

# ArcGIS Web Map

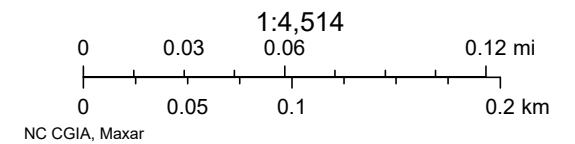


8/22/2024, 9:36:19 AM

Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary

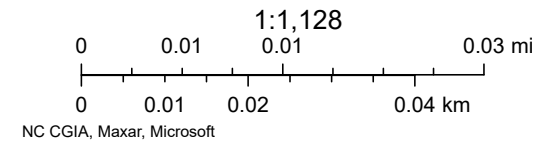


# ArcGIS Web Map



7/29/2024, 8:49:29 AM

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





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 18, 2024

RE: TBD E. Aesque Street

The Board is asked to consider the following request:

**Case: BZA24-0159 – The owner of property located at TBD E. Aesque Street, Control Map 030A, Group A, Parcel 032.00** requests a 5 foot front yard variance to Sec 114-183(e)(1)c and an 8 foot 6 inch rear yard variance to Sec 114-183(e)(1)e for the purpose of constructing a new single family modular home. 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 Zhou First Jianhui M.I. \_\_\_\_\_ Date 7/25/2024  
 Street Address 2016 Buckingham Ct. Apartment/Unit # \_\_\_\_\_  
 City Kingsport State TN ZIP 37660  
 Phone 423-408-0367 E-mail Address Zhou2209@hotmail.com

**PROPERTY INFORMATION:**

Tax Map Information Tax map: 030A Group: A Parcel: 032.00 Lot: \_\_\_\_\_  
 Street Address Aesgu. St. East Apartment/Unit # \_\_\_\_\_  
 Current Zone R-1B Proposed Zone R-1B  
 Current Use vacant Proposed Use single-family home

**REPRESENTATIVE INFORMATION:**

Last Name \_\_\_\_\_ First \_\_\_\_\_ M.I. \_\_\_\_\_ Date \_\_\_\_\_  
 Street Address \_\_\_\_\_ Apartment/Unit # \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ ZIP \_\_\_\_\_  
 Phone \_\_\_\_\_ E-mail Address \_\_\_\_\_

**REQUESTED ACTION:**

Variance on the front and rear setbacks

**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: 7/26/2024

Signed before me on this 26th day of July, 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.

The property was a lot on record before June 16, 1981. The lot has enough front line and square footage, however, majority of lot only has a depth of 73', if reserve 30' front and rare setback, any home can't be built.

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

Because of the narrowness of the lot, the strict application of this chapter would make the lot useless as for the purpose of building a residential home.

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.

The lot was divided this way in the beginning many years ago.

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

The lot is located in a deadend street: Aesque St. E.  
only six lots on the two side of street with part of the road is not  
paved gravel Road. Only two lots has buildings and were occupied.  
one exist home to Aesque St. E. is probably less than 15 ft.

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.

