

ArcGIS Web Map

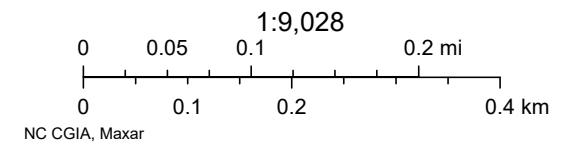


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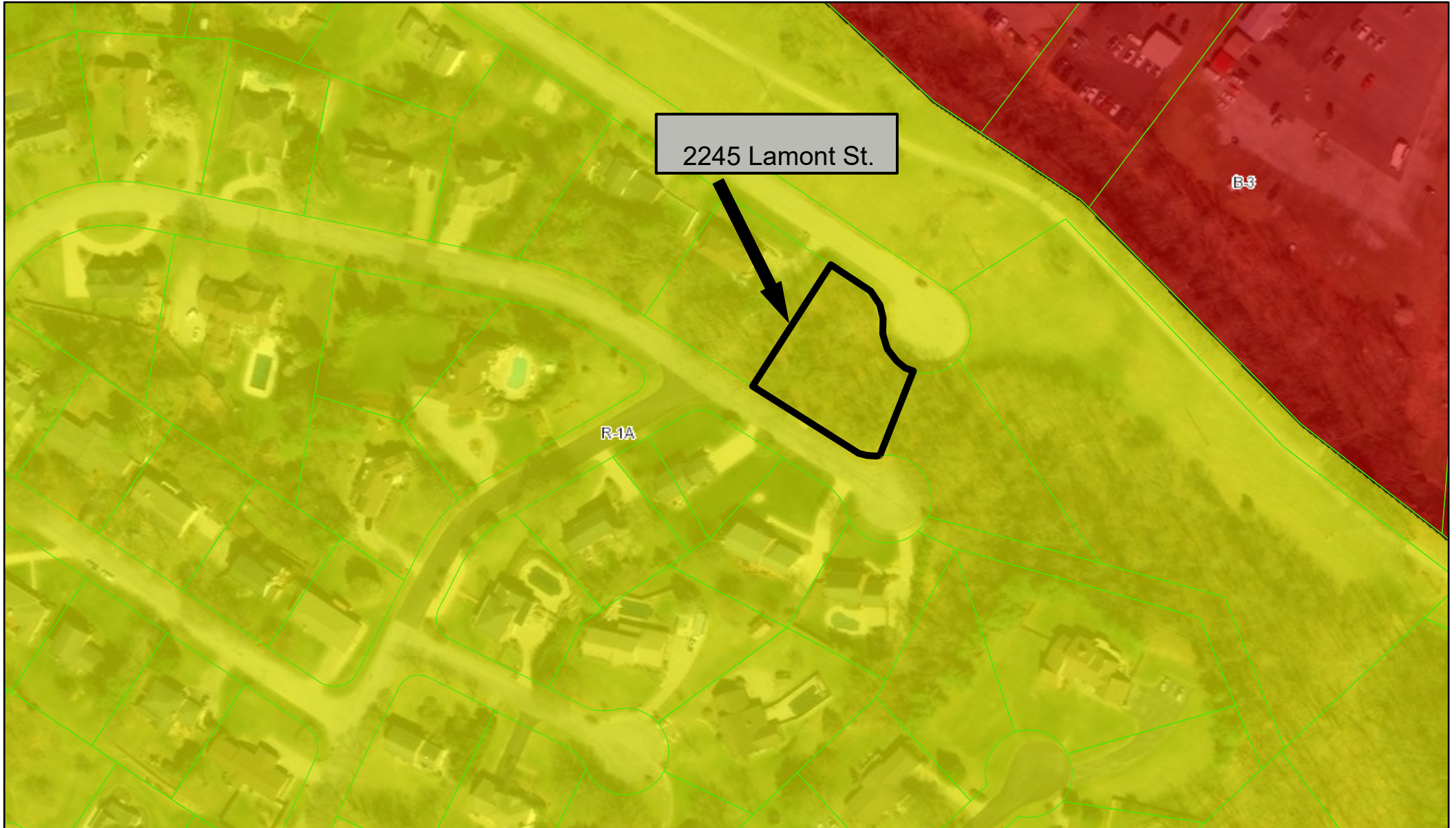
Sullivan County Parcels Jan 2023

 Parcels

 Urban Growth Boundary



ArcGIS Web Map



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Sullivan County Parcels Jan 2023

