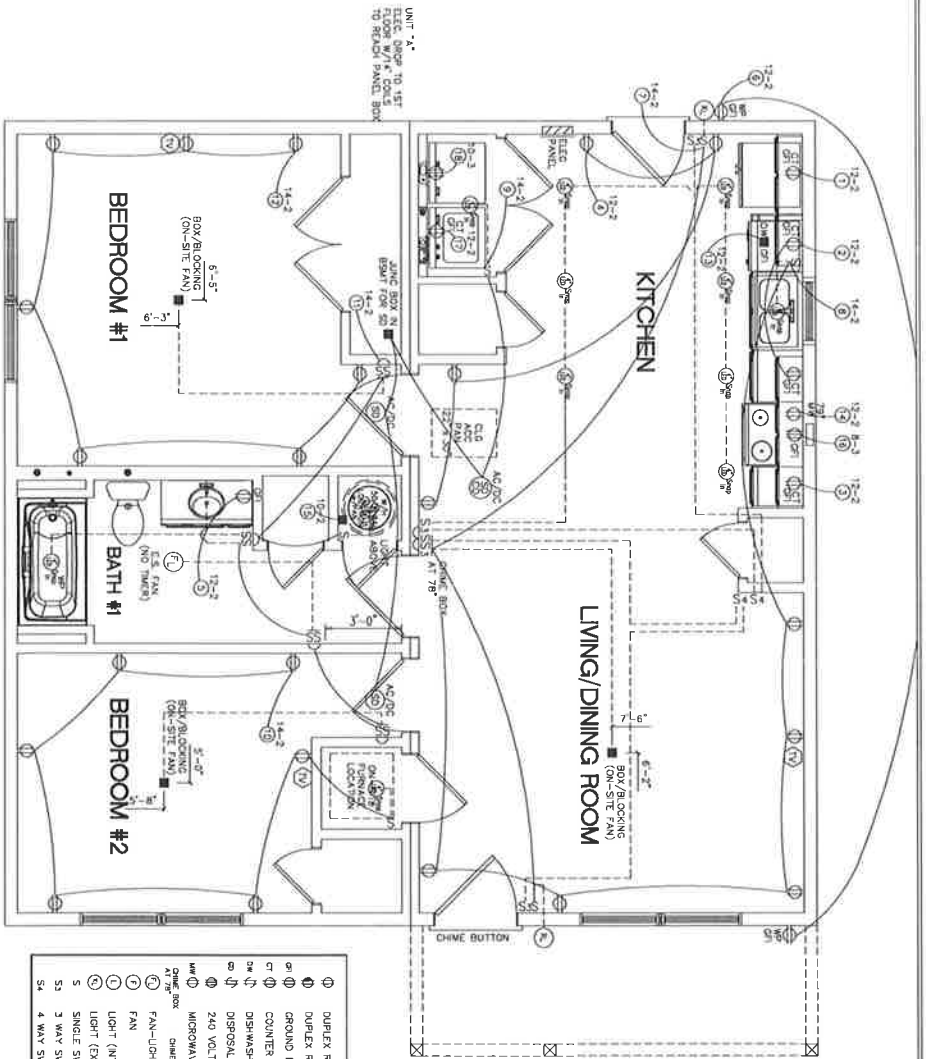
FRONT

- NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 WARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
 2. 8'-0" HIGH DOOR JOISTS @ 12" O.C.
 3. 2x10 FLOOR JOISTS @ 12" O.C.
 4. ROOF SYSTEM TO BE 24" O.C.
 5. KIMRO SINGLE HUNG WINDOWS
 6. BASED ON 130 POUND VULT WIND LOAD & EXPOSURE "B"
 7. SITE LOCATION: KINGSBORO, IN SULLIVAN COUNTY, 20' EST GROUND SNOW LOAD
 8. HEAT WAS CALCULATED W/ R-30 FLOOR INSULATION
 9. *** WINDOWS INSTALLED WITHIN 24" OF THE FINISHED FLOOR. THE BUILDER WILL INSTALL WINDOW GUARDS IN ACCORDANCE WITH IRC (2018 IRC, R312.2)

INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2018 NATIONAL ELECTRICAL CODE (NFPA 70)
 SHEET DESIGN MATERIALS TENNESSEE CODE ANNOTATED, TITLE 68, CHAPTER 120.
 ---FACTORY TO INSTALL WATER SUPPLY LINES IN THE FLOOR---
 ---WHOLE SHUT OFF IN THE LAUNDRY CLOSET---

ACCEPTED BY:	DATE:
BUILDER/OWNER SIGNATURES:	
TITLE:	DATE:

<p>Champion Factory 041 Demption Modular, Inc. 10642 S. Susquehanna Trail Liverpool, PA 17045 CHAMPION MODULAR</p>	<p>Excel HOMES</p>	<p>BUILDER: LAND STAR</p>	<p>REGISTERED ENGINEER STEVEN J. DAME REGISTERED ENGINEER AGRICULTURE STATE OF TENNESSEE COMMERCIAL LICENSE NO. 11875 APPROVERS SEAL 03/12/2026</p>	<p>DATE: 4/2/26 PFS CORPORATION Cottage Grove, WI</p>	<p>DATE: 12/15/25 AT A.T. ELEVATIONS 1/28/26 SAN</p>	<p>PROJECT: 45916 RANCH CM1041-02</p>	<p>TITLE: FIRST FLOOR FLOOR PLAN</p>	<p>DATE: 10-30-25 SCALE: 3/16" = 1'-0" FILENAME: 45916 PDI</p>	<p>SHEET: 1ST FLR</p>	<p>PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND ANY INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHAMPION MODULAR HOMES, INC. © 2017</p>
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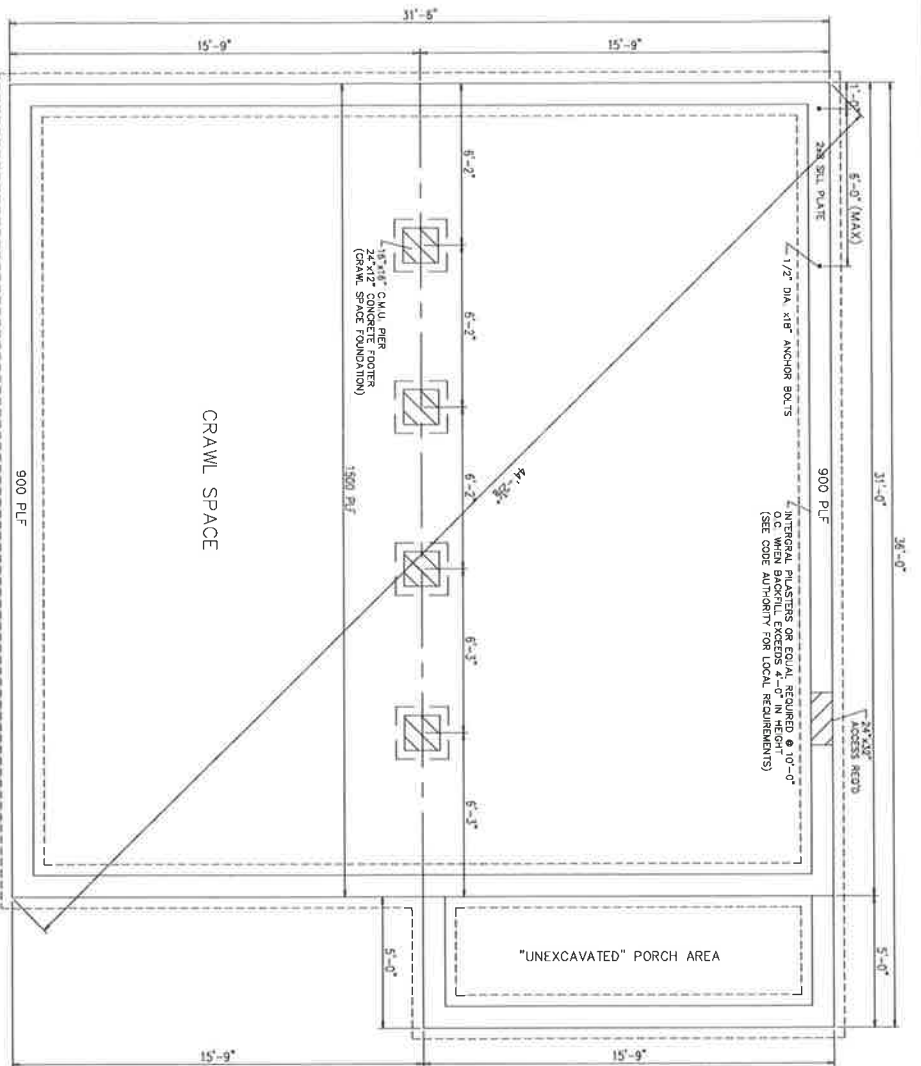
THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES. E-CUTOFF SWITCH ON-SITE BY OTHERS PER ALL STATE & LOCAL CODES. ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH PER 406.11 OF 2017 EC ALL 125 - VOL. 1, 15 AND 20 AMP RECEPTS INSTALLED IN AREAS SPECIFIED BY 210.52. SHALL BE LISTED TAMPER RESISTANT TYPE. 50# LIGHT BOXES REQUIRED

2017 NEC

①	DUPLICATE RECEPT SWITCHED	②	RECESSED EYEBALL LIGHT
②	GROUND FAULT INTERRUPTER	③	RECESSED SPOT LIGHT
③	COMPUTER TOP RECEPT	④	RECESSED LIGHT
④	DISHWASHER RECEPT	⑤	KITCHEN FLOURESCENT LT.
⑤	240 VOLT RECEPT	⑥	PHONE JACK
⑥	MICROWAVE RECEPT	⑦	TELEVISION JACK
⑦	SHIRT RAIL	⑧	SMOKE DETECTOR
⑧	FAN-LIGHT COMBO	⑨	SMOKE/CHARBON MONOXIDE DETECTOR
⑨	FAN	⑩	PANEL BOX
⑩	LIGHT (INTERIOR)	⑪	THERMOSTAT
⑪	LIGHT (EXTERIOR)	⑫	ELECTRIC HEATER
⑫	SINGLE SWITCH	⑬	JUNCTION BOX
⑬	3 WAY SWITCH	⑭	LIGHT BOX
⑭	4 WAY SWITCH	⑮	CIRCUIT NUMBER
⑮		⑯	RECESSED FLOW/RT LT.

