



ArcGIS Web Map

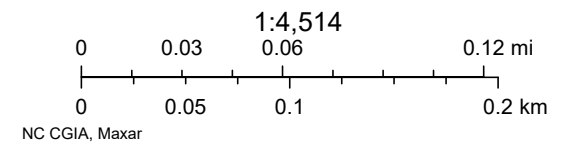


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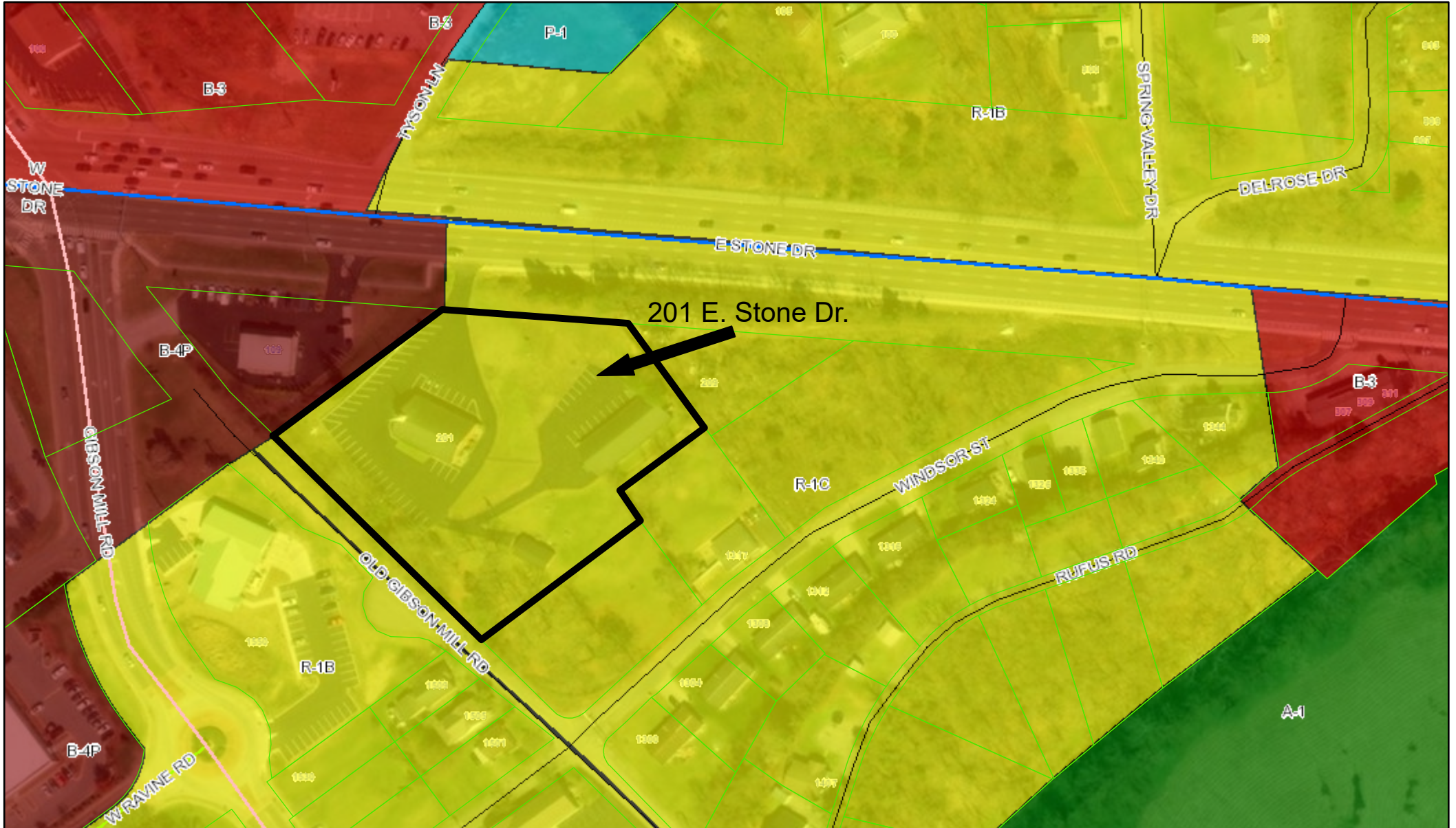
Sullivan County Parcels Jan 2023  Urban Growth Boundary

