

ArcGIS Web Map

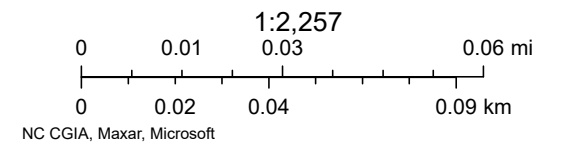


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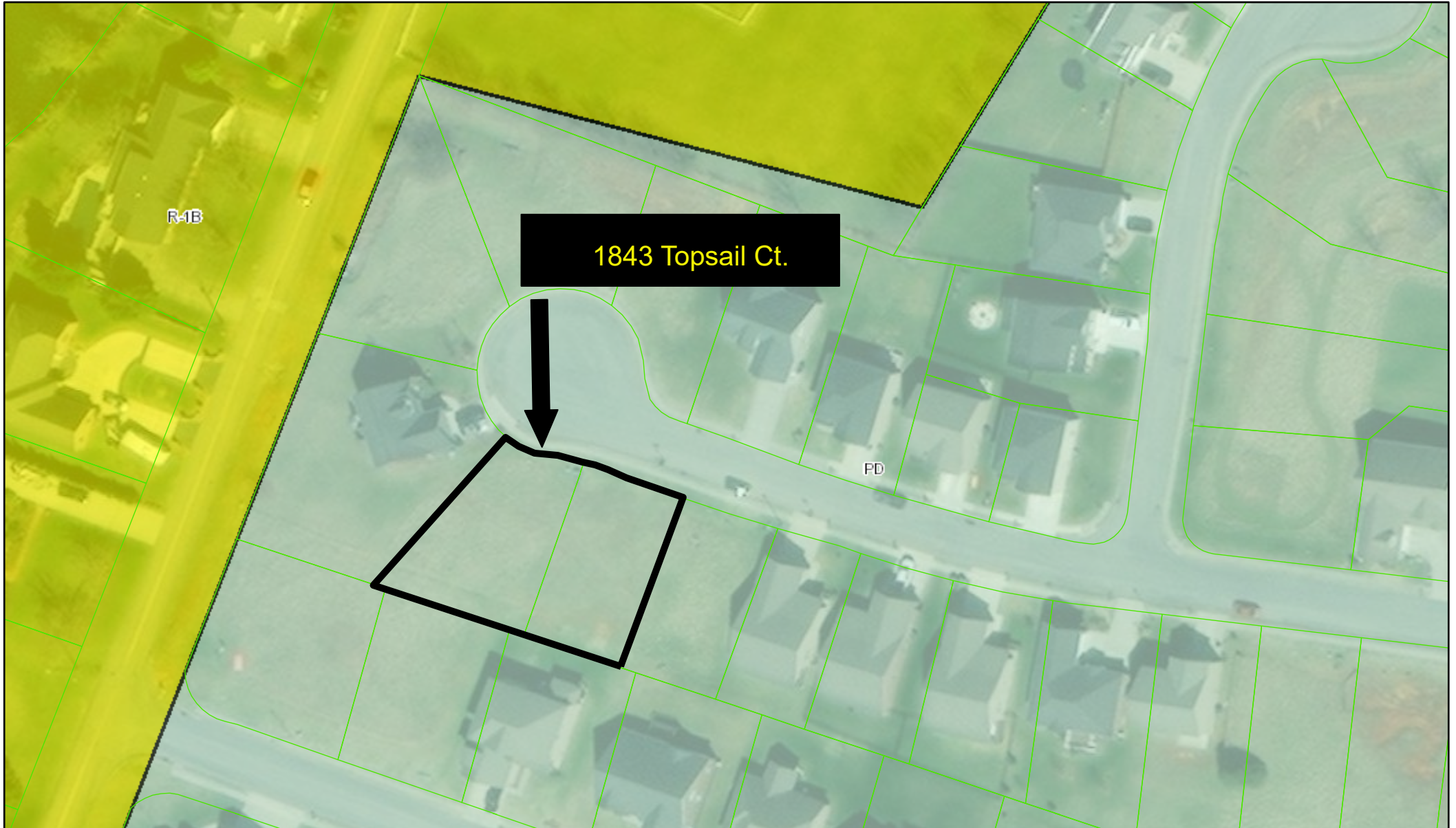
Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary

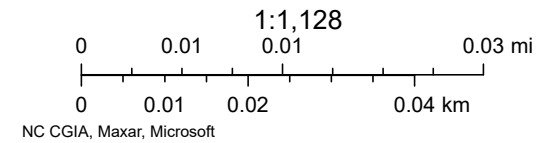


ArcGIS Web Map



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Sullivan County Parcels Jan 2023	GC	B-2	BC	P-1	PMD-2	R-1C	Split
Parcels	B-2E	B-3	GC	P-D	PUD	R-2	TA
City Zoning	A-1	B-3	M-1	PBD-3	PVD	R-3	TA-C
<Null>	A-2	B-4	M-1R	PBD/*	R-1	R-3A	UAE
T/A/C	AR	B-4P	M-2	PD	R-1A	R-3B	Urban Growth Boundary
R-5	B-1	B-4P	MX	PMD-1	R-1B	R-4	





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: August 7, 2024

RE: 1843 Topsail Court

The Board is asked to consider the following request:

Case: BZA24-0154 – The owner of property located at 1843 Topsail Court, Control Map 077F, Group A, Parcel 032.52 requests a 38 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached two-car garage in the side yard. The property is zoned PD, Planned Development District.

Code reference:

Sec. 114-133. - Accessory building location and height.

(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 Lewis First Timothy M.I. W Date 7/13/2024
Street Address 1843 Topsail Ct Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 336-604-8797 E-mail Address tlewis2302@icloud.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 1843 Topsail Ct Apartment/Unit #
Current Zone Proposed Zone
Current Use Proposed Use

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

38' Departure from rear yard for purpose of locating detached garage in sideyard.

DISCLAIMER AND SIGNATURE

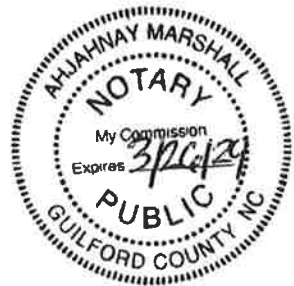
By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: [Handwritten Signature]

Date: 7-13-24

Signed before me on this 13 day of July, 2024
a notary public for the State of NC
County of Guilford

Alyahway Marshall
My Commission Expires 3/26/2029



Board of Zoning Appeals Criteria and Application Requirements

The BZA utilizes the following Criteria in their decision:

Variations. 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. Properties within the cul-de-sac of the Anchor Pointe neighborhood are smaller than other lots. The average distance from the side and back of the property is approximately 15 feet.
- b. The manner in which the strict application of this chapter would deprive the applicant of reasonable use of the land. The Property Owners purchased the adjoining lot for the sole purpose of constructing additional garage space.
- c. The unique conditions and circumstances are not the result of actions of the applicant subsequent to the adoption or amendment of this chapter. Due to the underground utility placement to the right of the primary structure, placement of an additional parking space was not possible.
- 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 garage will be 720 square feet (24'x30"). Primary structure is 2,500 square feet. Building materials to match primary structure and building height not to exceed primary structure roofline. Verbal acceptance of garage construction was provided by adjoining property owners.

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. Variations 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

RESIDENTIAL PLOT PLAN

NOTES:

PROPERTY CORNERS
MONUMENTED AS SHOWN ON
RECORDED PLAT.

THE INFORMATION SHOWN
HEREON WAS PROVIDED TO THE
SURVEYOR DIRECTLY FROM THE
CLIENT OR TAKEN FROM
INFORMATION CONTAINED IN
THE PUBLIC RECORD. NO FIELD
WORK HAS BEEN PERFORMED.

THIS DOCUMENT DOES NOT
REPRESENT THE SURVEYOR'S
OPINION AS TO THE LOCATION
OF ANY PROPERTY BOUNDARY.

