

ArcGIS Web Map



10/17/2024, 10:15:05 AM

Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

Expressway

Major Arterial

Minor Arterial

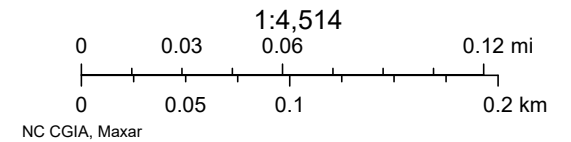
Collector Street

Local Street

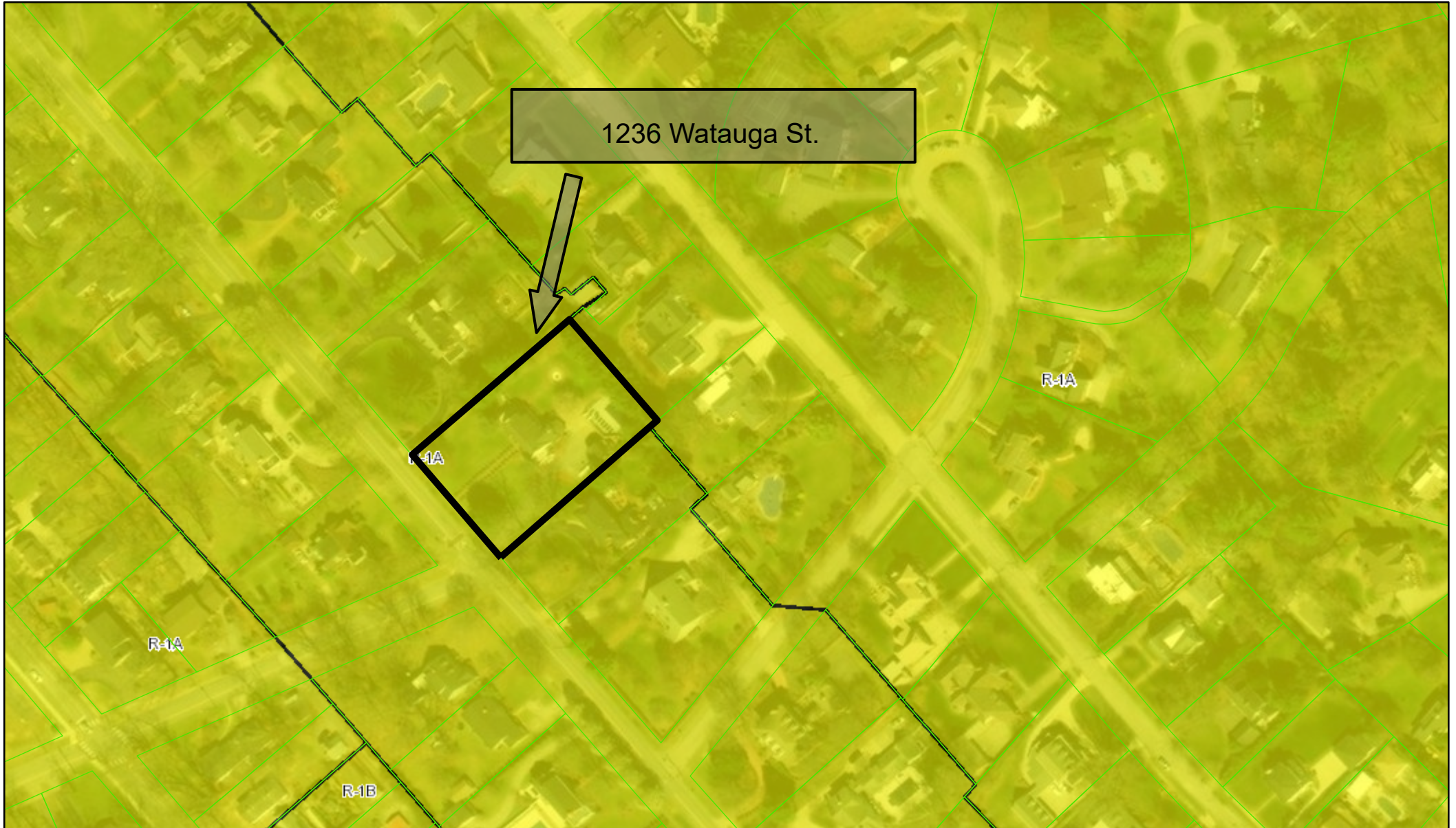
Private Street

Ramp

Urban Growth Boundary

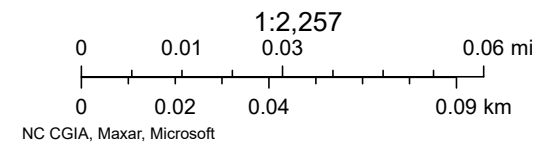


ArcGIS Web Map



10/17/2024, 9:48:22 AM

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
TA/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: February 21, 2025

RE: 1236 Watauga Street

The Board is asked to consider the following request:

Case: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00 requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a bathroom and storage area to an existing accessory structure. The property is zoned R-1A, Residential District.

Code reference:

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

(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.

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Foster First James M.I. E Date 2/19/25
Street Address 1236 Watauga St. Apartment/Unit #
City Kingsport State TN ZIP
Phone 919-749-5779 E-mail Address

PROPERTY INFORMATION:

Tax Map Information Tax map: 046K Group: E Parcel: 013 Lot: P14
Street Address 1236 Watauga St. Apartment/Unit #
Current Zone Residential Proposed Zone
Current Use Residential Proposed Use

REPRESENTATIVE INFORMATION:

Last Name Egan First Marvin M.I. Date 2/19/25
Street Address 4648 Old Stage RD Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-341-0230 E-mail Address marvin.egan@eganconstruction.com

REQUESTED ACTION:

B2A Side Variance

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: *Marvin Egan* Date: 2-19-25

Signed before me on this 19~~th~~ day of February, 2025

a notary public for the State of Tennessee
County of Sullivan

Notary *Stephanie Archer*
My Commission Expires 26th July 2028



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.

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

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.

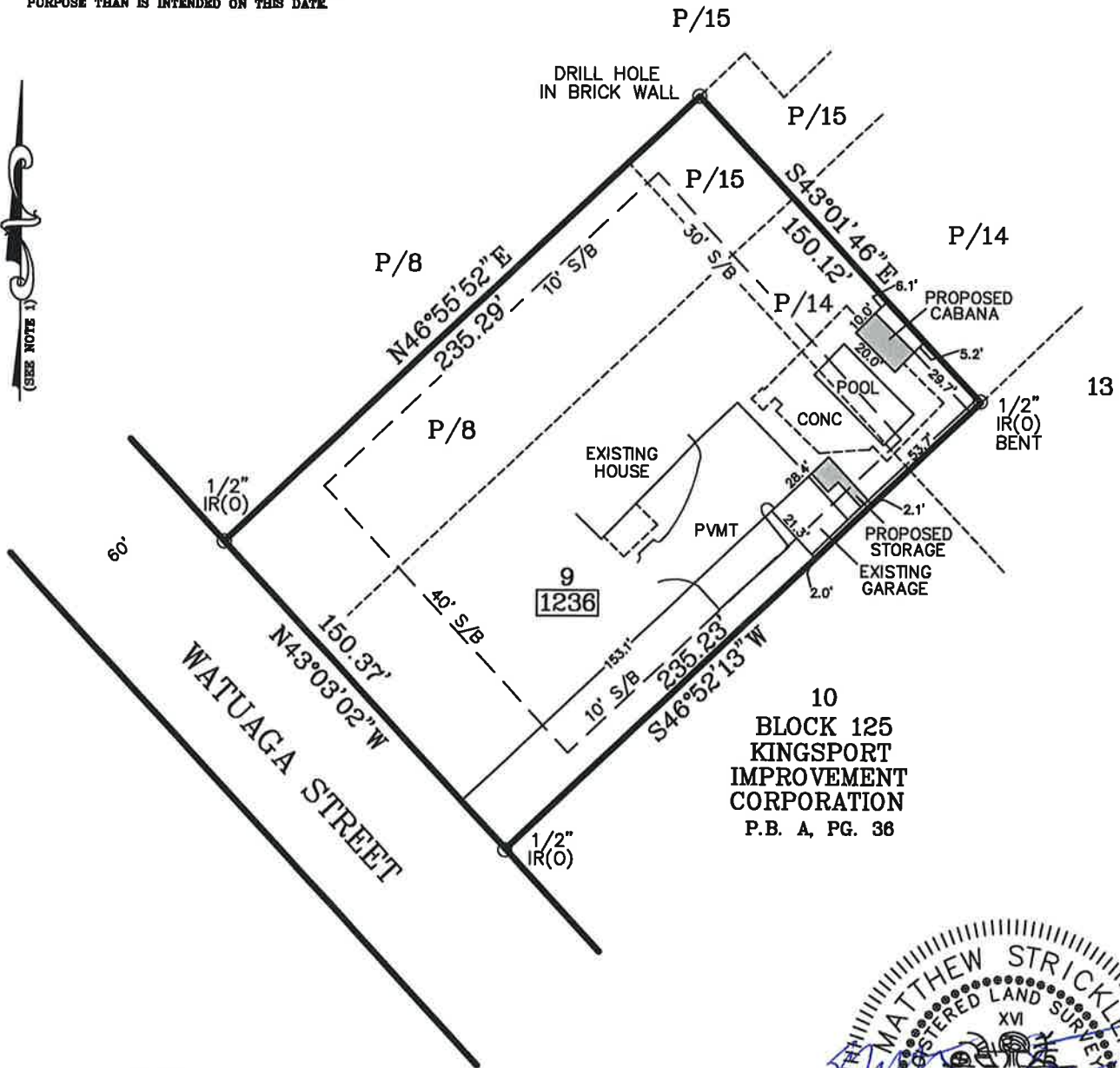
d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

The property was inherited by the owner with the garage existing at the current variance of 2 ft. The proposed addition will match the existing garages setback of 2 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 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
 P.B. PLAT BOOK
 PG. PAGE
 PVMT PAVEMENT
 S/B SETBACK
 CONC CONCRETE

NOTES:

- 1) NORTH BASED ON TENNESSEE STATE PLANE 4100.
- 2) SETBACKS TO CONFORM TO ZONING DESIGNATION
- 3) 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) I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 5) THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 6) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, EASEMENTS COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.



LOT 9, PART OF LOTS 8, 14 & 15, BLOCK 125
 MAP OF: KINGSPORT IMPROVEMENT CORPORATION
 OWNER: JAMES FOSTER and wife, KATHLEEN FOSTER
 CIVIL DISTRICT: 11TH COUNTY: SULLIVAN
 STATE: TENNESSEE TAX MAP 46K "E" PARCEL 013.00
 SCALE: 1 INCH = 60' DATE: AUGUST 30, 2024
 REFERENCE: PLAT BOOK A, PAGE 36
24-13543 FB/PG: N/A
 FOR: BUILDING PERMIT
 ADDED PROPOSED GARAGE & CABANA FEB. 19, 2025

ALLEY & ASSOCIATES, INC.

422 E Market Street
 Kingsport, Tennessee 37660
 E-mail: mstrickler@alleyassociates.com



AS BUILT- FRONT VIEW
NOT TO SCALE



PROPOSED FRONT VIEW
NOT TO SCALE



2D FLOOR PLAN
NOT TO SCALE



PROPOSED BACK VIEW
NOT TO SCALE

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS, PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER (IF REQUIRED):

DESIGNER: _____

BUILDER: _____

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

ALL RENDERINGS ARE FOR INSPIRATION PURPOSES ONLY AND ARE NOT GUARANTEED TO LOOK LIKE THE FINAL DESIGN

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. J DYE DESIGNS, LLC. is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

Label	Title	Description	Comments	Layout Page Table
1	COVER			
2	AS BUILT DESIGN			
3	PROPOSED GARAGE DESIGN			
4	PROPOSED CABANA AND ELEVATIONS			
5	GARAGE ELEVATIONS			
6	ROOF PLANS FOR GARAGE AND CABANA			
7	GROUPED TYPICALS			



Jessica Dye
P.O. Box 19174, Abingdon, VA 24212
(276) 411-4022
jdyedesigns@outlook.com