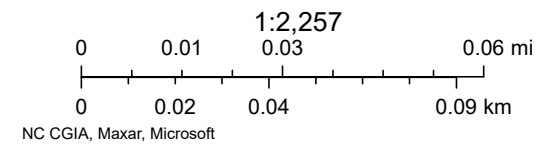
Parcels

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: 2245 Lamont Street

The Board is asked to consider the following request:

Case: BZA24-0094 – The owner of property located at 2245 Lamont Street, Control Map 046F, Group C, Parcel 018.00 requests a ten foot front yard variance to Sec 114-182(e)(1)c for the purpose of constructing a new single family home. The property is zoned R-1A, 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 Chin First Jasper M.I. _____ Date 5/15/24
Street Address 709 W I St Apartment/Unit # _____
City Elizabethton State TN ZIP 37643
Phone 978-300-0001 E-mail Address 2446423@gmail.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 046F Group: C Parcel: 18 Lot: 18
Street Address 2245 Lamont St Apartment/Unit # _____
Current Zone R1A Proposed Zone N/A
Current Use Single Family Proposed Use Single Family

REPRESENTATIVE INFORMATION:

Last Name Same as above First _____ M.I. _____ Date _____
Street Address _____ Apartment/Unit # _____
City _____ State _____ ZIP _____
Phone _____ E-mail Address _____

REQUESTED ACTION:

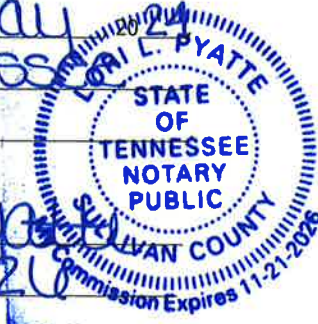
Front yard variance.

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: Jasper Chin Date: 5/15/24

Signed before me on this 15th day of May 2024
a notary public for the State of Tennessee
County of Sullivan
Notary Lori E. Pyatte
My Commission Expires 11-21-2026



Variance Worksheet – Finding of Facts

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.

1. Steep slope lot, on a cul-de-sac.
2. Sewer easement on left side of lot.

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

The site proposed for locating the house is the only one that would be economically feasible.

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.

None.

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

1. The quality and construction will be consistent with other homes in Tellico Hills. The proposed exterior will be brick.
2. The house style will be "Modern" with 2 floors. The first floor will have a 2-story great room with an open floor plan for kitchen, dining room and living room. The lofted 2nd floor will overlook the 1st floor great room.
3. The house location will be in-line with all the other houses on Lamon St.

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 adapted.
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.

