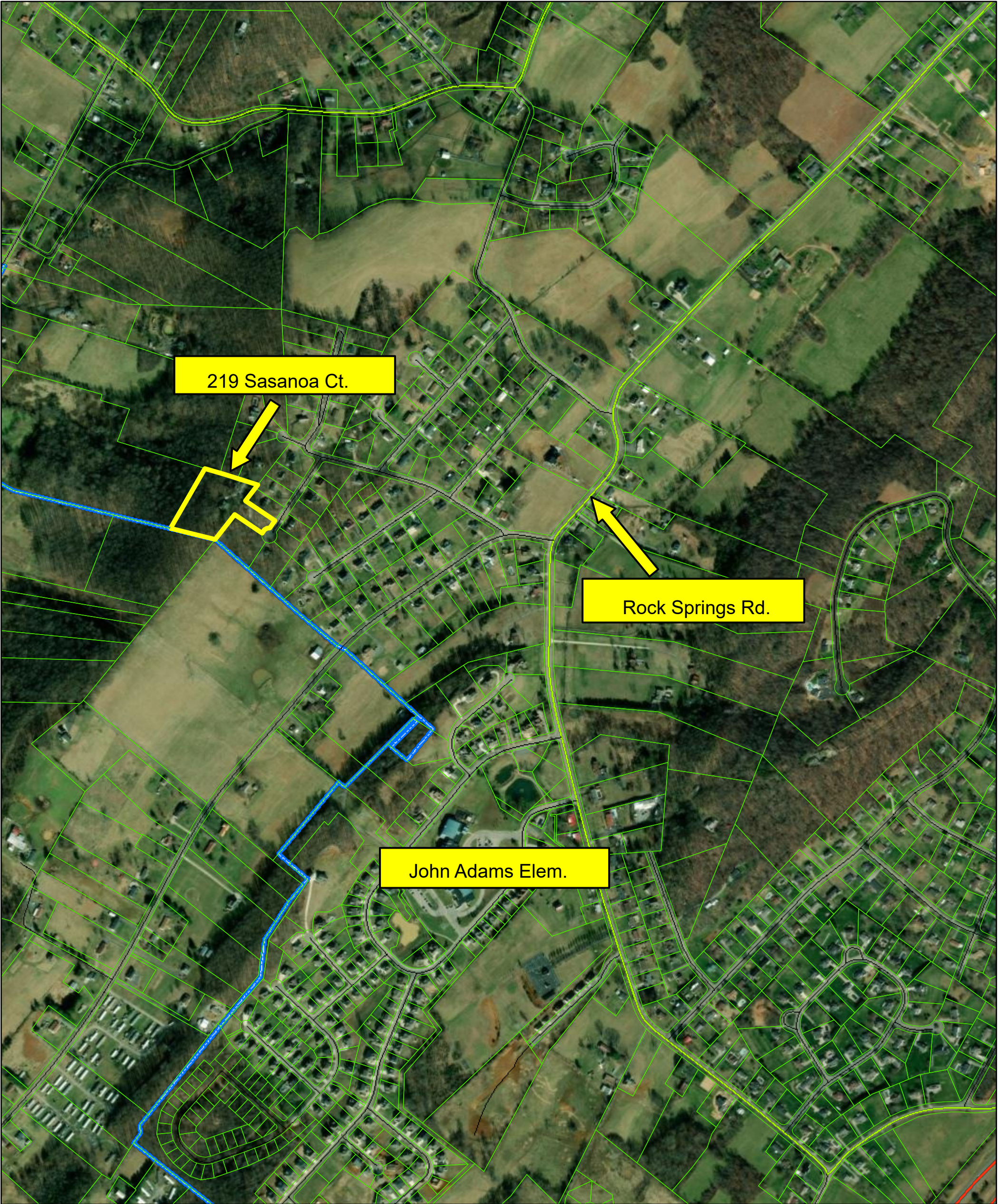


ArcGIS Web Map



7/17/2025, 8:59:56 AM

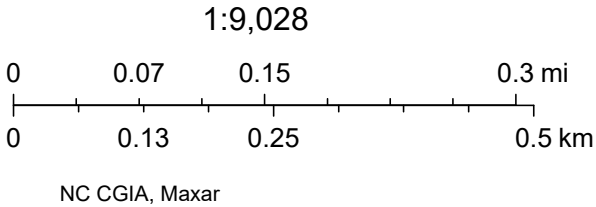
Sullivan County Parcels Jan 2023

Parcels

Streets

Interstate

- | | |
|------------------|-----------------------|
| Expressway | Local Street |
| Major Arterial | Private Street |
| Minor Arterial | Ramp |
| Collector Street | Urban Growth Boundary |