COVER

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

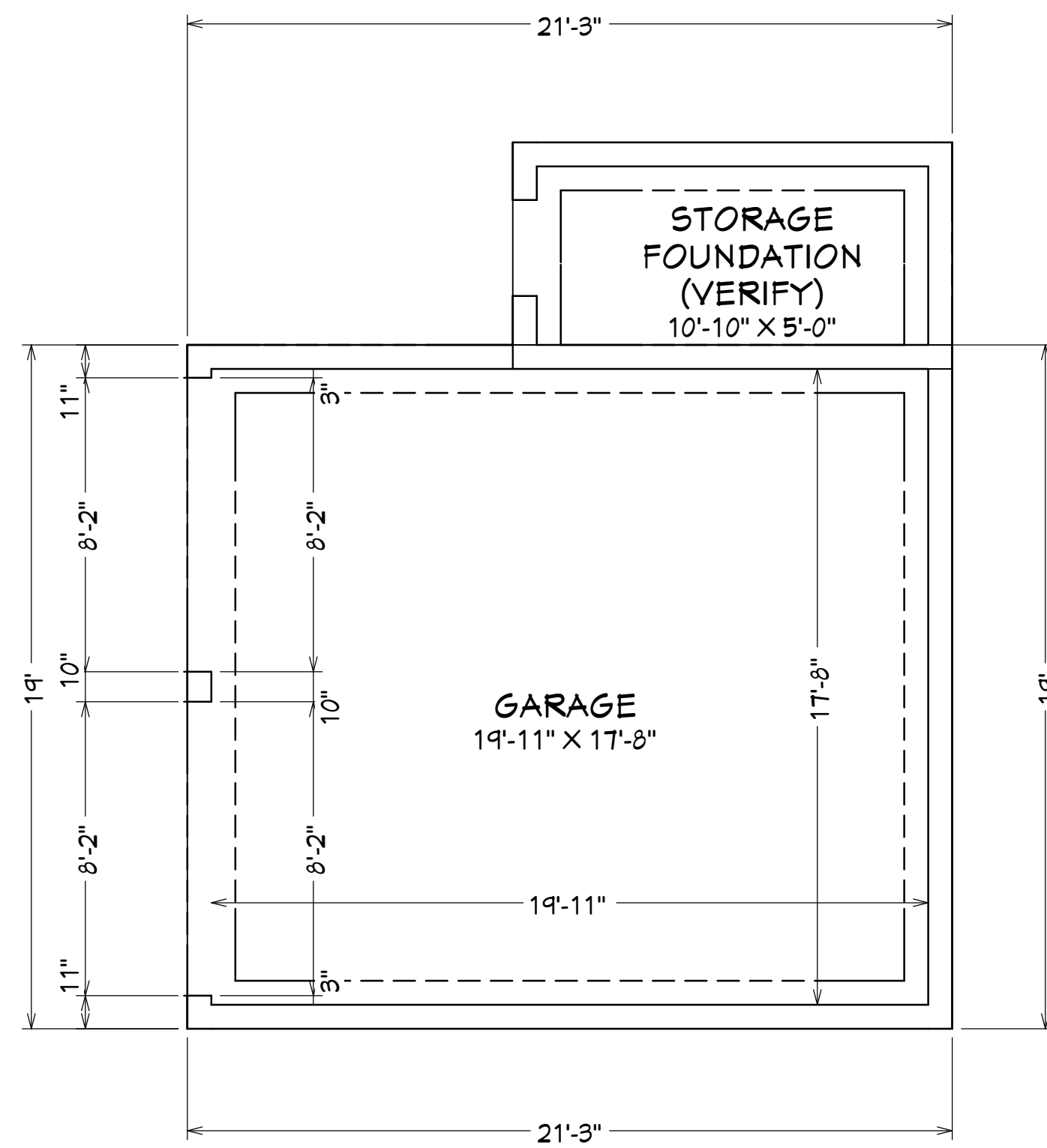
02/05/2025

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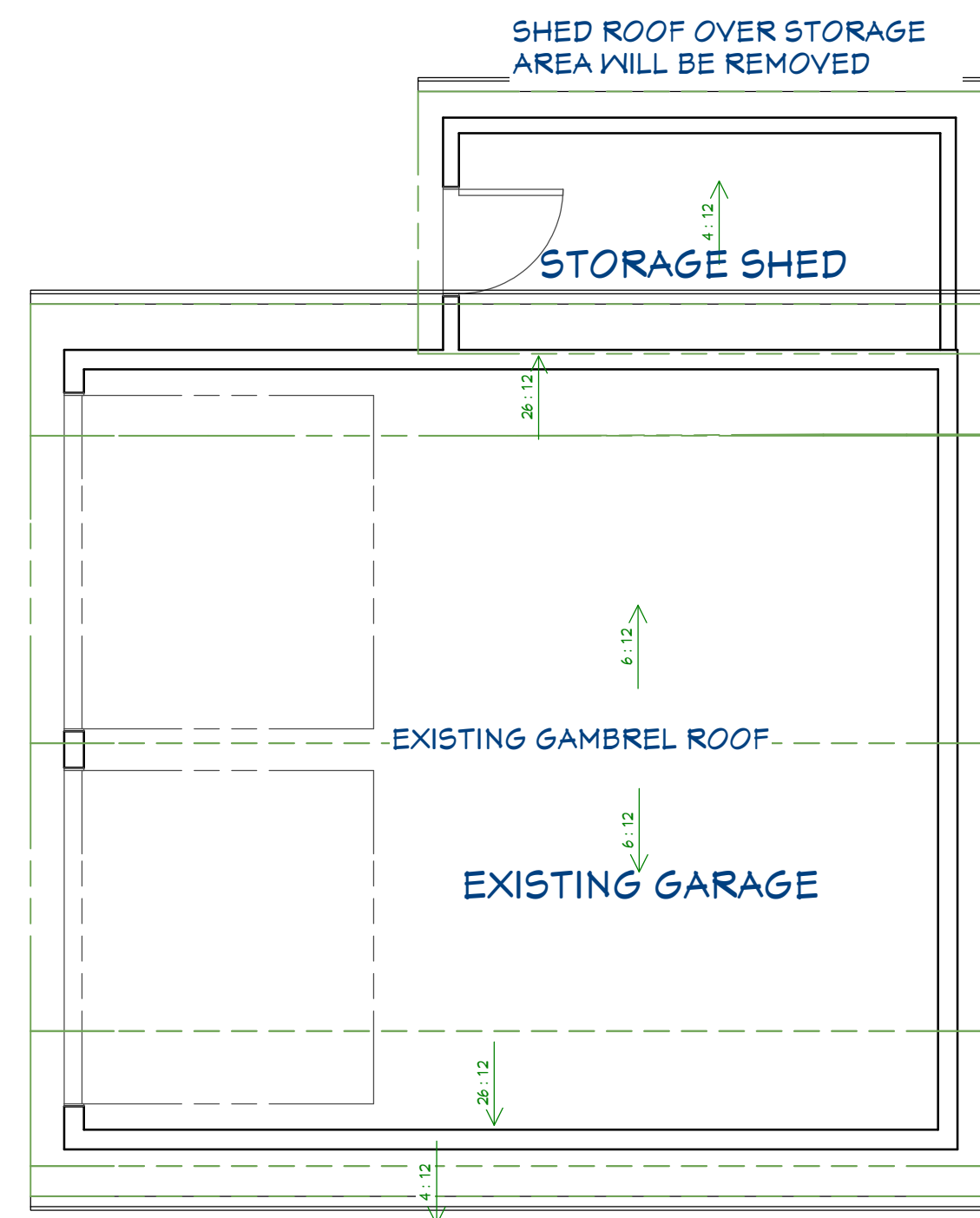
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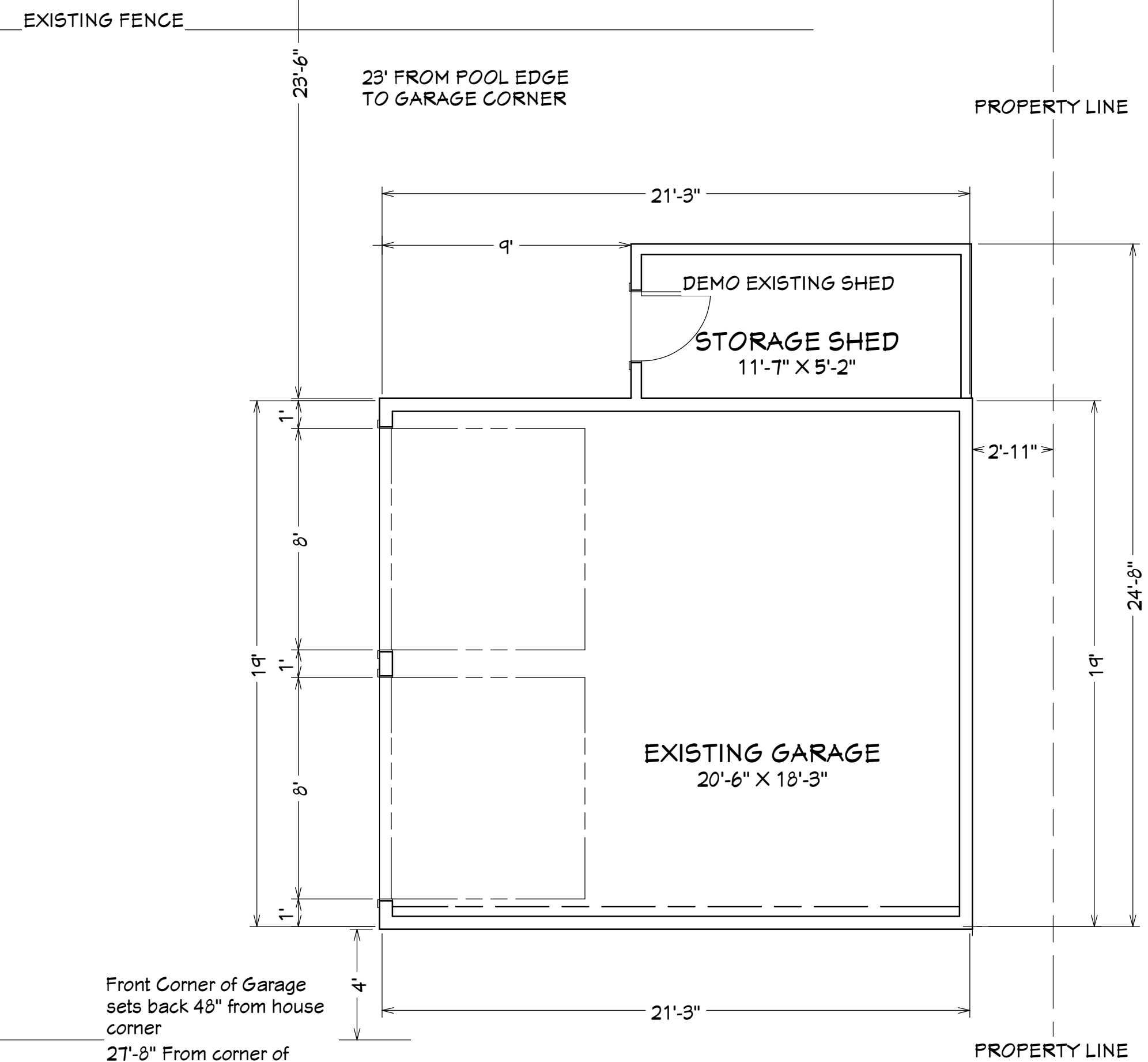
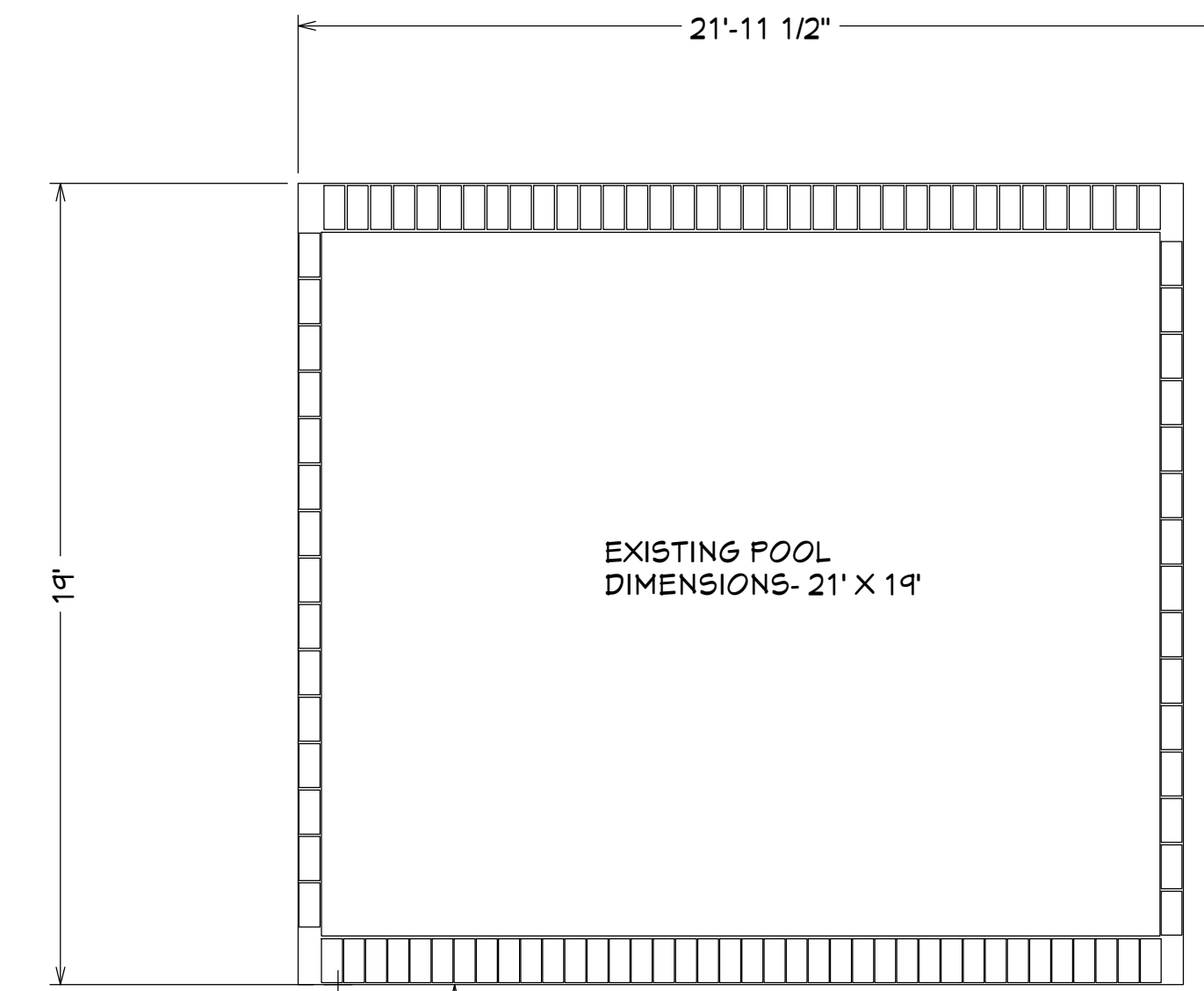
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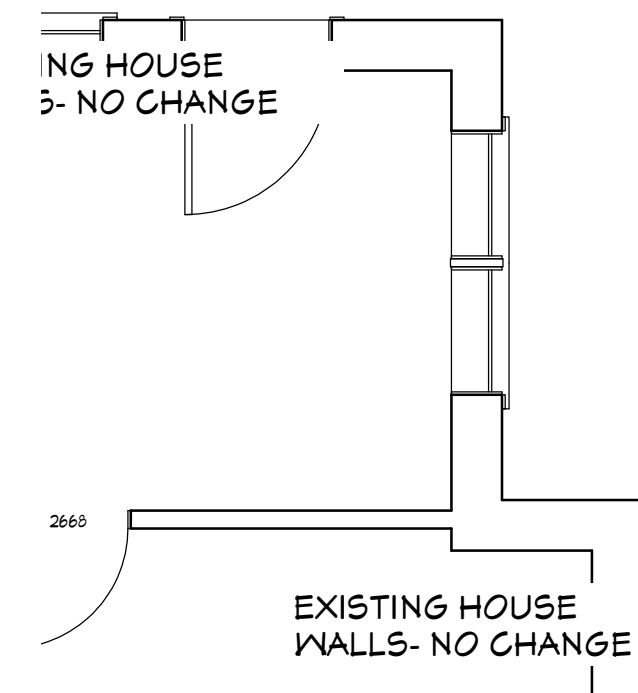
AS BUILT- FOUNDATION PLAN
SCALE: 1/4" = 1'