THIS PROPERTY WAS
DETERMINED TO BE IN FEMA
FLOOD ZONE "X" BY MAP
SCALING ONLY USING FEMA
FIRM MAP 47163C0065D
EFFECTIVE DATE 09/29/2006. NO
TOPOGRAPHIC SURVEY WAS
PERFORMED

I HEREBY CERTIFY THAT THE
PROPOSED HOUSE LOCATIONS
COINCIDES WITH THE APPROVED
DEVELOPMENT PLAN

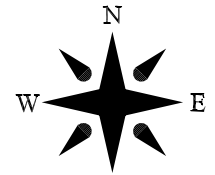
SCALE: 1"=40'

RECORDING INFORMATION:
DEED BOOK 3594, PAGE 1366
PLAT BOOK 56, PAGE 179

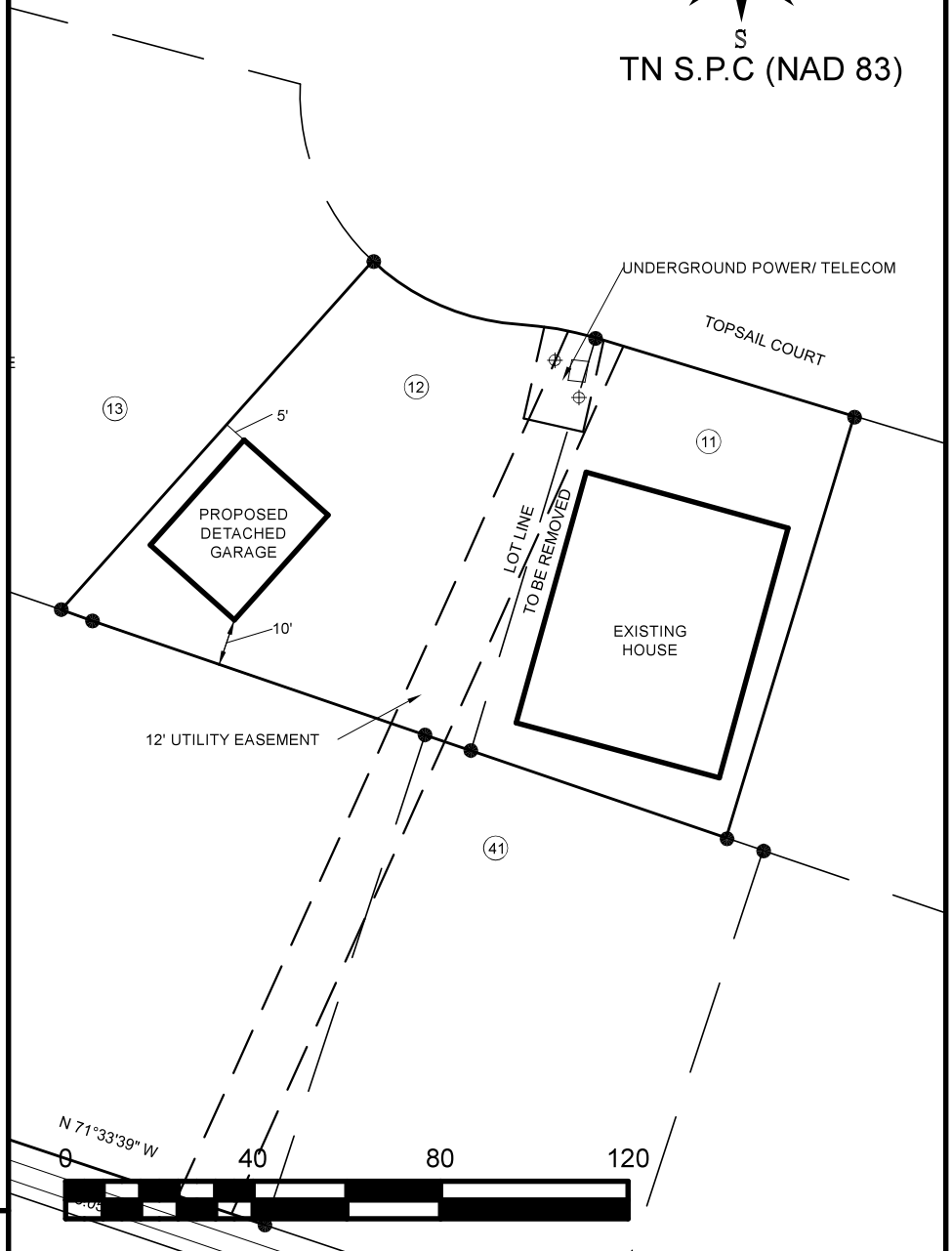
7TH CIVIL DIST. SULLIVAN CO.

ZONING CLASS: PD

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TN S.P.C (NAD 83)



PROPOSED GARAGE
PLACEMENT
LOT 12
THE LANDINGS AT ANCHOR
POINTE
1847 TOPSAIL COURT

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