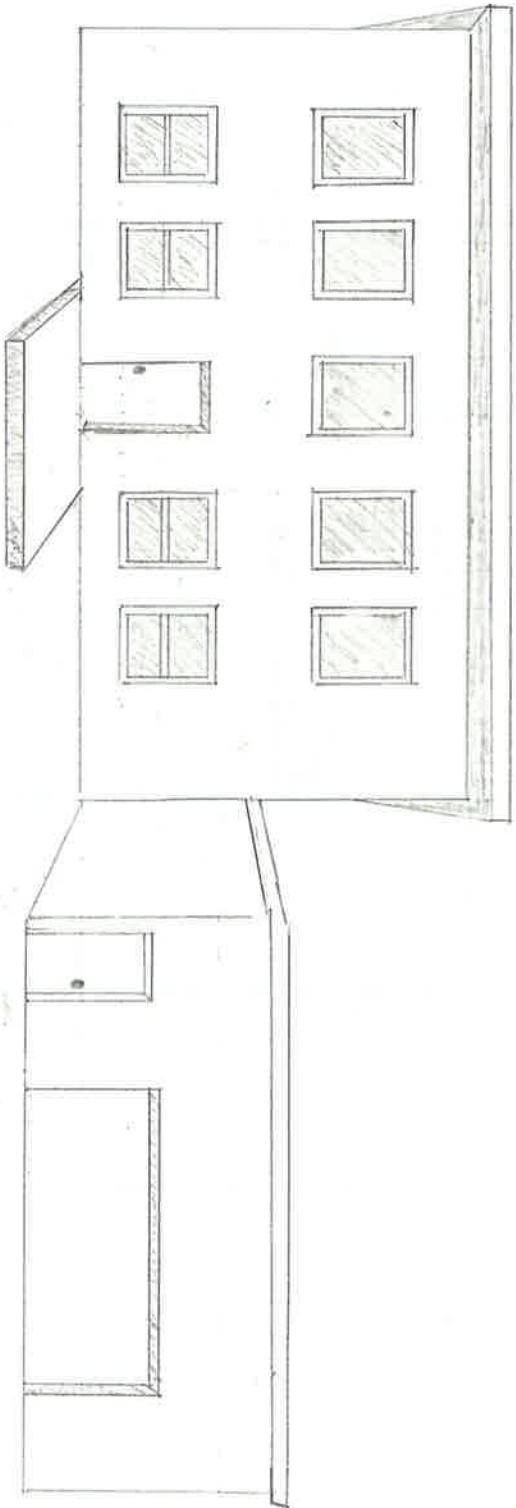
House Dimension: 40 x 32

Garage Dimension: 30 x 24

Roof: Metal

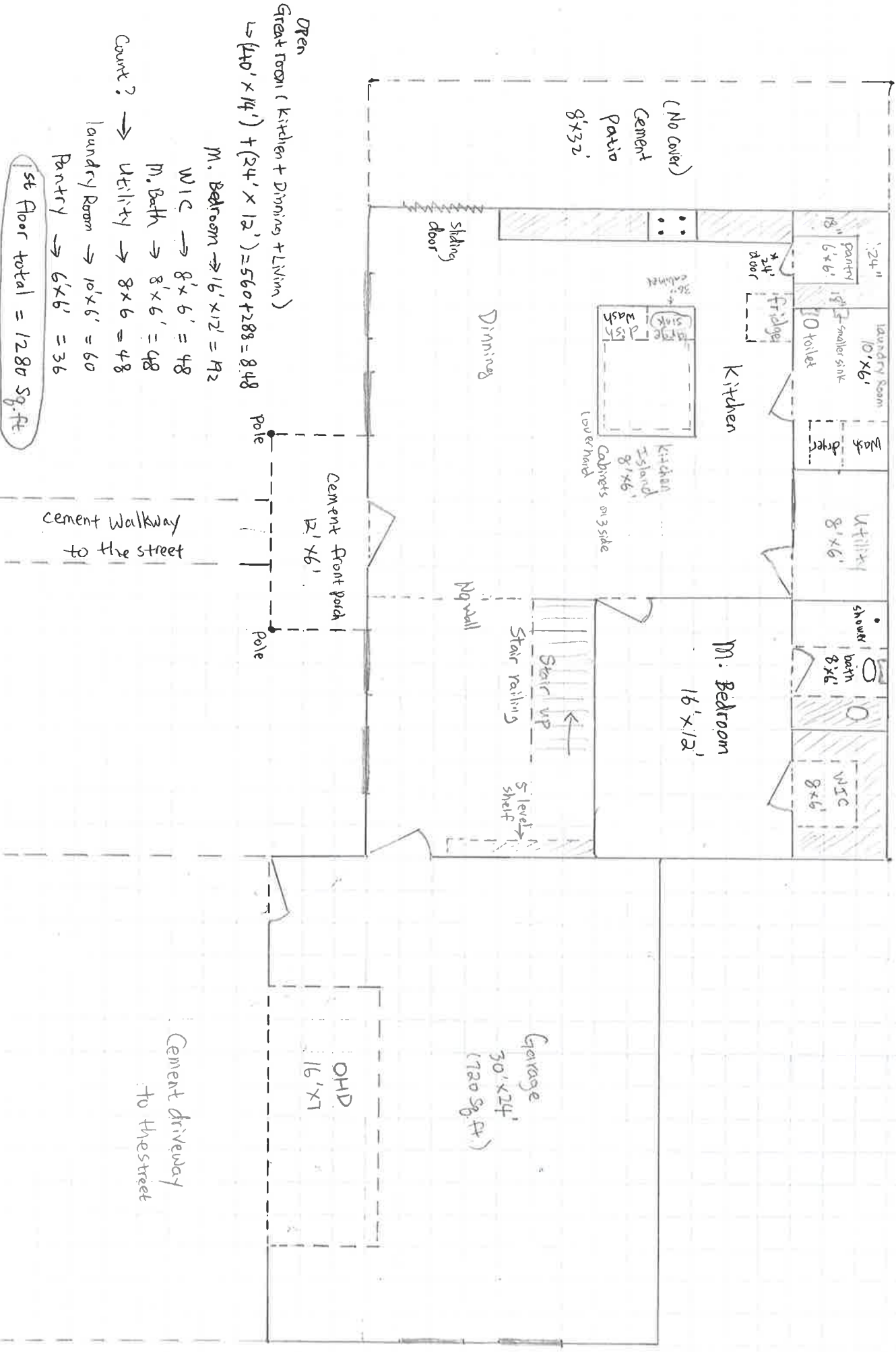
Exteriors: Brick

Foundation: Slab



#7
5/6/24

#8 (No change on 1st floor)
5/7



Open
Great room (Kitchen + Dining + Living)