AS BUILT- ROOF PLAN
SCALE: 1/4" = 1'



AS BUILT- FLOOR PLAN
SCALE: 1/4" = 1'



JDYE & DESIGNS

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AS BUILT
GARAGE
DESIGN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

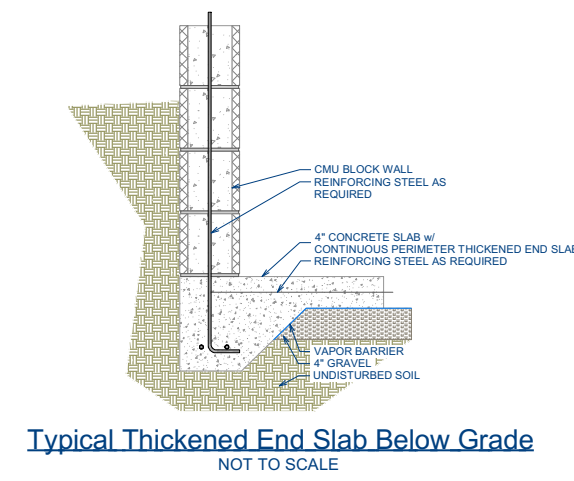
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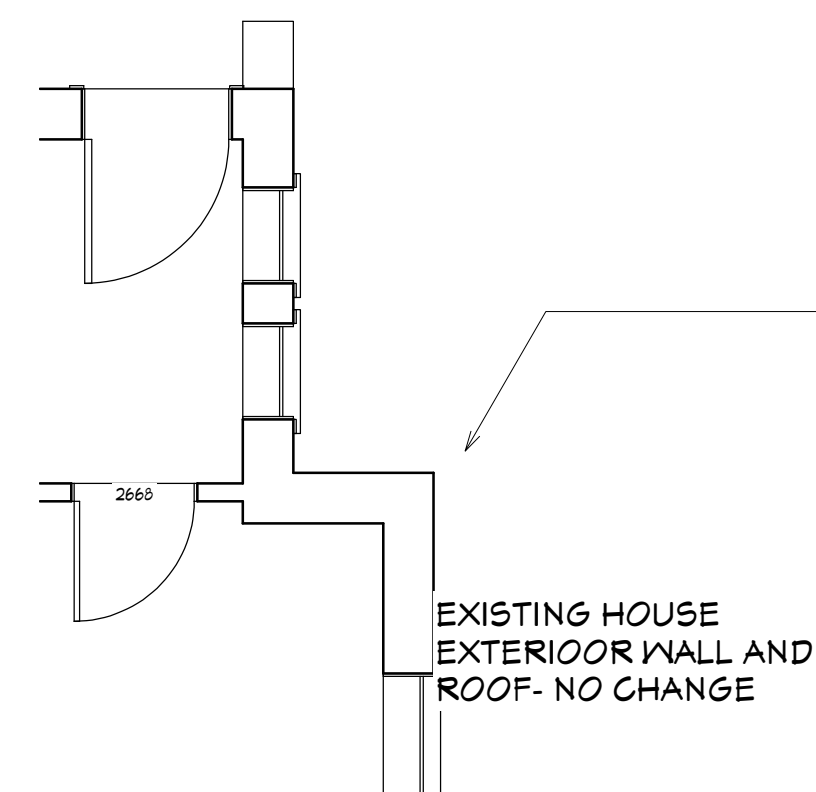
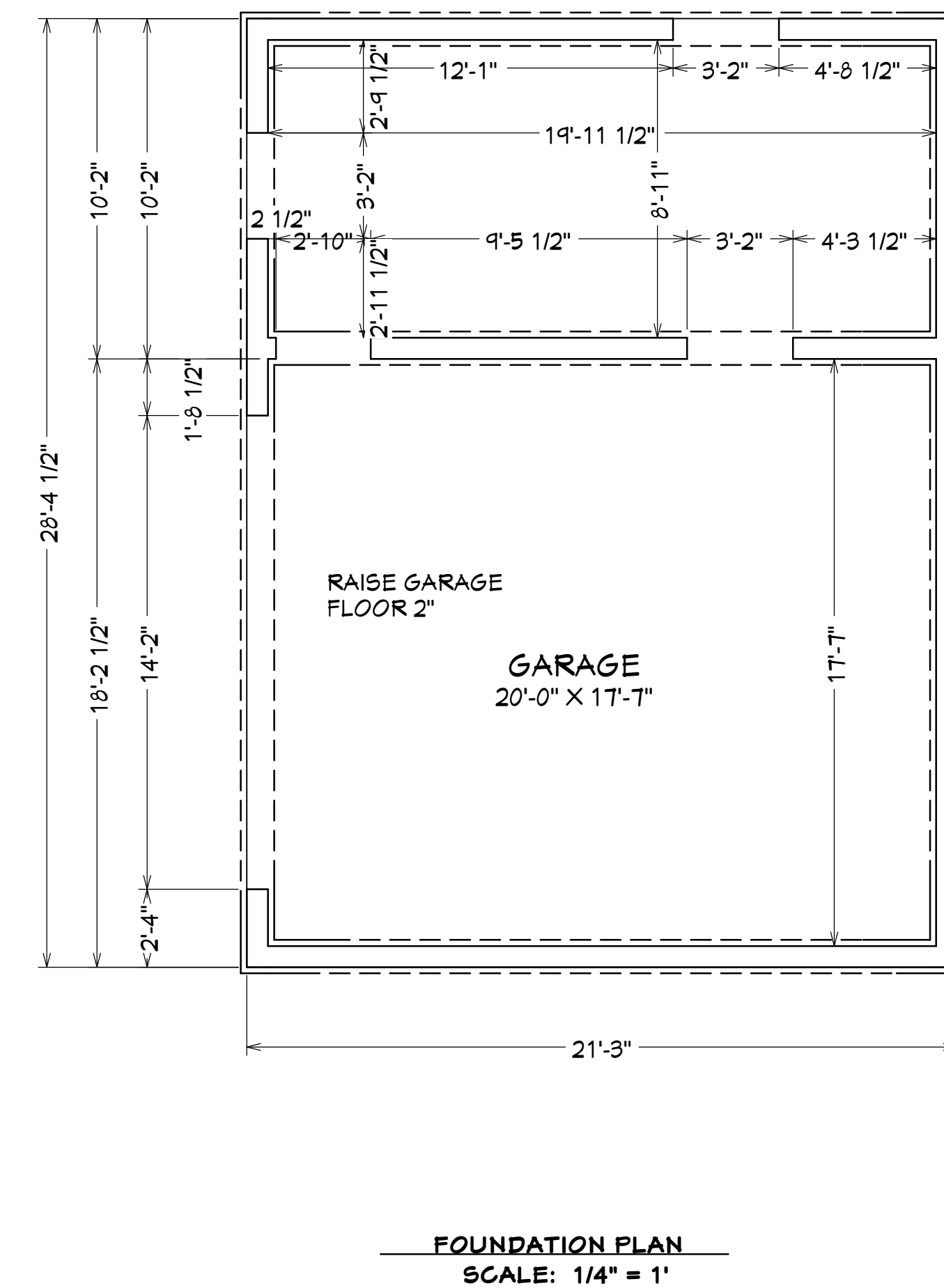
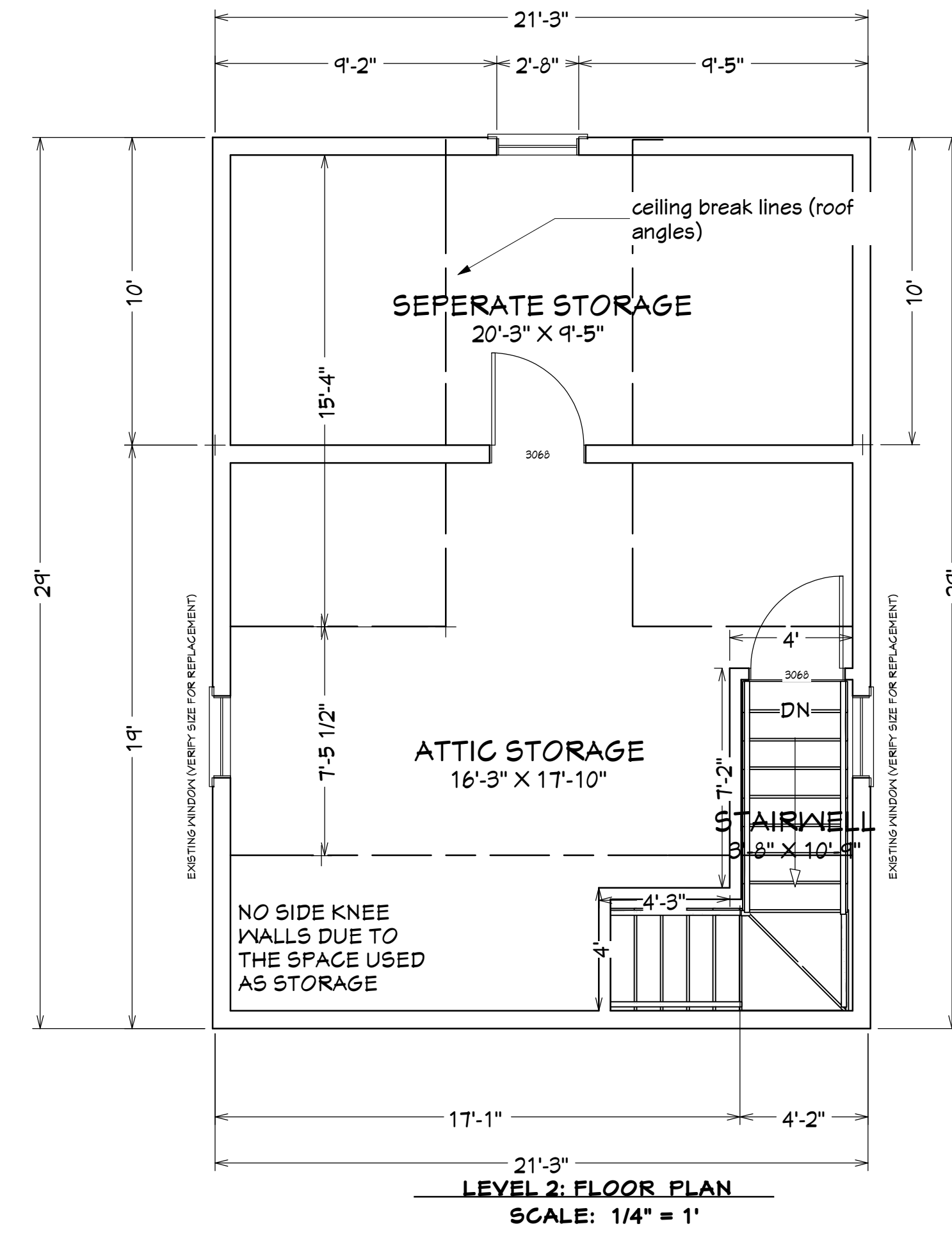
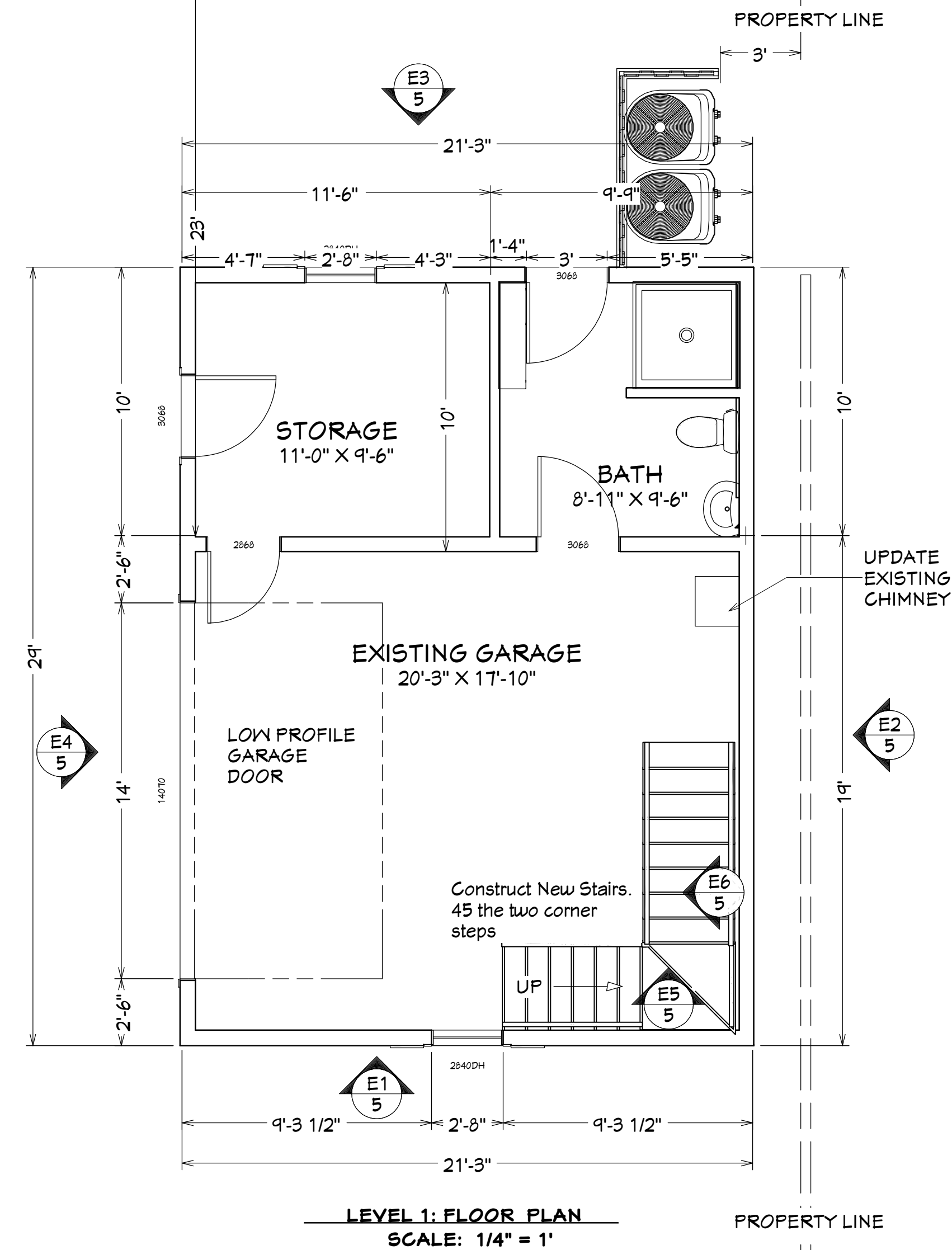
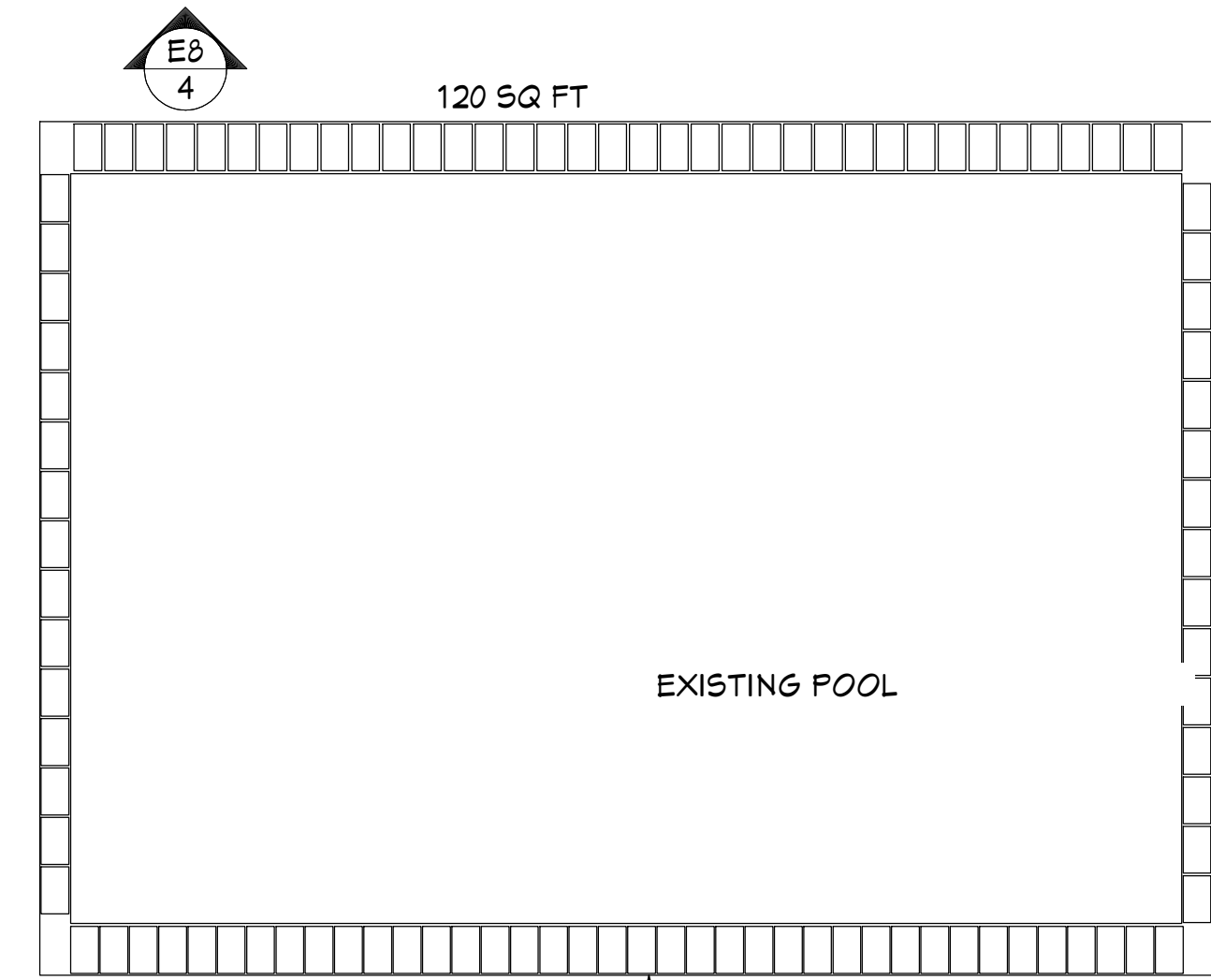
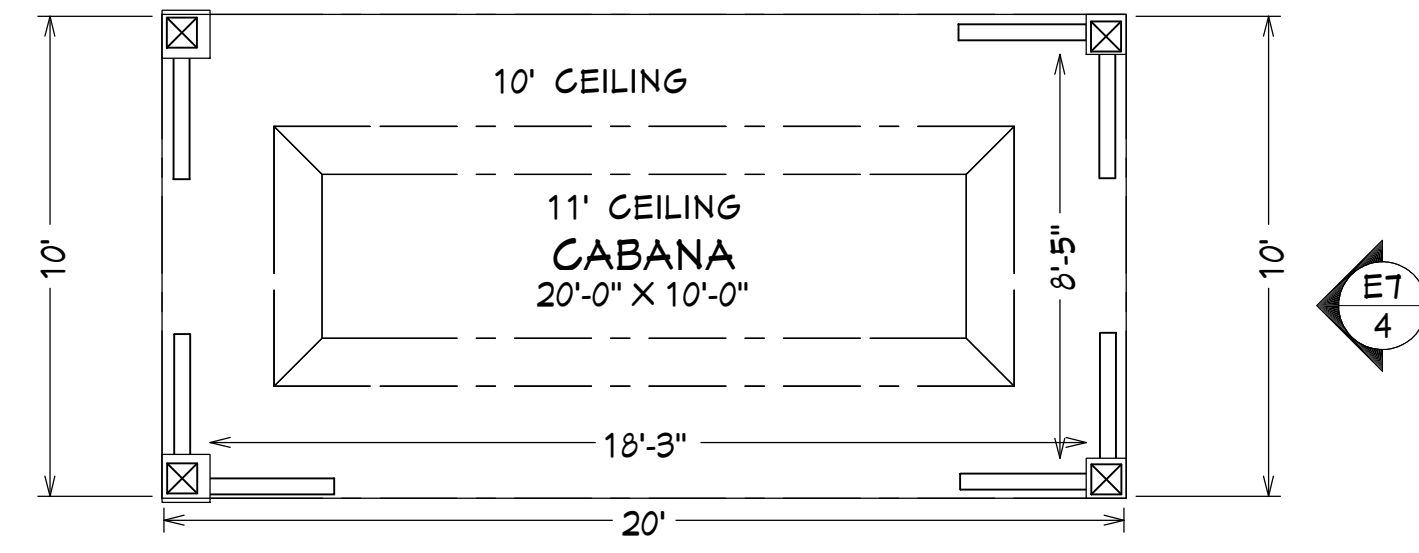
1/4" = 1'