NORTH RECONCILED TO  
DEED



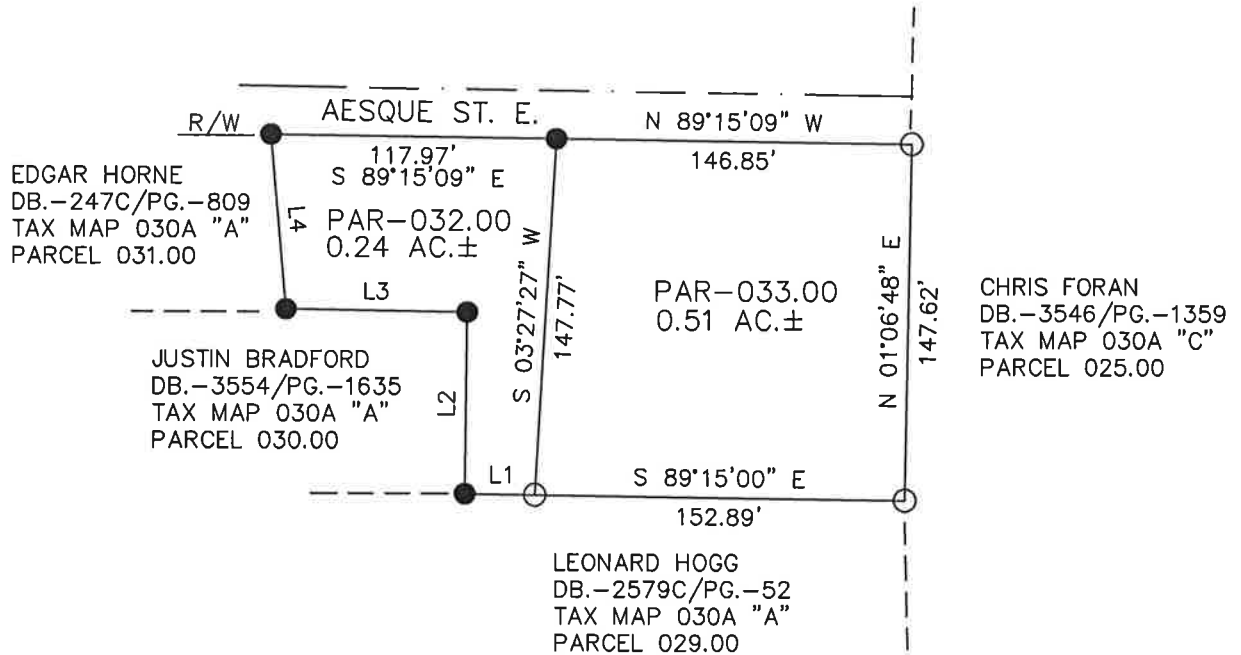
**FLOOD NOTE:**

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 47163C0035D, which bears an effective date of 09-29-2006 and is not in a Special Flood Hazard Area.

LINE	BEARING	DISTANCE
L1	N 89°15'00" W	28.80'
L2	N 00°46'51" E	75.01'
L3	N 89°06'25" W	74.97'
L4	N 04°58'51" W	72.77'

**LEGEND**

- IRON PIN OLD
- IRON PIN NEW



**PROPERTY REFERENCE:**

JIANHUI ZHOU PB.-5/PG.-142D DB.-3605/PG.-1734 TAX MAP 030A "A" PARCEL 032.00	JIANHUI ZHOU PB.-5/PG.-142D DB.-3605/PG.-1734 TAX MAP 030A "A" PARCEL 033.00
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**BOUNDARY SURVEY FOR  
PARCEL 032.00 & 033.00  
SULLIVAN COUNTY TN**

12TH CIVIL DISTRICT SULLIVAN COUNTY TN.