ACCEPTED BY: _____ DATE: _____
BUILDER / OWNER SIGNATURES: _____

CHAMPION FACTORY 041 CHAMPION MODULAR, INC. 10642 S. SUSQUEHANNA TRAIL LIVERPOOL, PA 17045 CHAMPION MODULAR		Excel HOMES		BRAND: _____ BUILDER: LAND STAR CUSTOMER/PROJECT: COTTAGE 1 ENGINEER: STEVEN J. DAME REGISTERED ENGINEER IN AGRICULTURE STATE OF TENNESSEE LICENSE NO. 0376/2026	
PROJECT: 45916 RANCH CMT1041-02 TITLE: FIRST FLOOR ELECTRICAL PLAN DRAWN BY: SM DATE: 10-30-25 SCALE: 3/16" = 1'-0" FILENAME: 45916_P01		MODIFICATIONS: 12/15/25 ATN 725 A.T. REVISIONS: 1/20/25 SM		APPROVED SEAL: _____ DATE: 4/2/26 PFS CORPORATION College Grove, TN	
SHEET: 1ST ELEC		PROPRIETARY AND CONFIDENTIAL. THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF CHAMPION MODULAR AND SHALL REMAIN THE PROPERTY OF CHAMPION MODULAR. © 2024 BY CHAMPION			



- NOTES:**
- 1) THE FOUNDATION PLAN AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODES.
 - 2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOIST IS THE RESPONSIBILITY OF THE BUILDER. FOUNDATION SHALL BE CONSTRUCTED PER LOCAL CODES & CONDITIONS.
 - 3) REINFORCED WASHERY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
 - 4) LOCAL COLUMN SPACING & WIDTH OF FOOT ANCHORS SHALL BE NOTED ON FLOOR PLAN. LOCAL COLUMN SPACING IS BASED ON V.N. 1/2" DIA. X 18" STEEL PILE BETWEEN COLUMN & CENTER BEAM.
 - 5) FOUNDATION SHALL BE CONSTRUCTED TO ACCOMMODATE ALL LOCAL CODES & CONDITIONS.
 - 6) SHEATHING AND SOILING TO OVERHANG THE FOUNDATION IF STRUCTURAL IS USED.
 - 7) FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMMODATE AT 16" O.C. INSTALLATION OF WASHER, DRIVER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
 - 8) PROVIDE AND INSTALL FLOOR JOIST WHERE NEEDED BY MODULAR MANUFACTURERS AND PER LOCAL CODES.
 - 9) GRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18" X 18" ACCESS OPENING, INSECT & ROBERT PROOF SCREENING AND MANUFACTURERS' SUBSTITUTION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
 - 10) PROVIDE AND INSTALL FLOOR JOIST WHERE NEEDED BY MODULAR MANUFACTURERS AND PER LOCAL CODES.
 - 11) PROVIDE AND INSTALL FLOOR JOIST WHERE NEEDED BY MODULAR MANUFACTURERS AND PER LOCAL CODES.
 - 12) PROVIDE AND INSTALL FLOOR JOIST WHERE NEEDED BY MODULAR MANUFACTURERS AND PER LOCAL CODES.
 - 13) BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS.

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: _____ DATE: _____

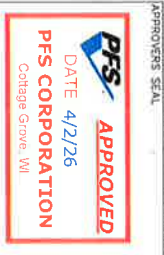
TITLE: _____

Champion Factory 041
 Champion Modular, Inc.
 10642 S. Susquehanna Trail
 Liverpool, PA 17045
CHAMPION MODULAR



LAND STAR

CUSTOMER/PROJECT:



MODIFICATIONS

CON 12/15/25 ATT
 P03 ALT ELEVATIONS 1/28/26 SAN

PROJECT: 45916 RANCH CM1041-02

TITLE: FOUNDATION PLAN

DATE: 10-30-25
SCALE: 3/8" = 1'-0"
FILENAME: 45916.P01

SHEET: FOUNDATION

DESIGNER: _____
 CHECKER: _____
 THESE DRAWINGS AND SPECIFIC VARIABLES OF CHAMPION MODULAR ARE THE PROPERTY OF CHAMPION MODULAR. ALL RIGHTS RESERVED.