SHEET:

2



FENCING



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PROPOSED GARAGE DESIGN

FOSTER PROJECT
1236 WATAUGA STREET
KINGSFORT, TN

DATE:

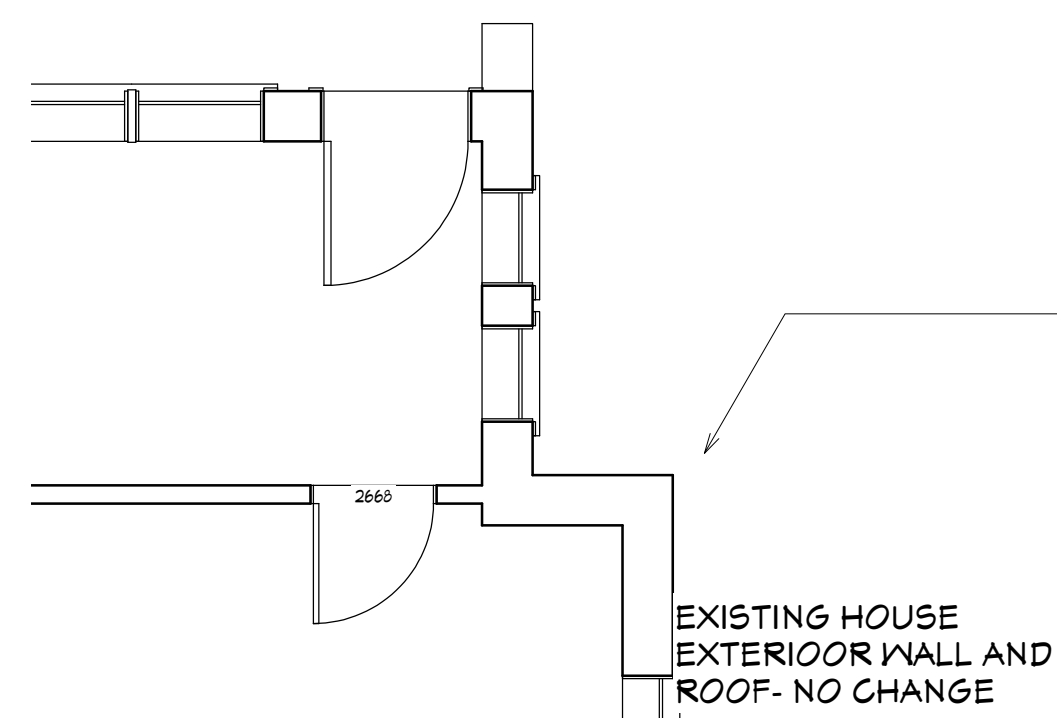
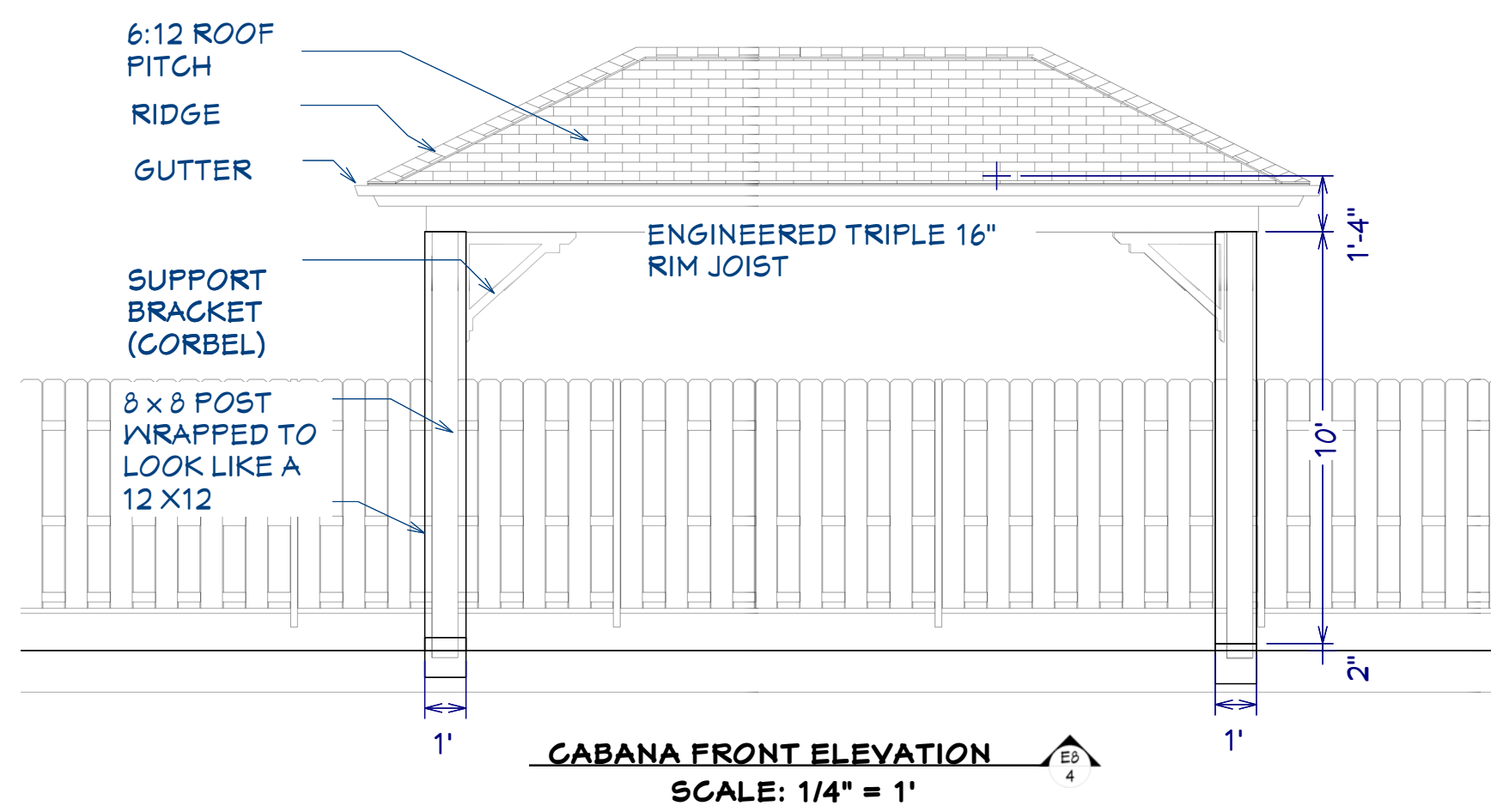
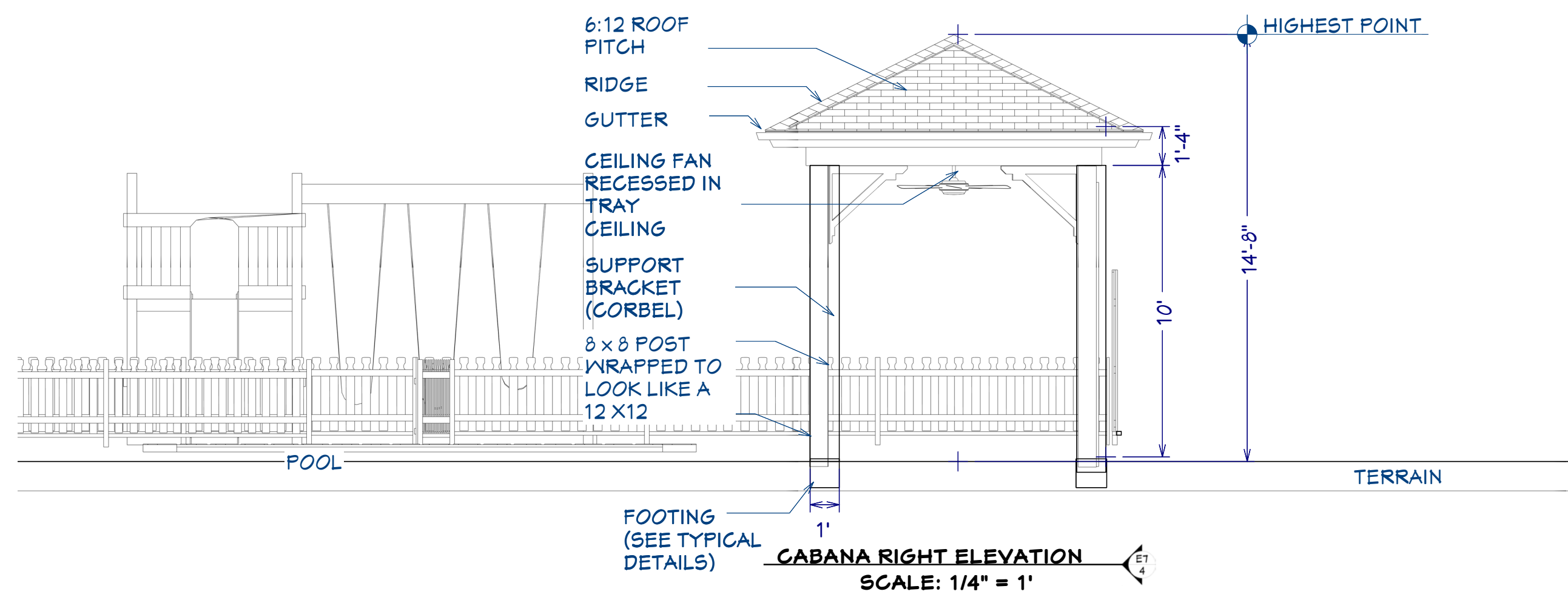
02/05/2025