$(140' \times 14') + (24' \times 12') = 560 + 288 = 848$

M. Bedroom $\rightarrow 16' \times 12' = 192$

WIC $\rightarrow 8' \times 6' = 48$

M. Bath $\rightarrow 8' \times 6' = 48$

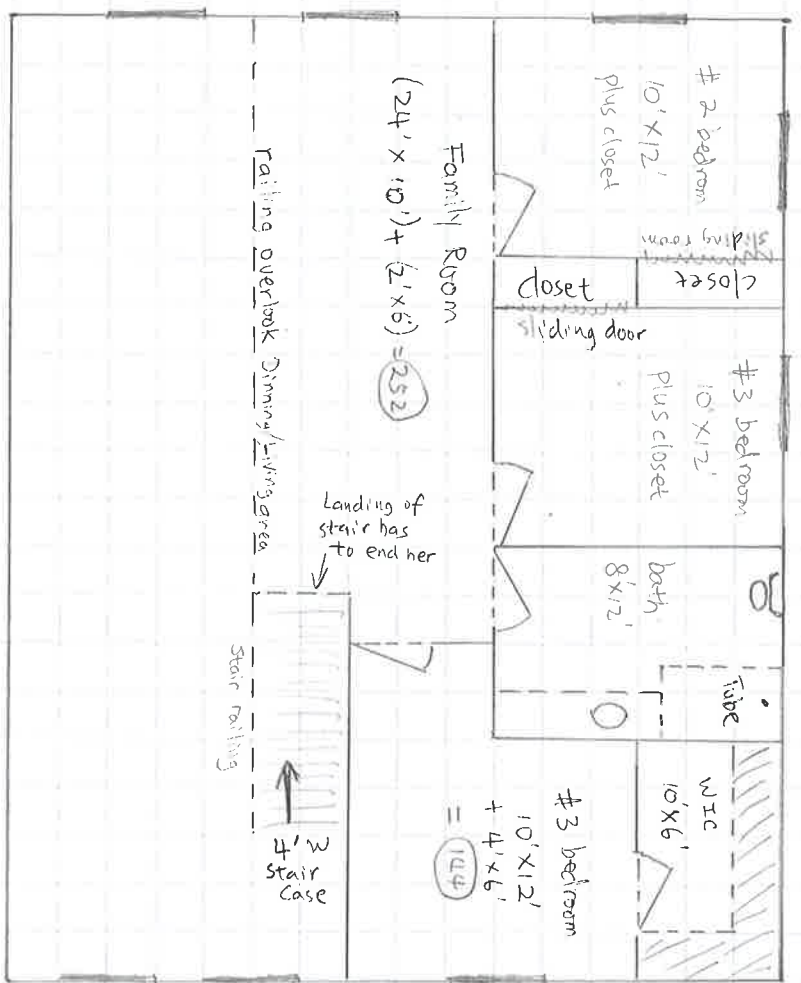
Count? \rightarrow Utility $\rightarrow 8' \times 6' = 48$

Laundry Room $\rightarrow 10' \times 6' = 60$

Pantry $\rightarrow 6' \times 6' = 36$

1st Floor total = 1280 sq. ft.