**TPSI** TN. PROFESSIONAL SURVEYING INC.

405 N BOONE STREET  
JOHNSON CITY TN, 37604 423-915-1136

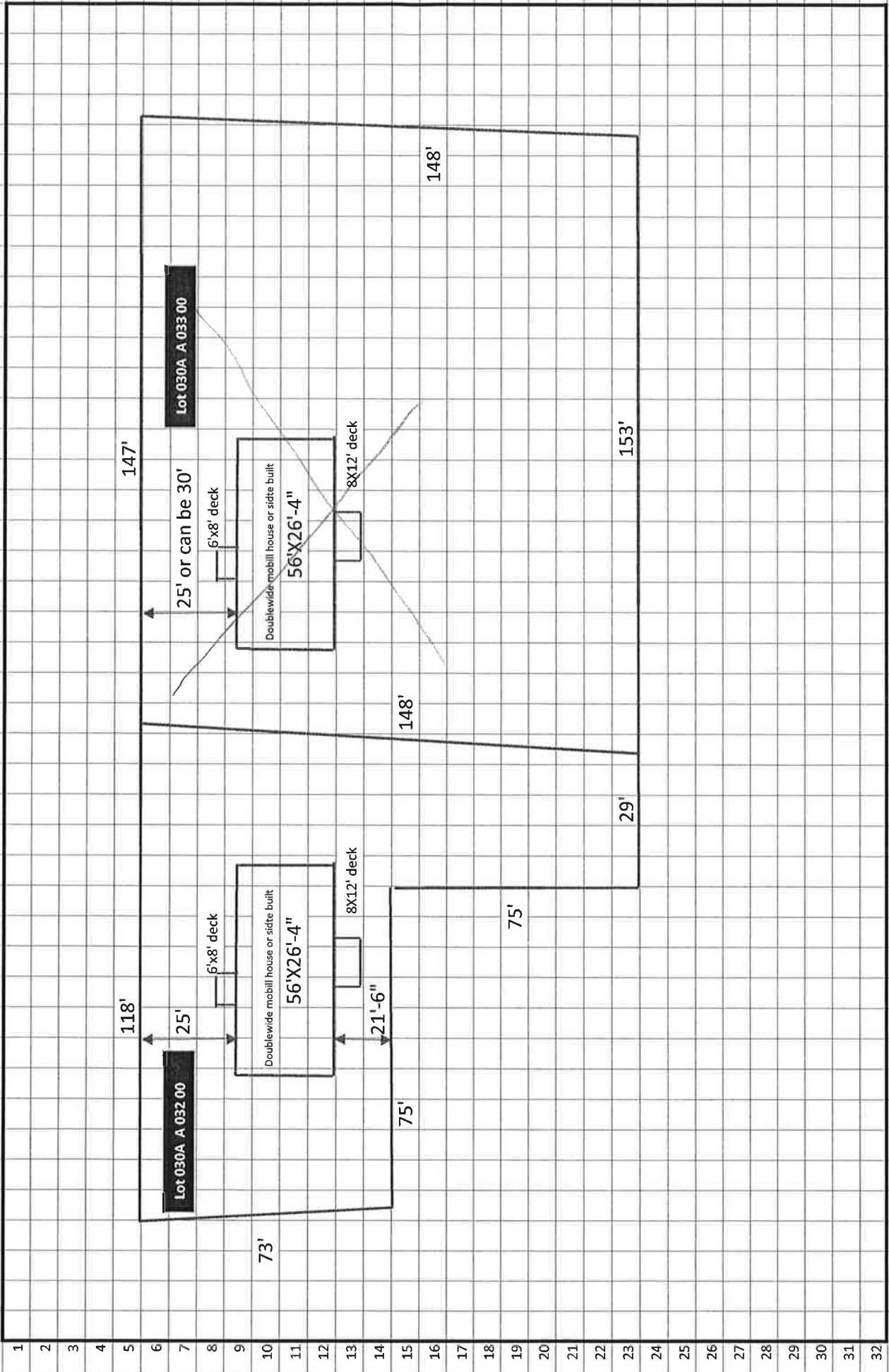
SCALE: 1"=80' DATE: 06-28-2024

PROJECT: 24154 DRAWN BY: SCT

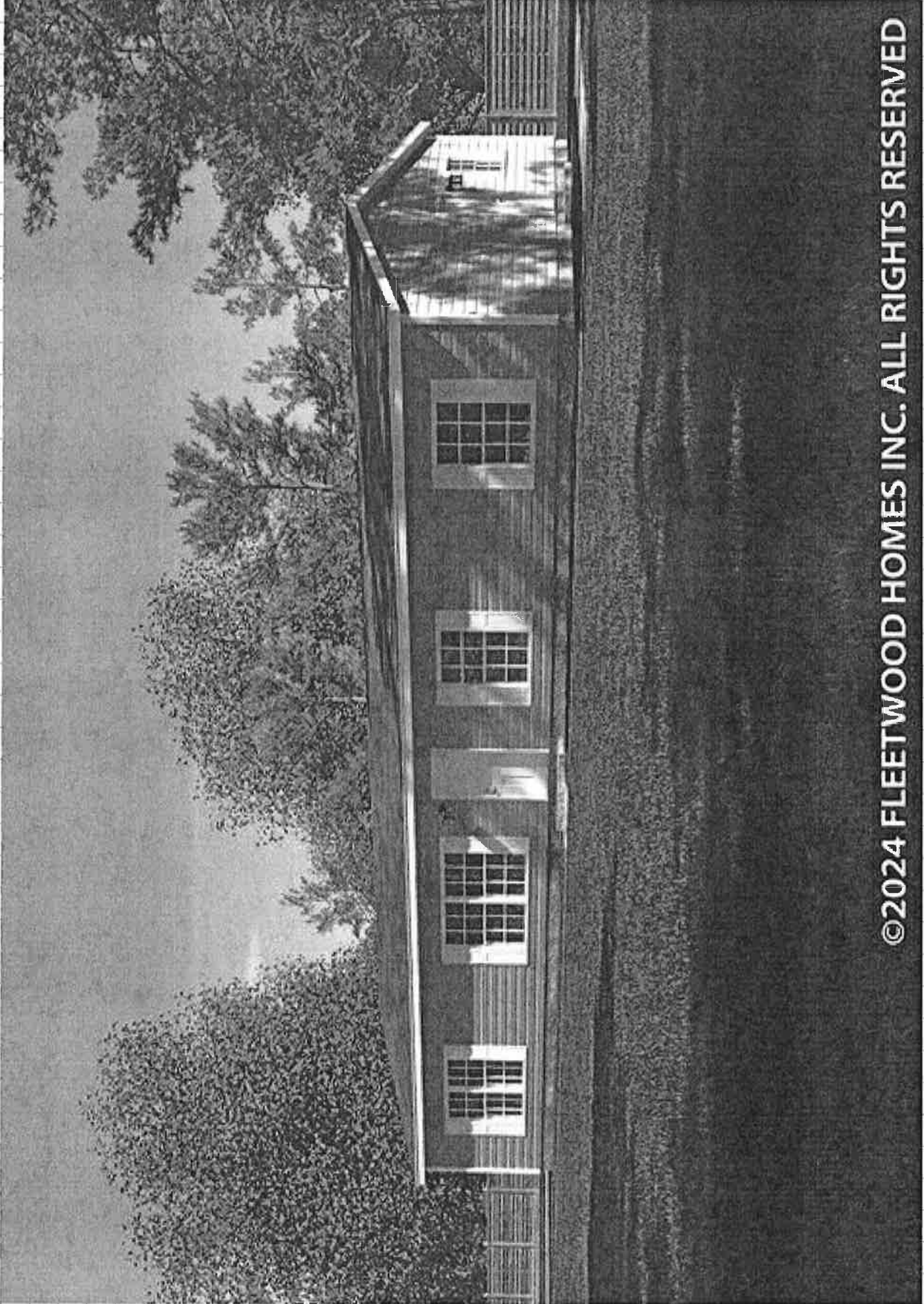
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:7500 AS SHOWN HEREON.

THIS SURVEY SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44







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