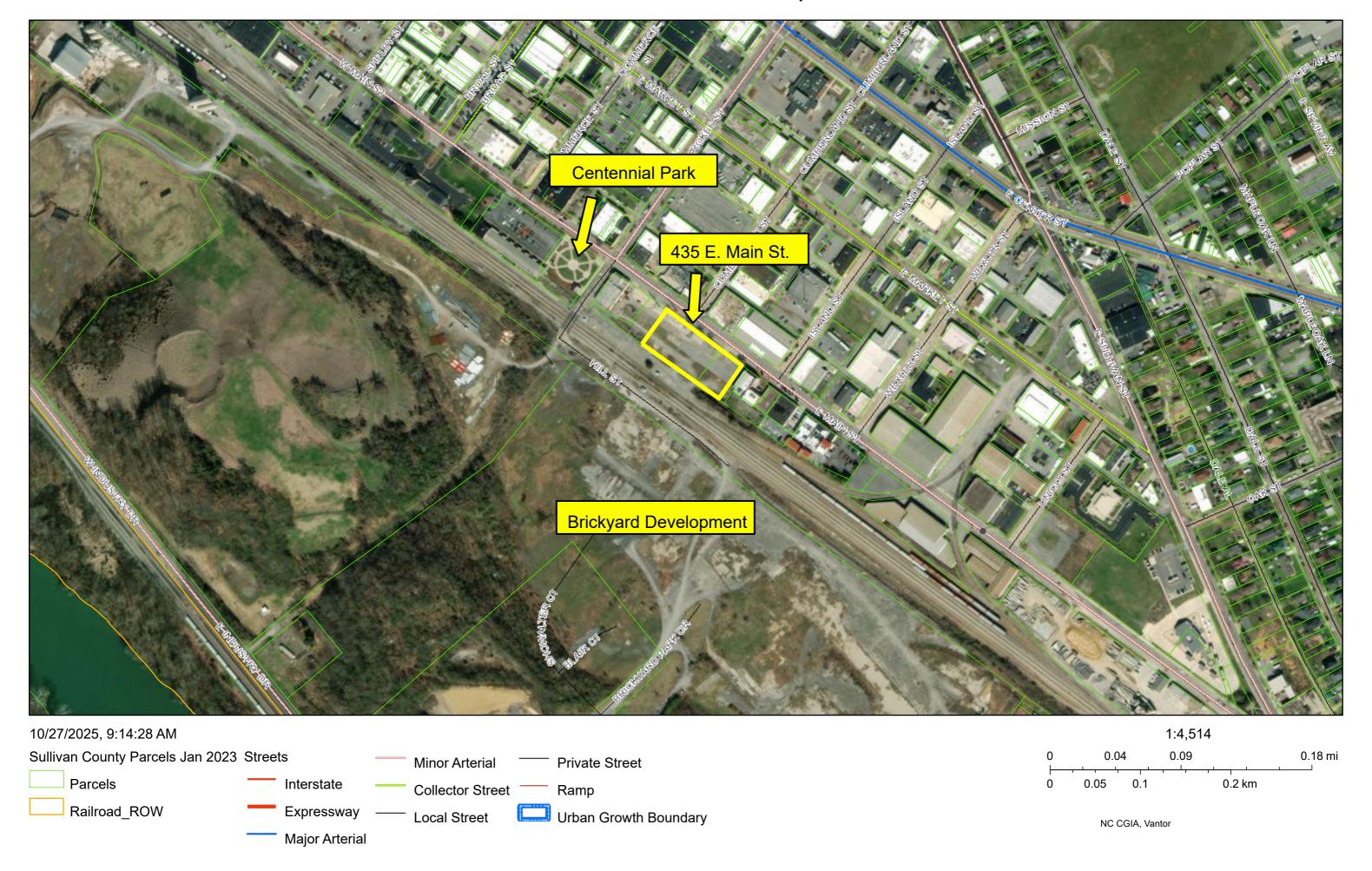
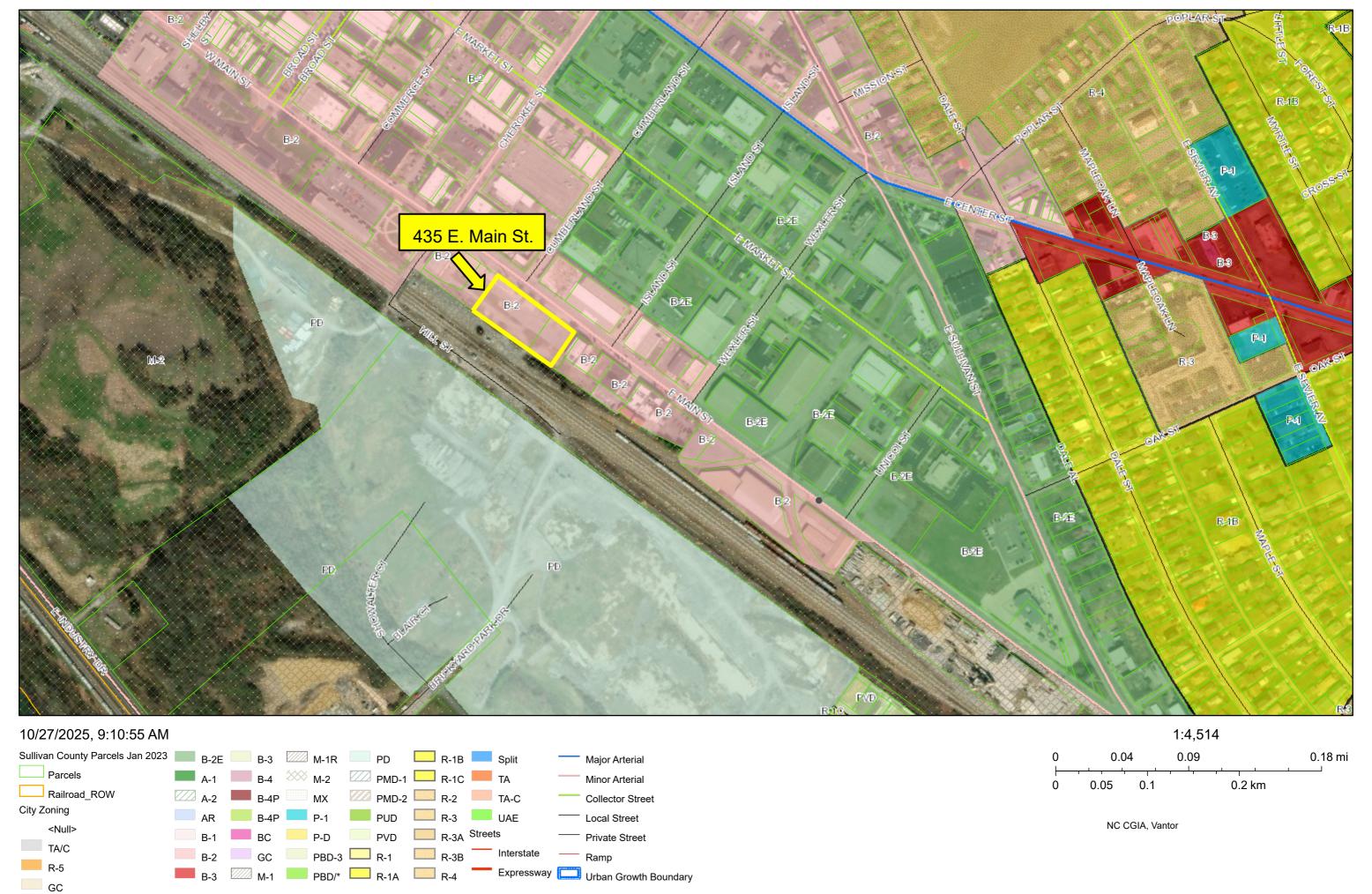
## ArcGIS Web Map