#8
517 (2nd floor)

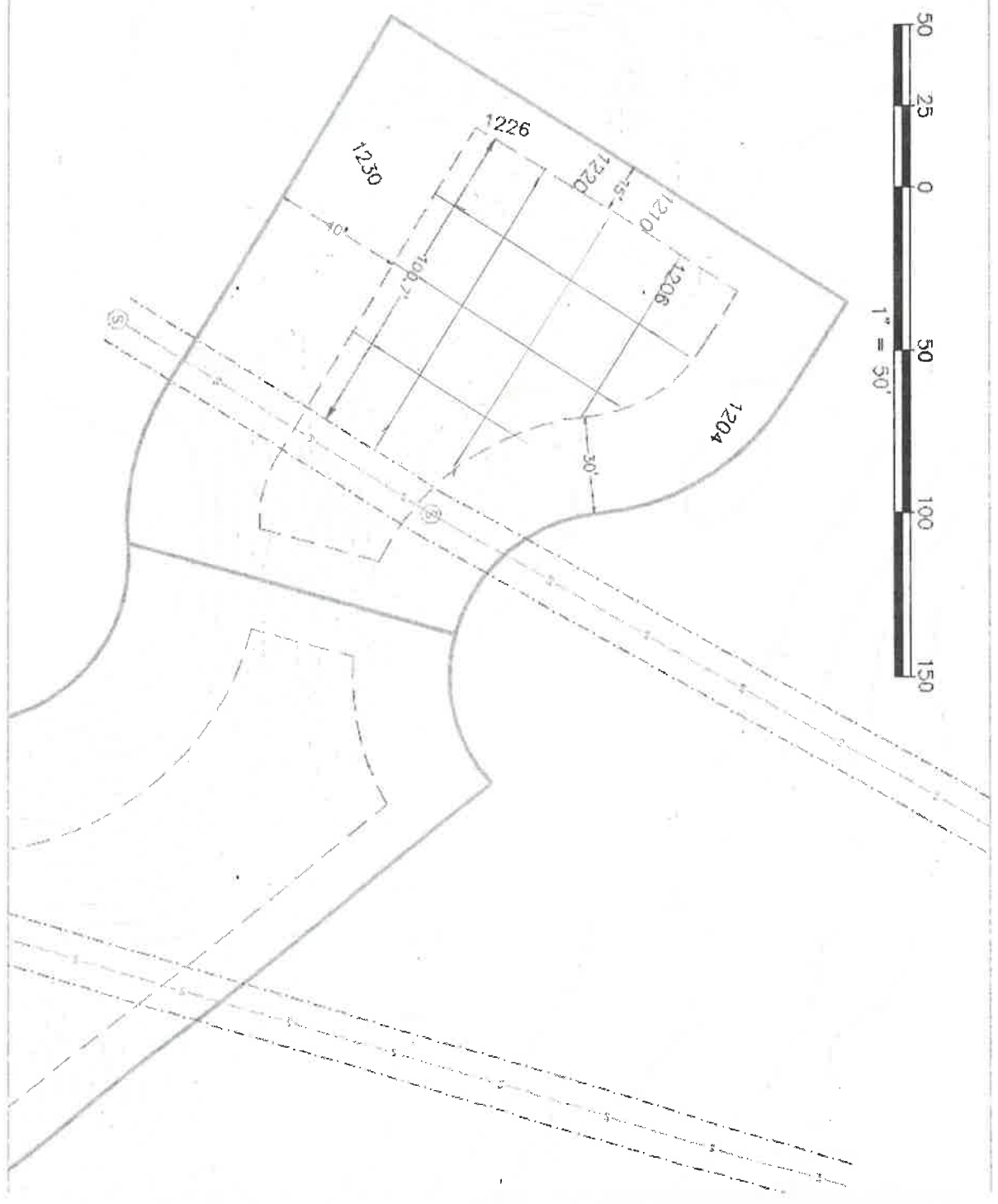
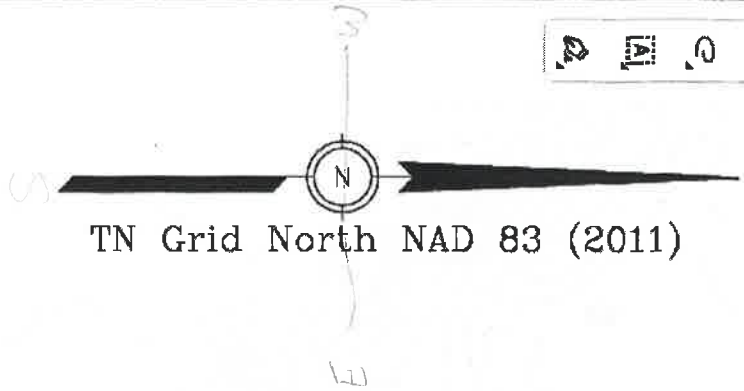


2nd floor total living space: $(40' \times 22') + (24' \times 4') = 880 + 96 = 976$ Sq. Ft.

1st floor = 1280 Sq. Ft.