 Parcels

 Kpt 911 Address



ArcGIS Web Map



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Sullivan County Parcels Jan 2023

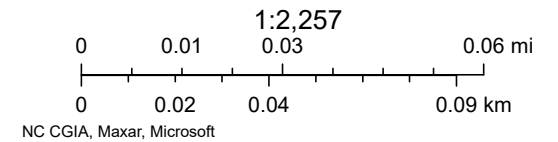
Parcels

City Zoning

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TAC

R-5	A-2	B-3	B-4P	M-1R	P-D	PMD-1
GC	AR	B-3	BC	M-2	PBD-3	PMD-2
B-2E	B-1	B-4	GC	MX	PBD/*	PUD
A-1	B-2	B-4P	M-1	P-1	PD	PVD





TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: May 21, 2024

RE: 201 East Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0080 – The owner of property located at 201 E. Stone Drive, Control Map 046B, Group G, Parcel 006.00 requests a 13.75 square foot variance to Sec 114-536(2) for the purpose of exceeding maximum sign size requirements, a 3% variance to Sec 114-536(2) to exceed electronic message board size requirements and a 5.5 foot variance to Sec 114-533(c)2 for the purpose of exceeding height requirements for a new electronic church sign and message board. The property is zoned R-1C, Residential District.

Code reference:

Sec. 114-536. - Electronic message board signs for public schools and churches.

(2) The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side. The electronic message board portion of the freestanding sign must not exceed 50 percent of the total freestanding sign.

Calculation for 3% variance:

Sign dimensions – 30 sq ft

Electronic Message Board – 33.75 sq ft

Total Sign & EMB – 63.75 sq ft

Percent of Sign – $30/63.75 = 47\%$

Percent of EMB – $33.75/63.75 = 53\%$

Variance Need – $53\% - 50\%$ (allowed by code) = 3%

Sec. 114-533. - On-premises signs.

c. Single-family residential subdivisions are permitted one permanent identification sign at each major street access, provided:

2. The height of the sign shall not exceed five feet;

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name HARRELL First LES M.I. E Date 5-1-2024
Street Address 201 E. STONE DRIVE Apartment/Unit #
City KINGSPORT State TN ZIP 37660
Phone 423-677-5577 E-mail Address lesinfo1@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: Lot:
Street Address 201 E. STONE DRIVE Apartment/Unit #
Current Zone Proposed Zone
Current Use CHURCH Proposed Use

REPRESENTATIVE INFORMATION:

Last Name HARRELL First LES M.I. E Date 5-1-2024
Street Address 720 DAK GLEN CIRCLE Apartment/Unit #
City FALL BRANCH State TN. ZIP 37656
Phone 423-677-5577 E-mail Address

REQUESTED ACTION:

ALLOW A LARGER SIGN ON CHURCH PROPERTY.
8' x 8' ON A COLUMN.

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: 5-1-2024

Signed before me on this 6th day of May, 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.

We request a church sign that will be a total of 64 square feet in size. It would be one 48" x 96" static sign and one 48" x 96" digital sign mounted on a column near the drive way of our church.

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

The sign we now have is so old it is no longer operable. We would like to replace it with a larger sign that will be a good tasteful advertisement of our church. Present sign is too small to be noticed.

- 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.

I have seen other church signs that are too small and they give the appearance of a half hearted effort to advertising the church.

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 brightness of the digital sign will be adjusted down at dusk so as not to be a distraction to traffic.

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.