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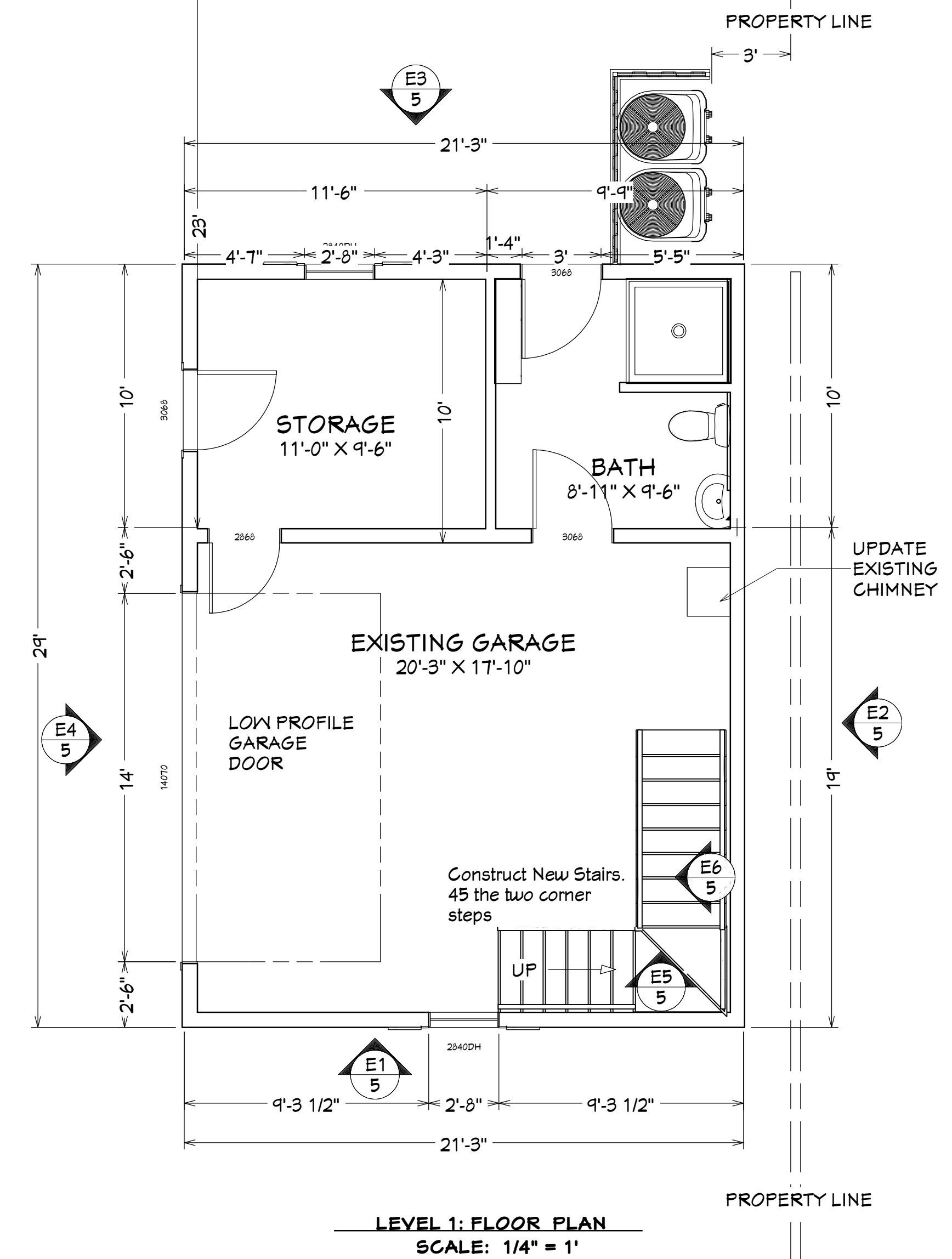
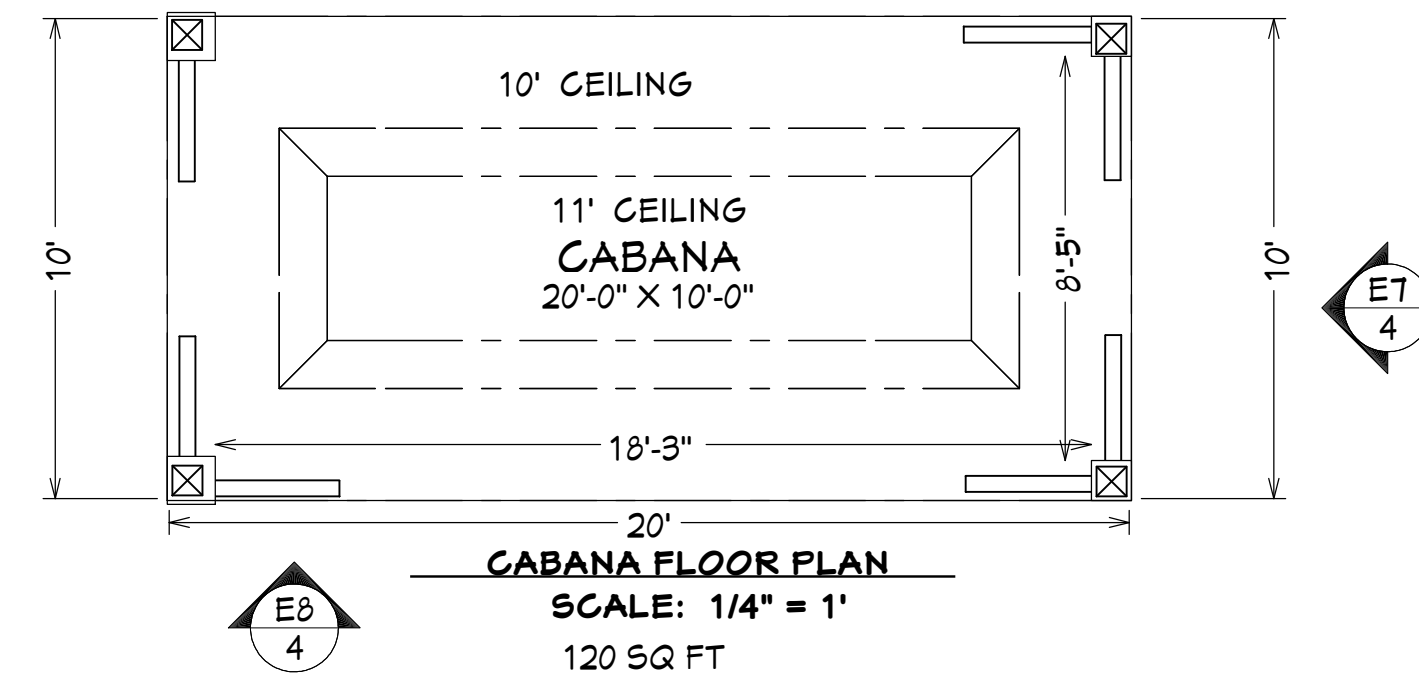
1/4" = 1'

SHEET:

3



FENCING



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 jdyledesigns@outlook.com

**PROPOSED
 CABANA**

**FOSTER PROJECT
 1236 WATAUGA STREET
 KINGSFORT, TN**

DATE:

02/05/2025

SCALE:

1/4" = 1'

SHEET:

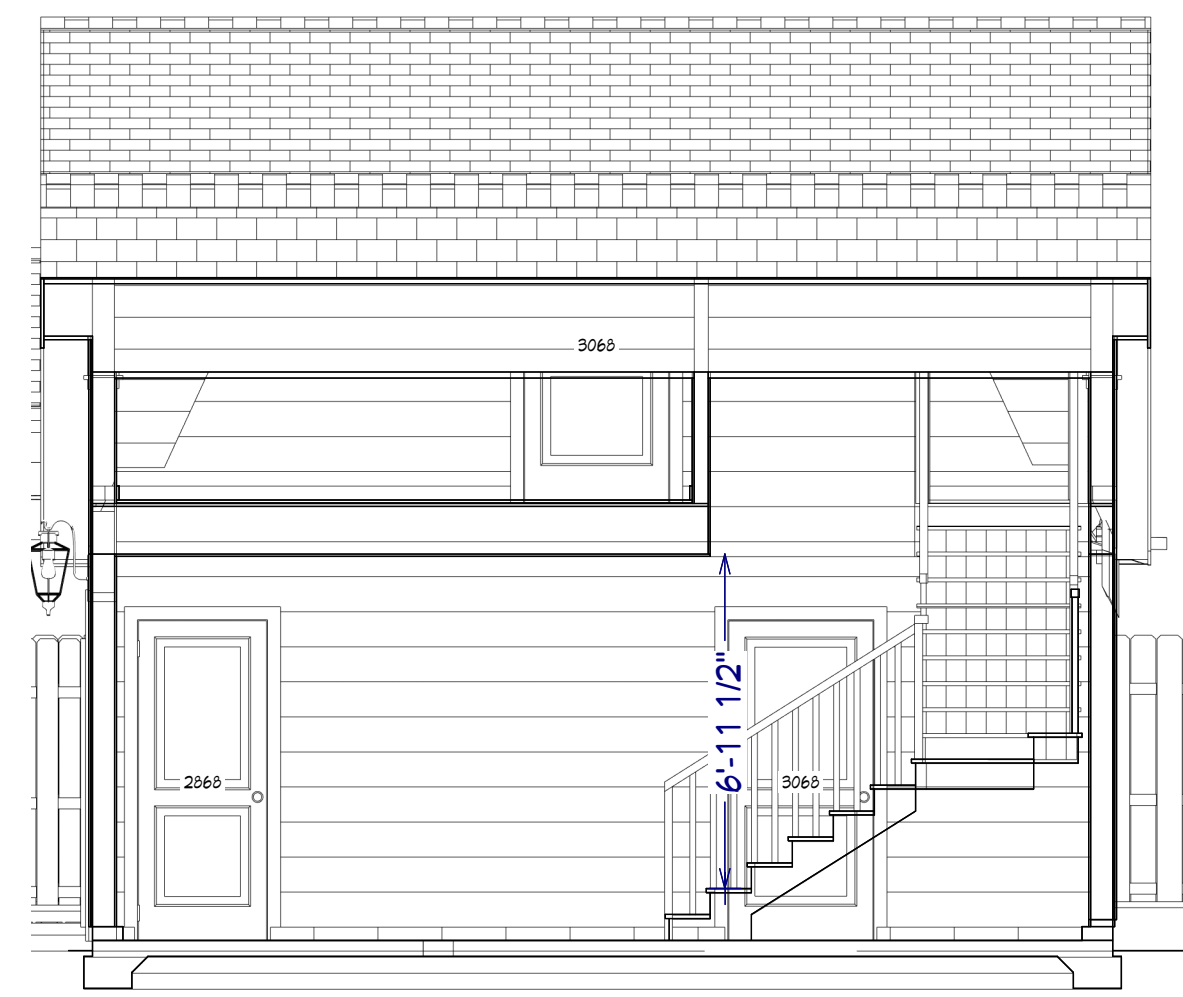
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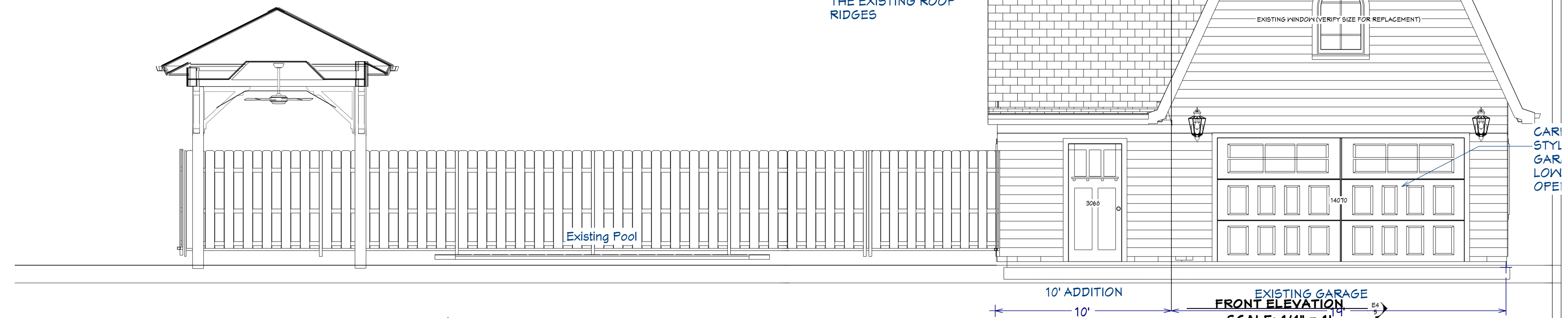
RIGHT ELEVATION
SCALE: 1/4" = 1'