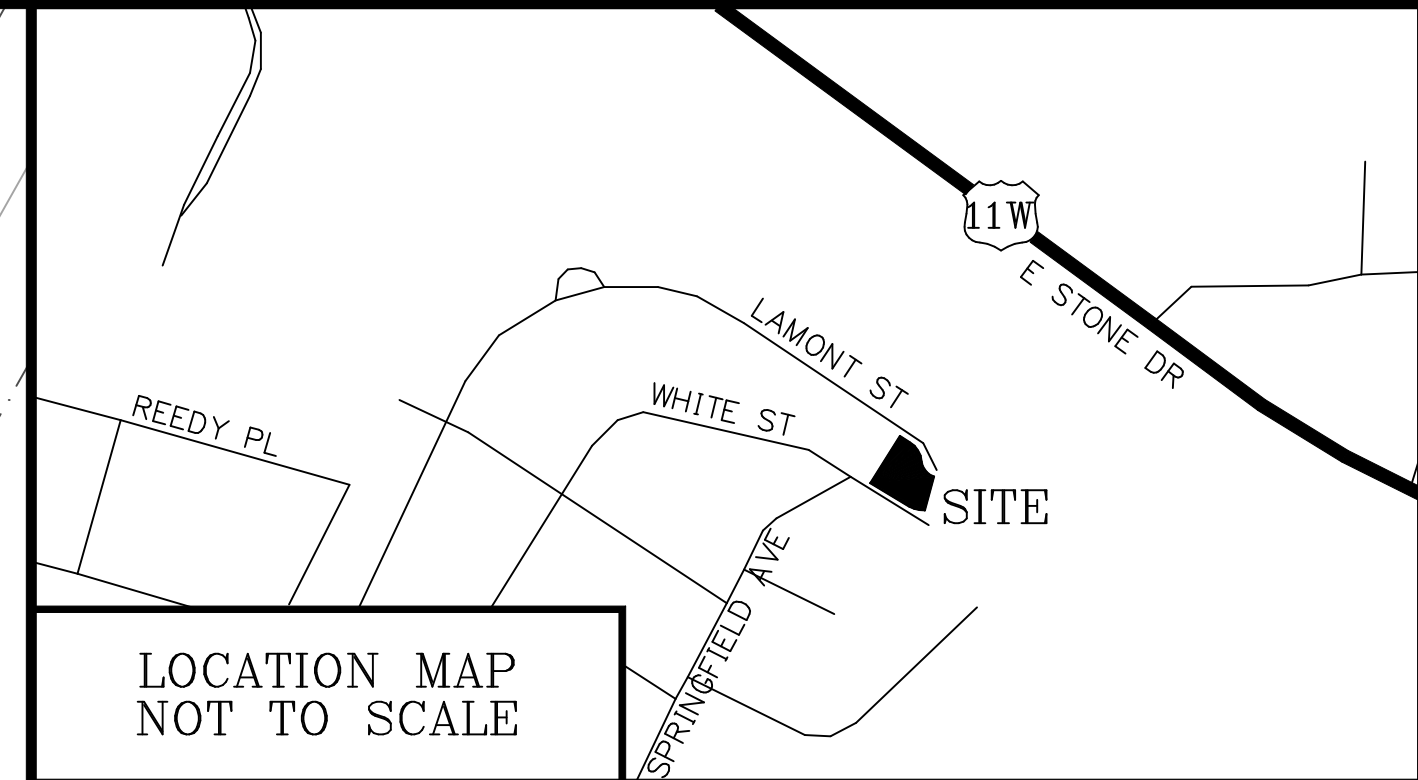
Total 2258 Sq. Ft.