ArcGIS Web Map



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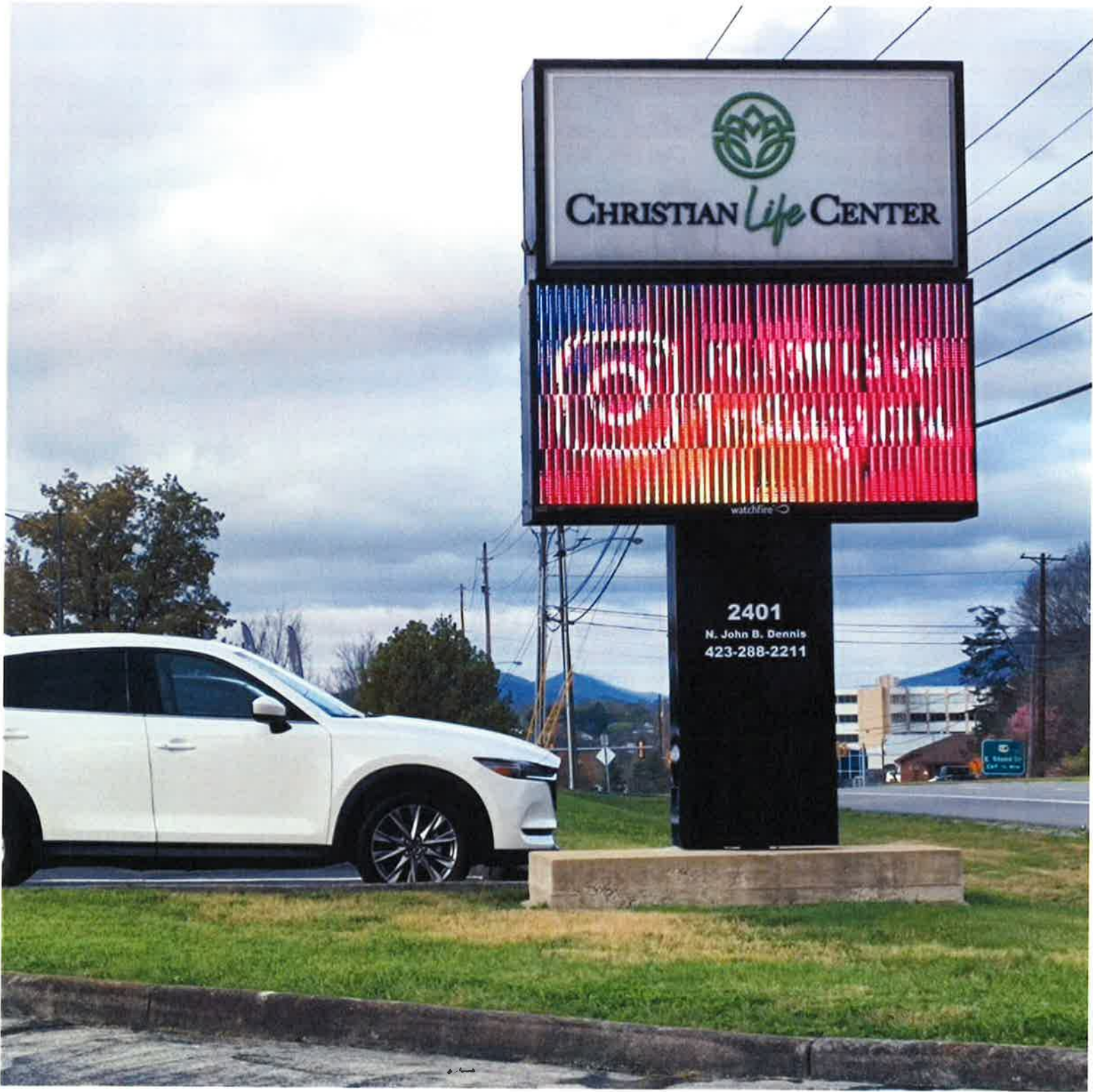
Sullivan County Parcels Jan 2023 Streets

-  Parcels
-  Urban Growth Boundary
-  Interstate
-  Expressway
-  Major Arterial
-  Minor Arterial
-  Collector Street
-  Local Street
-  Private Street
-  Ramp
-  Kpt 911 Address

1:1,128



NC CGIA, Maxar, Microsoft



CHRISTIAN *Life* CENTER



watchfree

2401

N. John B. Dennis
423-288-2211