## ArcGIS Web Map





TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 27, 2025

RE: 435 E. Main Street

The Board is asked to consider the following request:

<u>Case: BZA25-0265– The owner of property located at 435 E. Main Street, Control Map 046P, Group F, Parcel 03.01</u> requests a 5-foot setback variance from the maximum yard requirements in Section 114-194(e)(2)a to allow for the construction of a 32-unit apartment building and two one-story commercial spaces. The property is zoned B-2, Central Business District.

## Code reference:

Sec. 114-194. - B-2, Central Business District

(e)Dimensional requirements. The minimum and maximum dimensional requirements for the B-2 district are as follows:

- (1) Minimum requirements. No requirements are applicable to this district.
- (2) Maximum permitted.
  - a. Setbacks. Structures housing principal uses shall be built to the front property line for at least 75 percent of the building frontage. For structures on corner lots, both street frontages shall be considered front property lines for purposes of these requirements. Buildings must provide a primary building entry at the front property line.
  - b. Building height. Building height shall not exceed 74 feet as measured from grade to the top of the roof structure, excluding parapet walls or cornices.

## **APPLICATION**Board of Zoning Appeals



APPLICANT INFORMATION:	And the state of t		and the control lead the process of the Control of
Last Name Kincaid	First Seth	M.I.	Date 10/15/2025
Street Address 904 N State of Franklin	Rd	Apartment/Un	it #
City Johnson City	State TN	ZIP 37604	
Phone (423) 767-5005	E-mail Address		
PROPERTY INFORMATION:		20 kM	
Tax Map Information Tax map: 046P	Group: F Parcel:003, 1Lot: 3R		
Street Address 435 E Main Street		Apartment/Ur	it #
Current Zone B-2	Proposed Zone B-2		
Current Use VACANT	Proposed Use MULTI-FA	AMILY RESIDENTIAL	
REPRESENTATIVE INFORMATION:			
Last Name Roberts	First Clinton	M.I.D	Date 10/15/2025
Street Address 130 Regional Park Drive		Apartment/Unit #	
City Kingsport	State TN	ZIP 37660	
Phone (423) 723-1542	E-mail Address		
REQUESTED ACTION:			
To request a variance regarding the ground floor of the proposed apart sidewalk level. The building entrains the front of the building back 5'-0"	tment building is required to be nce requires steps and/or ramp	e elevated roughly os to provide acce	y 21" above the ess. We propose pulling
DISCLAIMER AND SIGNATURE			
By signing below I state that I have read and und meeting in which the Board of Zoning Appeals we described herein and that I am/we are appealing to	rill review my application. I further state the	at I am/we are the sole	to the location, date and time of the and legal owner(s) of the propert
Signature:		Date: NO (	15/4076
	October, 20 25, lorado	DELILAH CABRER NOTARY PUBLIC STATE OF COLORA NOTARY ID# 20254012: DMMISSION EXPIRES AP	DO 383
My Commission Expires 04/02/2	029		



REET LOFTS

MAIN STRE

Cain Rash West

130 Regional Park Dr. Kingsport, TN 37660 Phn (423) 349-7760 Fax (423) 349-7413 www.grcinc.com

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date	rev. description
	date

PRELIMINARY

10/23/2025

NOT FOR
CONSTRUCTION

issued	09-25-2025
checked	BWJ
drawn	JDG
project no.	2024120
-	

SITE LAYOUT PLAN

C-11