Window size depends on the height of garage roof

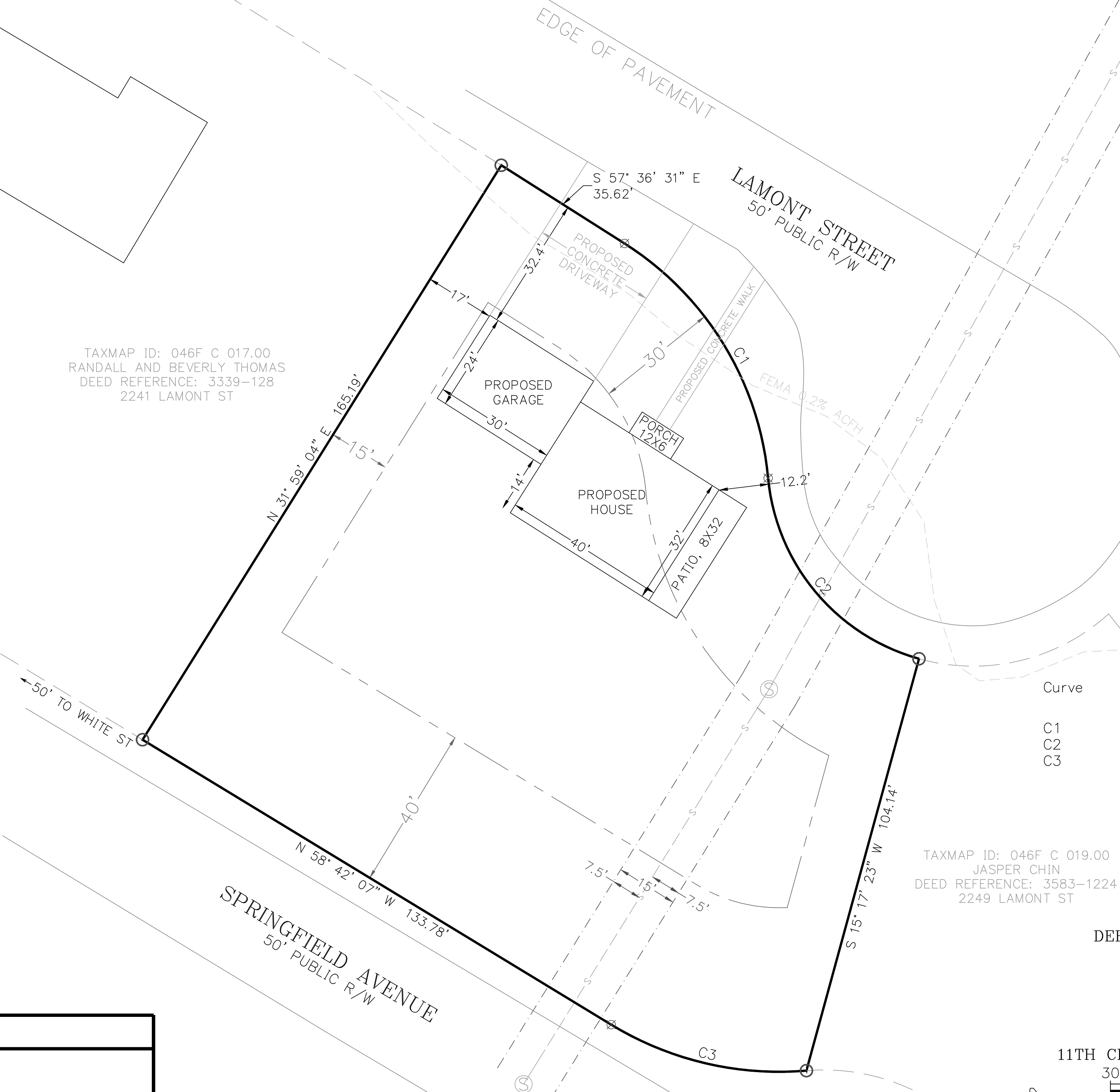
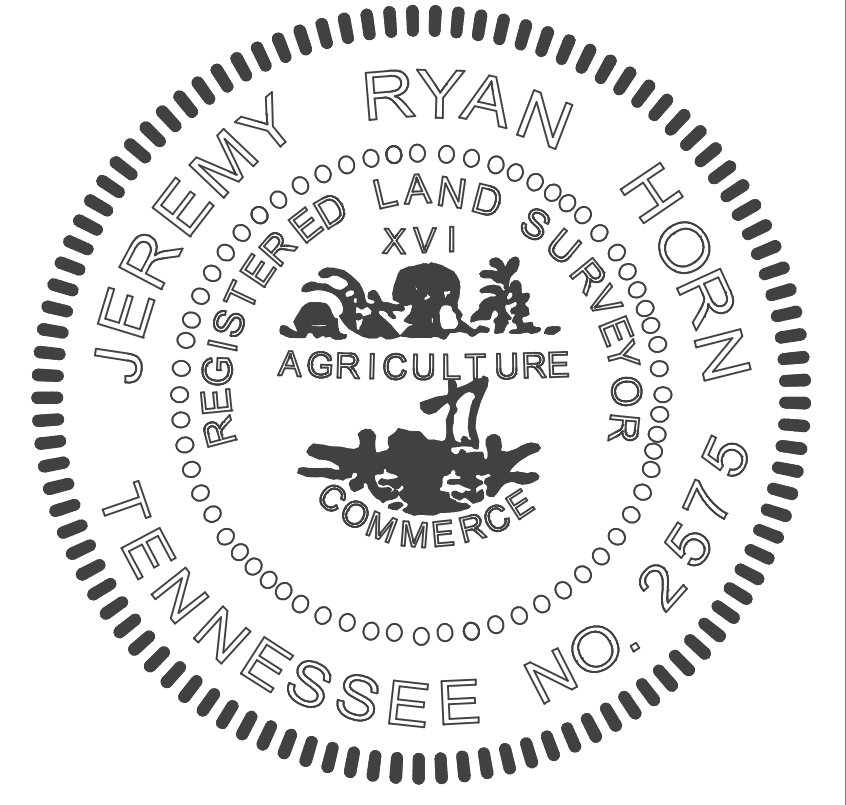