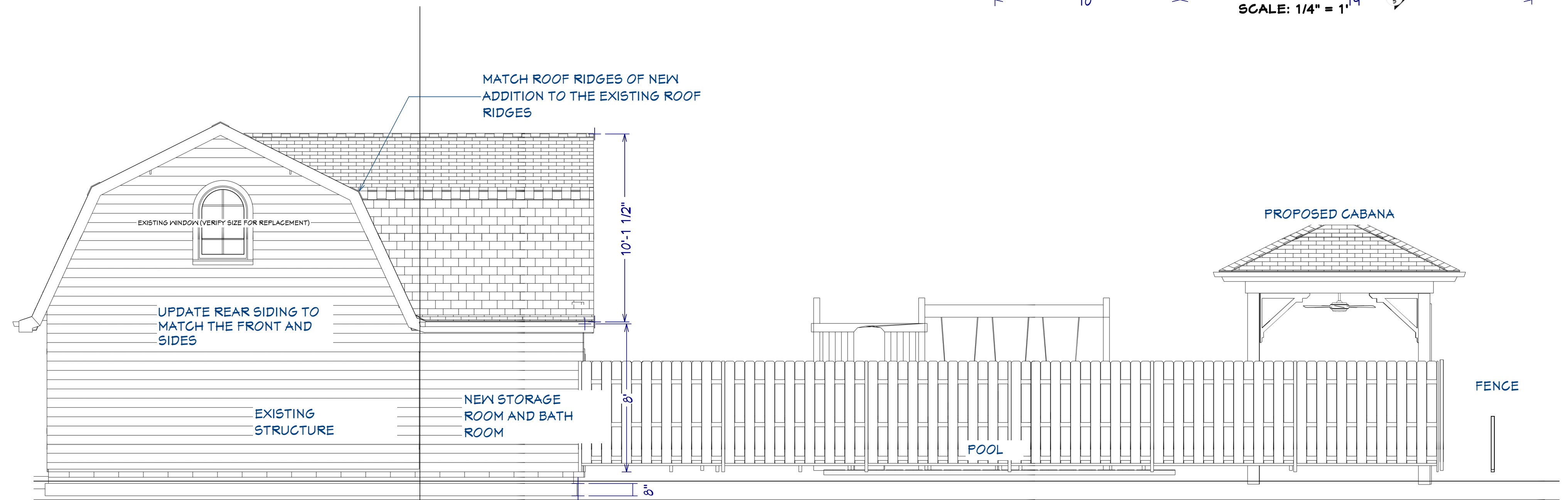
LEFT ELEVATION
SCALE: 1/4" = 1'



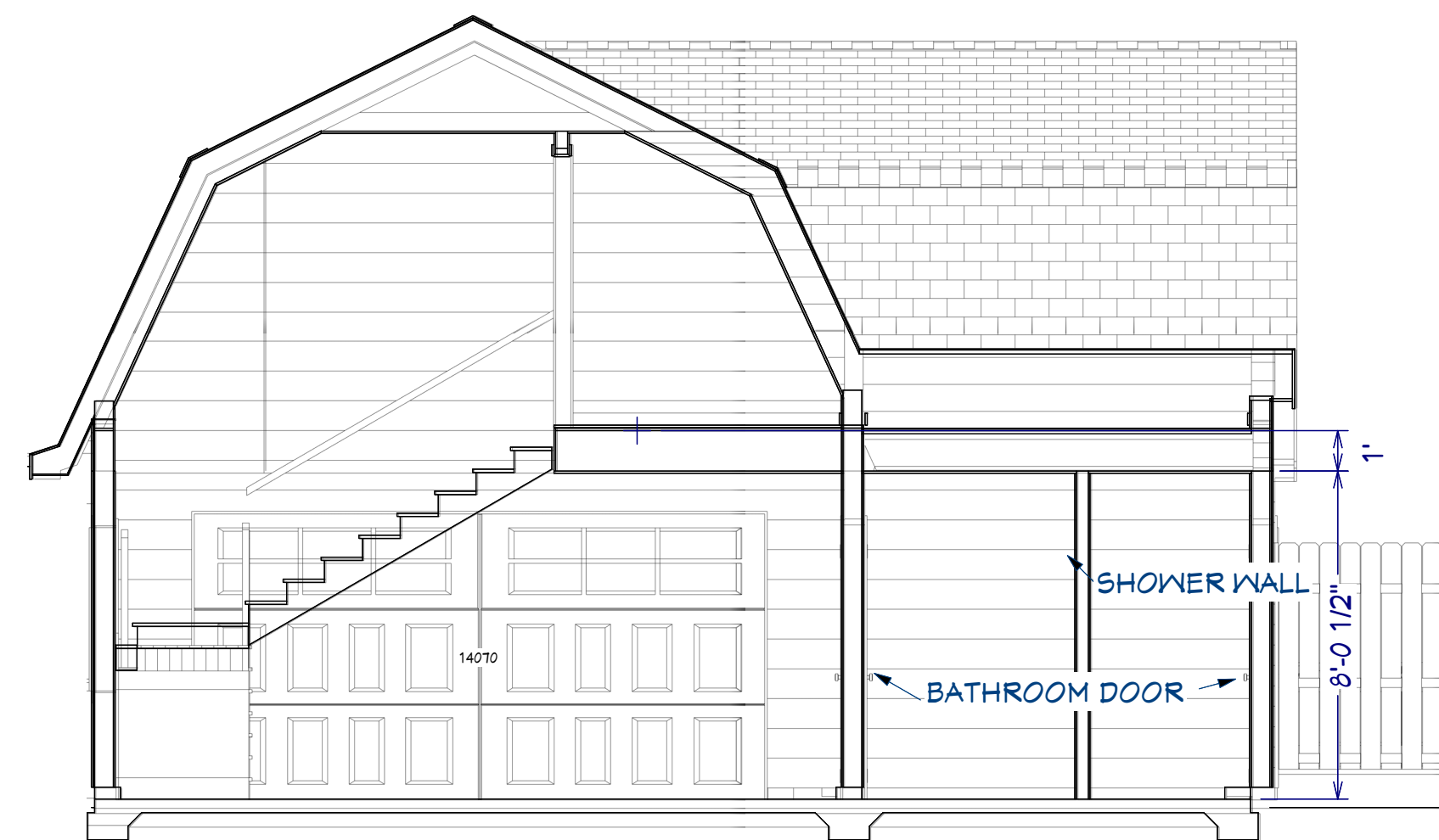
CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'



EXISTING GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'



REAR ELEVATION
SCALE: 1/4" = 1'



CROSS-SECTION ELEVATION
SCALE: 1/4" = 1'



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GARAGE ELEVATIONS

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

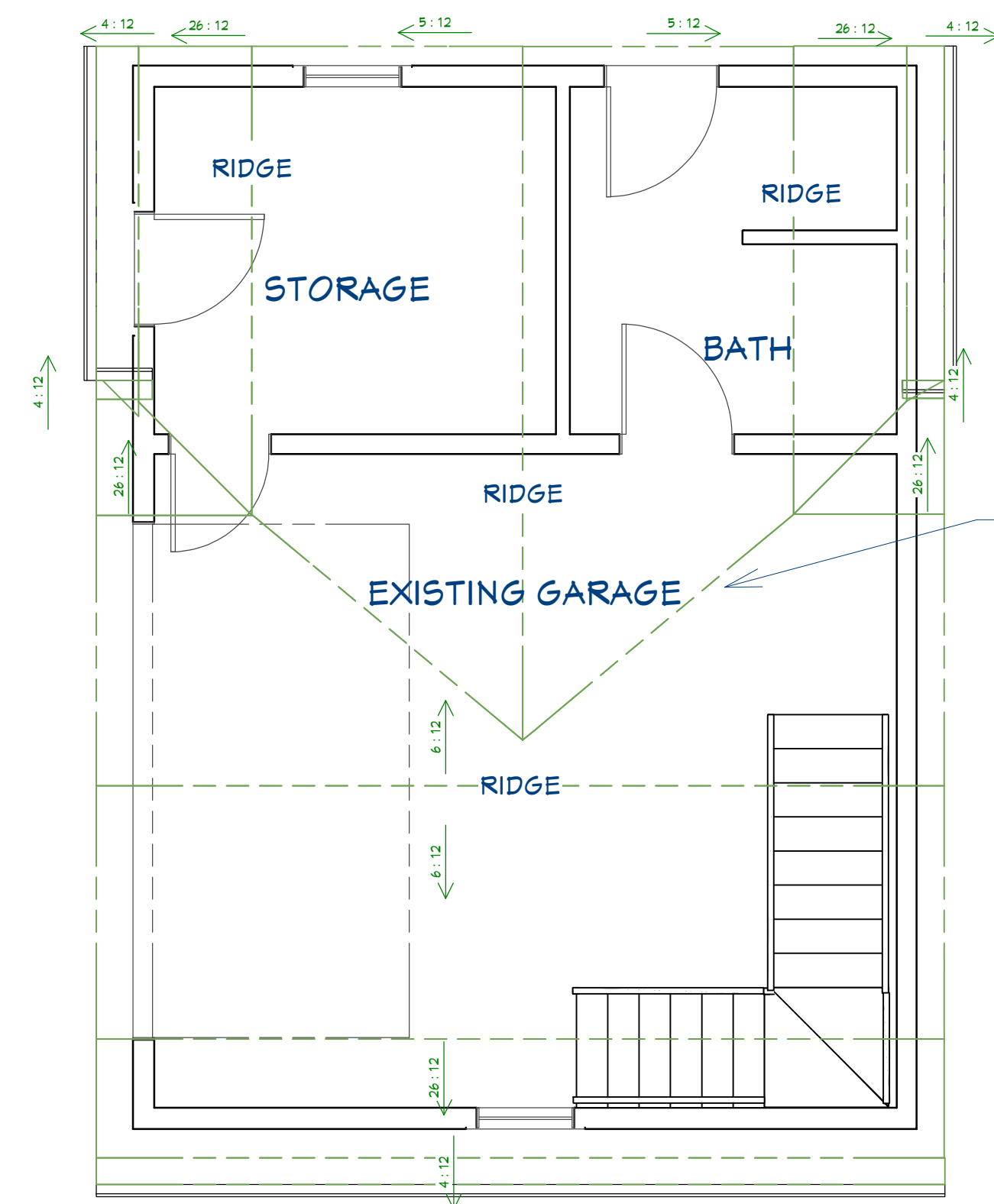
02/05/2025

SCALE:

1/4" = 1'

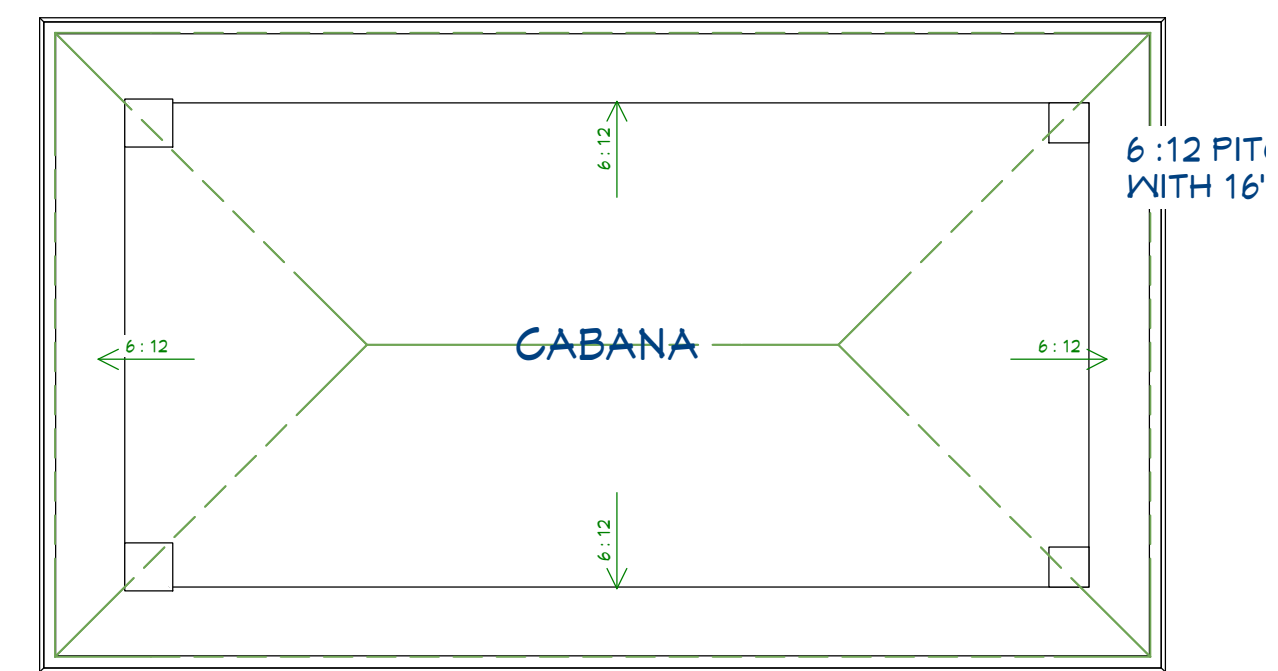
SHEET:

5

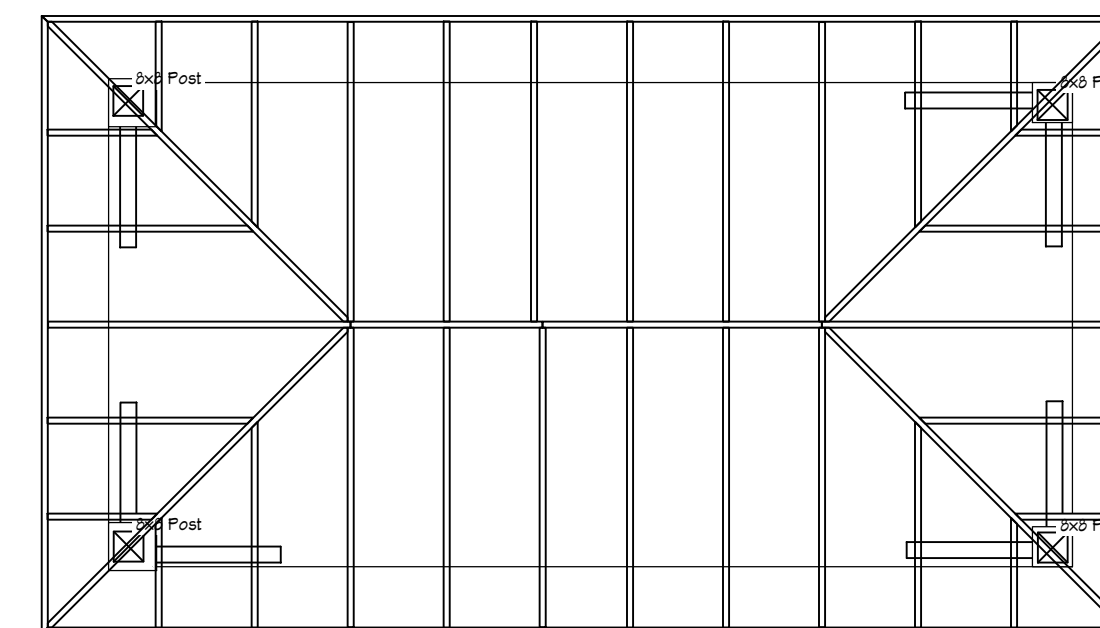


PROPOSED GARAGE - ROOF PLAN
SCALE: 1/4" = 1'

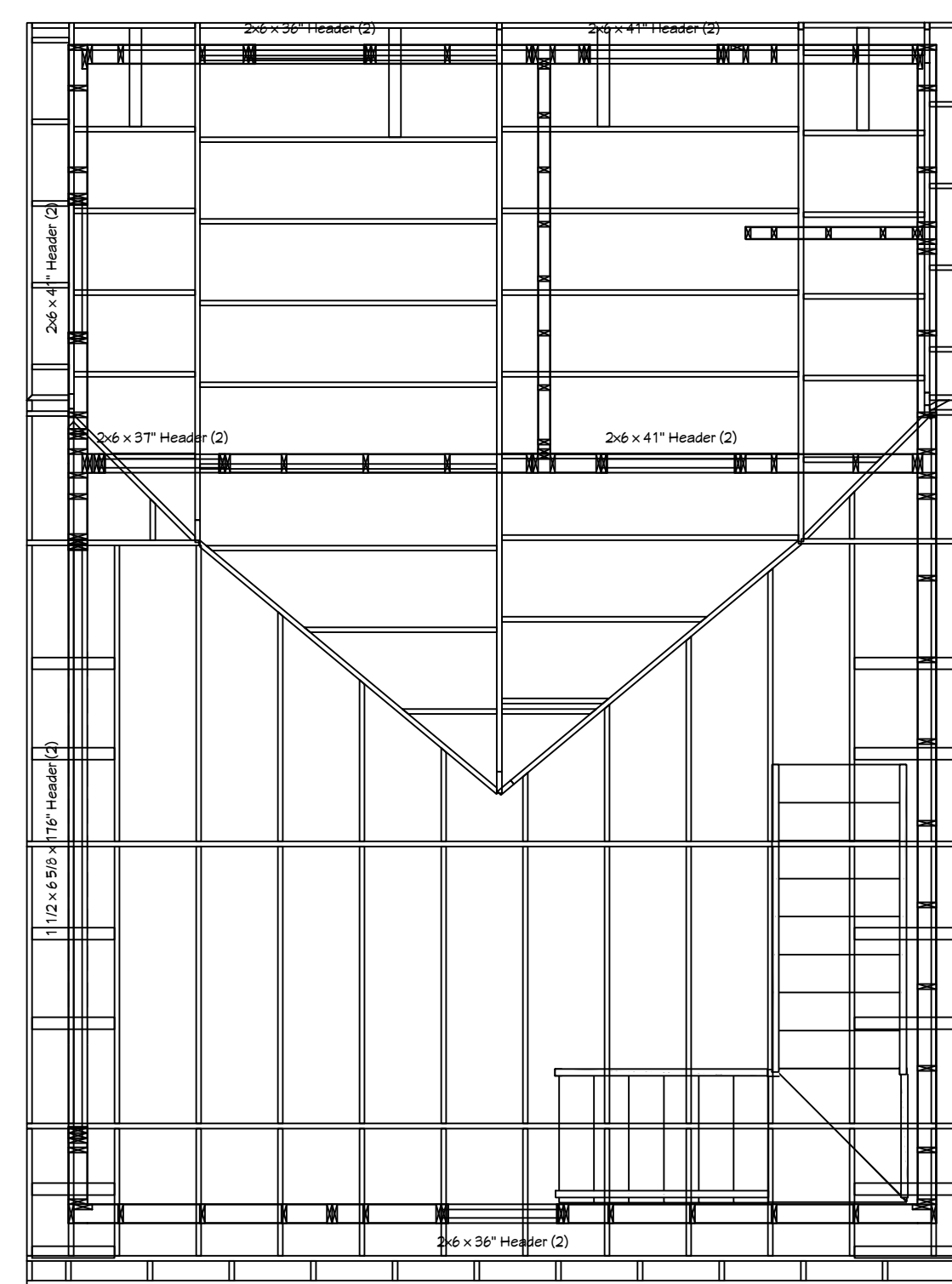
TIE IN NEW GAMBREL ROOF WITH EXISTING GAMBREL. VERIFY PITCH AND RIDGE PLACEMENT.



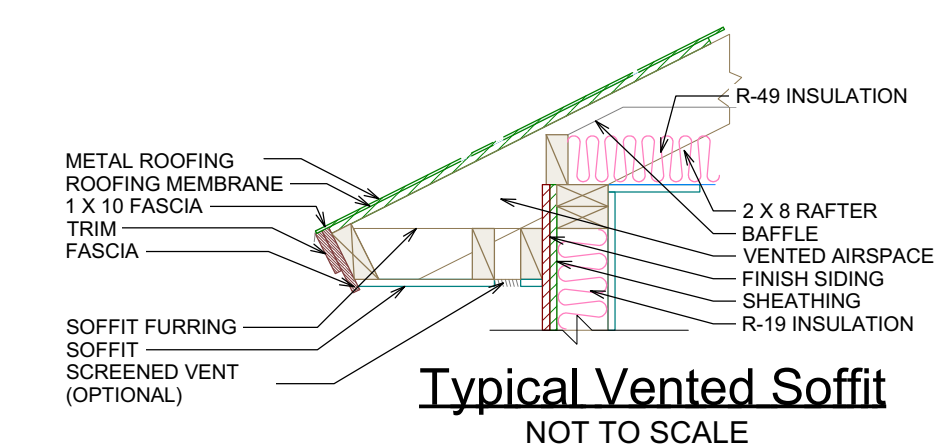
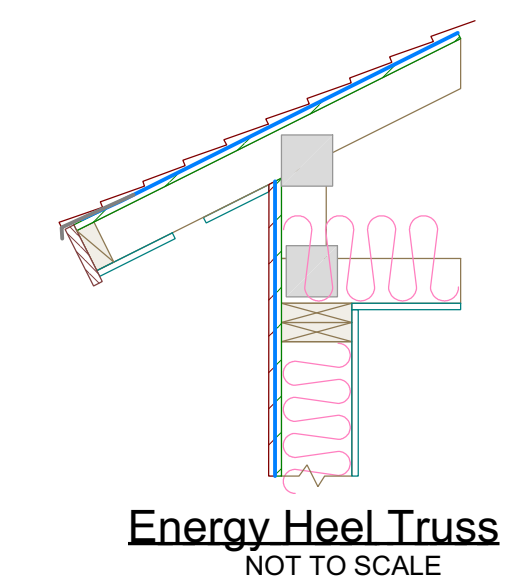
PROPOSED CABANA - ROOF PLAN
SCALE: 1/4" = 1'



PROPOSED CABANA: ROOF FRAMING PLAN
SCALE: 1/4" = 1'



PROPOSED GARAGE: ROOF FRAMING PLAN
SCALE: 1/4" = 1'



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ROOF PLANS FOR
GARAGE AND
CABANA

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

02/05/2025

SCALE:

1/4" = 1'

SHEET:

6

ROOF FRAMING / TRUSS NOTES: (IF TRUSSES ARE USED IN THE PROJECT)

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

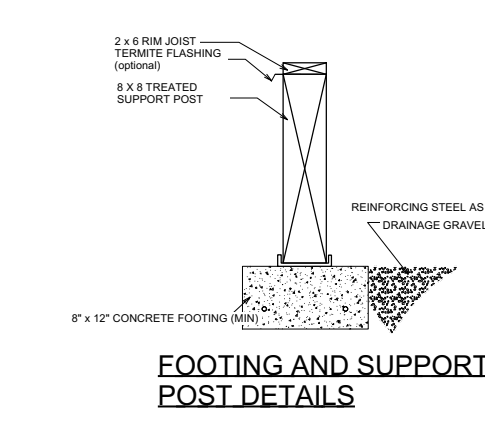
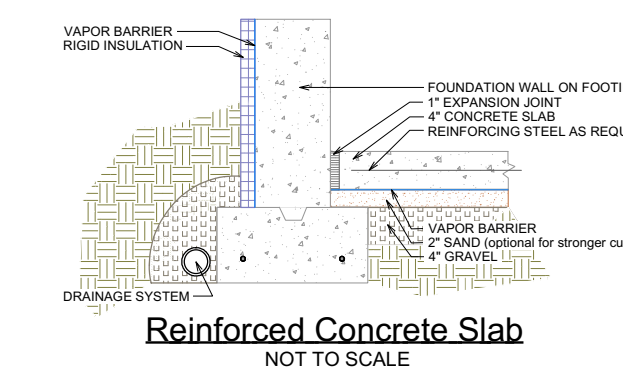
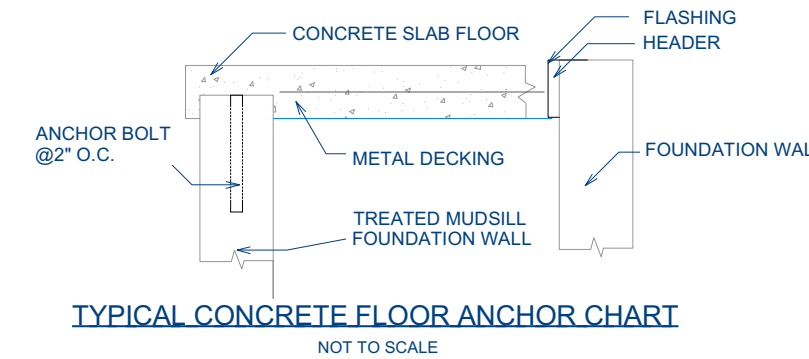
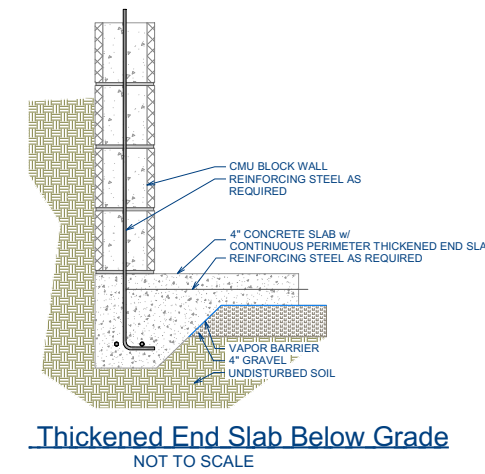
ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

ROOF & FLOOR TRUSS MANUFACTURER:



WALL FRAMING NOTES:

ALL EXTERIOR WALLS ARE 2 X 6 STUDS @ 16" O.C.
ALL INTERIOR WALLS ARE 2 X 4 STUDS @ 16" O.C.