- 1 THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY THAT MIGHT LEGALLY AFFECT THIS PROPERTY. (NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.)
- 2 OTHER THAN SHOWN, NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
- 3 ADJOINING PROPERTIES' OWNER NAMES AND DEED REFERENCES AS SHOWN HEREON ARE SUBJECT TO THE ACCURACY OF COUNTY TAX RECORDS.
- 4 FIELD SURVEY CONDUCTED ON DATE: 2-5-24
- 5 CAD FILE: 24012-SP
- 6 FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, (0.2% ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FEMA FIRM NUMBER 47163C0045D WITH EFFECTIVE DATE OF 09-29-2006. DELINEATION SHOW HEREON IS AS GRAPHICALLY DEPICTED ON SAID FIRM.
- 7 KINGSPORT ZONING: R-1A
- 8 I CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1: 7,500 AS SHOWN HEREON AND THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

TAXMAP ID: 046F C 017.00
 RANDALL AND BEVERLY THOMAS
 DEED REFERENCE: 3339-128
 2241 LAMONT ST



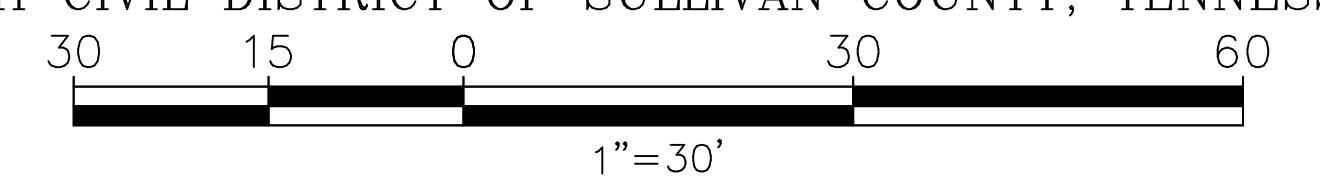
↑
 N
 TN Grid North NAD 83 (2011)



Curve	Radius	Chord Bearing and Distance	Arc Length
C1	76.14'	S 31° 28' 09" E 67.08'	69.47'
C2	50.64'	S 39° 51' 55" E 57.42'	61.05'
C3	78.94'	N 76° 45' 17" W 48.92'	49.74'

TAXMAP ID: 046F C 019.00
 JASPER CHIN
 DEED REFERENCE: 3583-1224
 2249 LAMONT ST

SITE PLAN FOR PROPOSED HOUSE
 2245 LAMONT STREET
 NOW OR FORMERLY OWNED BY:
 JASPER CHIN
 DEED REFERENCE: DEED BOOK 3577 PAGE 123
 LOT 18, BLOCK 249, TELLICO HILLS
 PLAT REFERENCE: BOOK 26 PAGE 20
 TAX MAP ID: 046F C 018.00
 IN THE CITY OF KINGSPORT
 11TH CIVIL DISTRICT OF SULLIVAN COUNTY, TENNESSEE



RYAN HORN - LAND SURVEYOR
 PO BOX 734, ERWIN, TN 37650
 PHONE: (423) 646-3459

LEGEND

- FOUND/EXISTING IRON REBAR
- ⊗ POINT NOT MONUMENTED
- ⊙ SEWER MANHOLE
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD
- SEWER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING PROPERTY LINE, (APPROXIMATE)