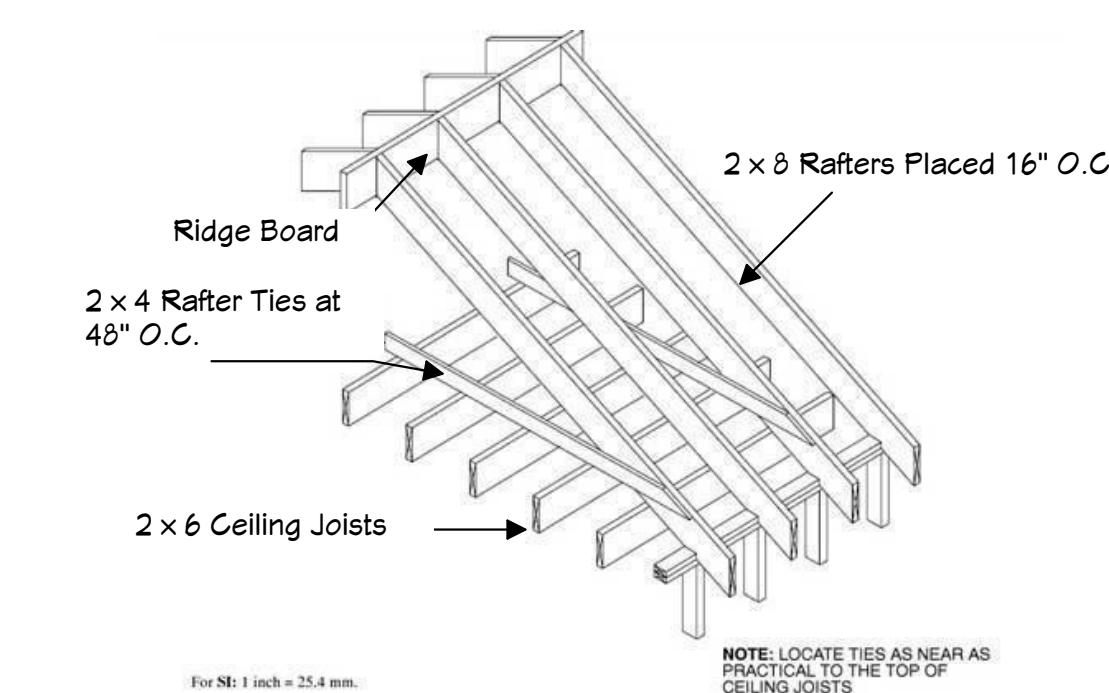
8X8 TREATED SUPPORT POSTS ON EACH CORNER OF CABANA, CUT TO SIZE AND FASTED WITH SIMPSON BRACKETS AND FASTENED WITH CODE APPROVED ANCHORS.

FRAMING NOTES:

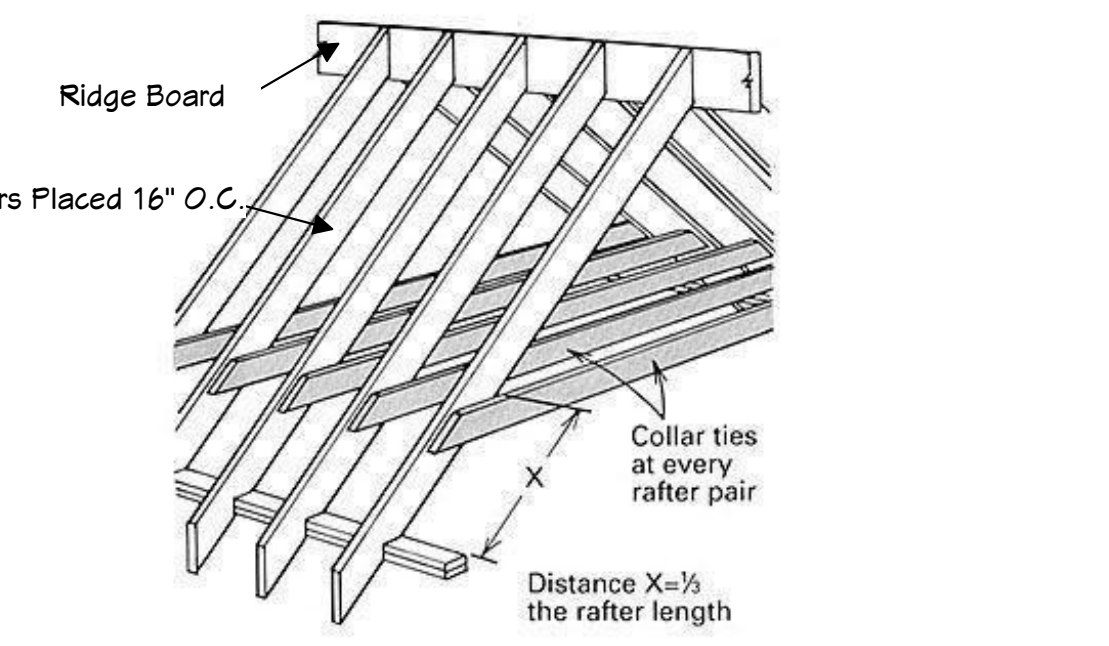
PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12. (IF CODE REQUIRES).

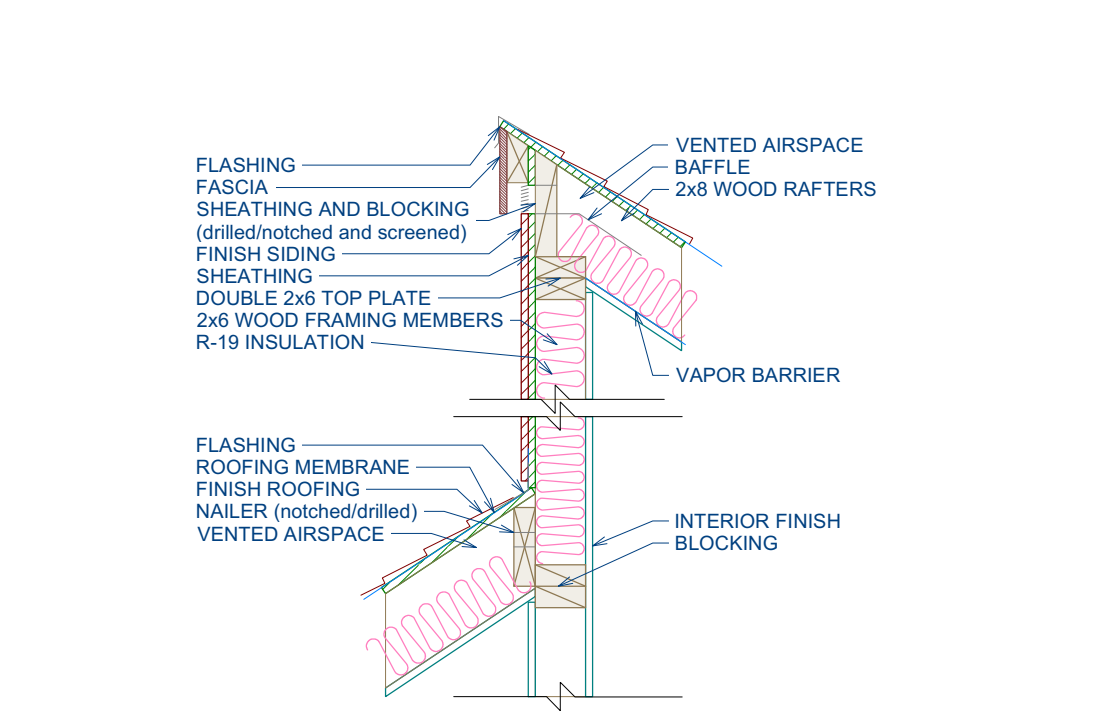
PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



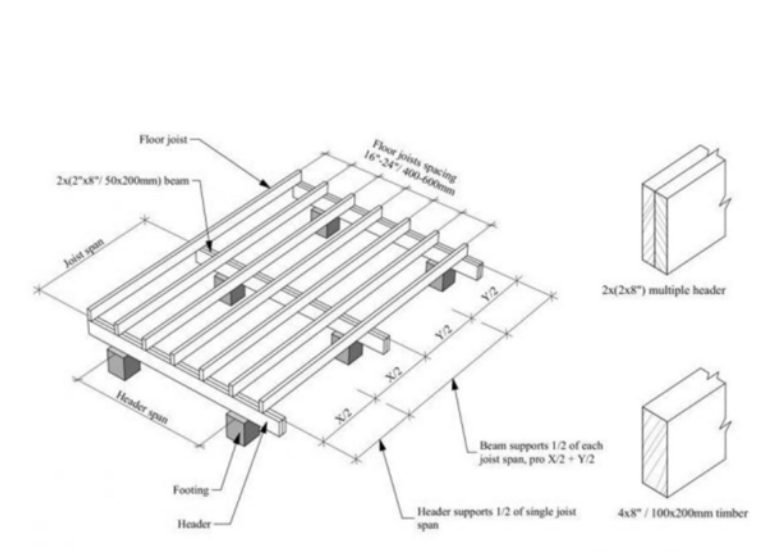
TYPICAL ROOF FRAMING SECTION (VAULTED CEILING)



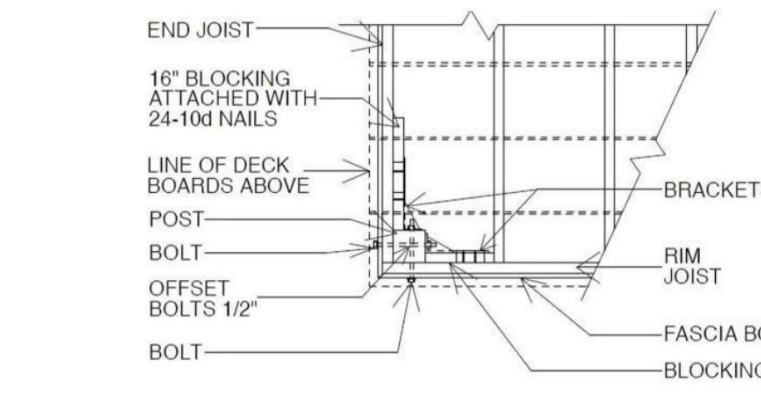
TYPICAL ROOF FRAMING SECTION (VAULTED CEILING)



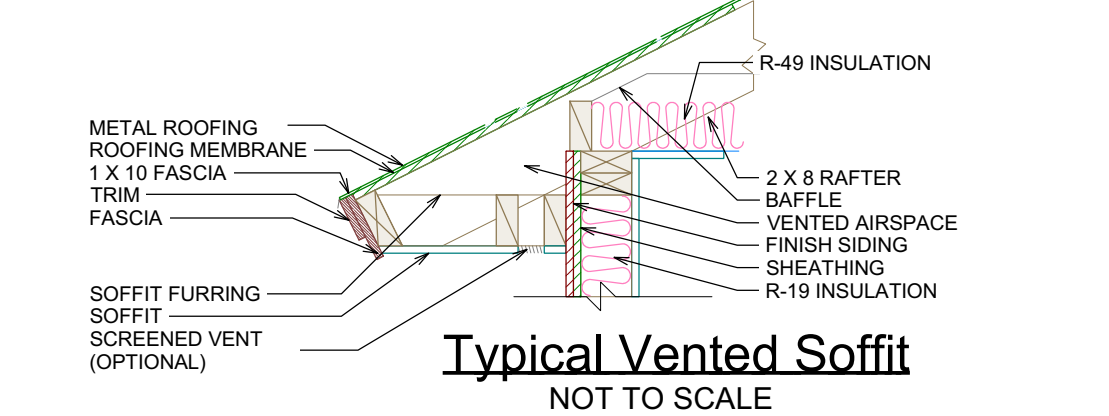
Typical Shed Roof Peak and Wall Intersec



TYPICAL FLOOR FRAMING SYSTEM



CONNECTION OF RIM JOISTS



Typical Vented Soffit

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTORS, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

TYPICAL FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH. 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"

USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON 'SET' ADHESIVE OR APPROVED EQUAL.

INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

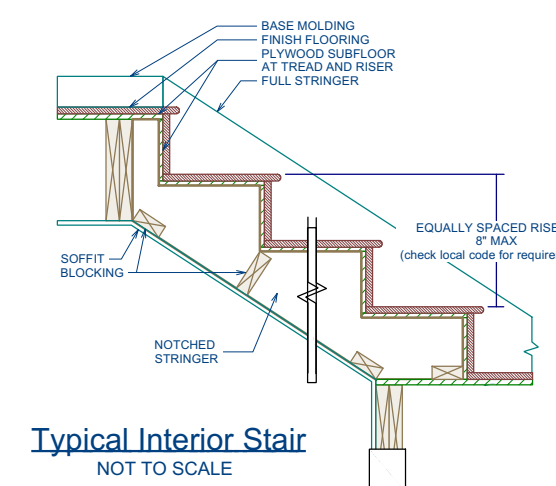
- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

THE FOUNDATION NOTES ARE SUBJECT TO CHANGE BASED ON STATE AND LOCAL BUILDING CODES.

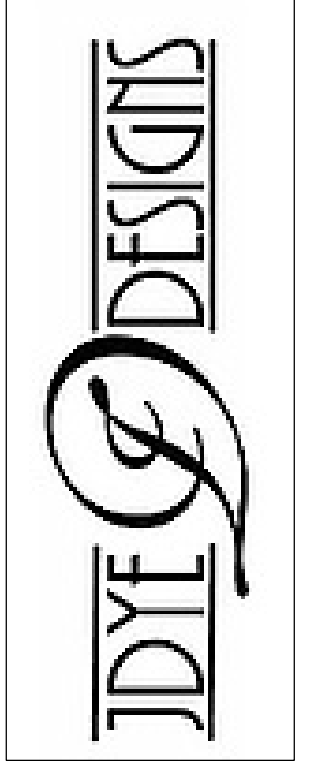
HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901



Typical Interior Stair



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GROUPED
TYPICALS

FOSTER PROJECT
1236 WATAUGA STREET
KINGSPORT, TN

DATE:

02/05/2025

SCALE:

1/4" = 1'

SHEET:

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