ArcGIS Web Map



7/17/2025, 8:51:55 AM

Sullivan County Parcels Jan 2023

City Zoning

<Null>

TA/C

R-5

GC

B-2E

A-1

A-2

AR

B-1

B-2

B-3

B-3

B-4

B-4P

B-4P

BC

GC

M-1

M-1R

M-2

MX

P-1

P-D

PBD-3

PBD/*

PD

PMD-1

PMD-2

PUD

PVD

R-1

R-1A

R-1B

R-1C

R-2

R-3

R-3A

R-3B

R-4

Split

TA

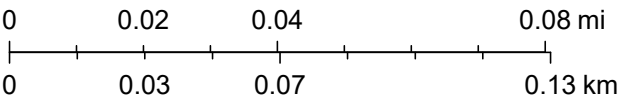
TA-C

UAE

Urban Growth Boundary

Kpt 911 Address

1:2,257



NC CGIA, Maxar, Microsoft



TO: KINGSPOINT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: July 15, 2025

RE: 219 Sasanoa Court

The Board is asked to consider the following request:

Case BZA25-0189– The owner of property located at 219 Sasanoa Court, Control Map 118D, Group A, Parcel 005.20 requests a 1,200-square-foot variance to Section 114-133(2) in order to exceed the maximum allowable square footage for an accessory structure to allow for the construction of a new detached garage. The property is zoned R-1B, Residential District.

The site is 4.07 acres (177,289 sq. ft.), allowing up to 3,545 sq. ft. for accessory structures (2% of the total parcel area). The applicant currently has 3,640 sq. ft. of existing accessory structure space, already exceeding the allowable limit.

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: Lashley First: JB and Deborah M.I. Date: 7/11/2025
Street Address: 219 Sasanoa Ct Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-349-4236 E-mail Address [REDACTED]

PROPERTY INFORMATION:

Tax Map Information Tax map: 118D Group: A Parcel: 005.20 Lot:
Street Address 219 Sasanoa Ct Apartment/Unit #
Current Zone Proposed Zone
Current Use Primary residence. Proposed Use

REPRESENTATIVE INFORMATION:

Last Name Lashley First J.B. M.I. Date 7/11/2025
Street Address 219 Sasanoa Ct. Apartment/Unit #
City Kingsport State TN ZIP 37664
Phone 423-502-3463 E-mail Address [REDACTED]

REQUESTED ACTION:

Plan is to build a three bay 30' x 40' garage/storage building. We require the building for storage of vehicles, equipment and other items to place out of sight and out of the weather. Our 3 parcels are almost 12 acres in size, part in the city and part in the county. We currently have primary residence along with a separate garage/guest house in it.

Building is to be metal back and sides, metal framing. Front of building to match existing house with Western red cedar on the front. We are unable to place against home, as the home is at the top of a ridge with a drop off/steep downhill (12' feet to drop off from the back of the house). Rear property line is several hundred feet all going steep downhill.

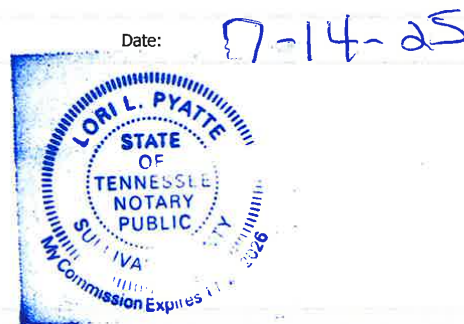
Building to have one 3'0" door, front of building to be western red cedar and match the house. Three 10'x12' garage doors.
Metal roof: 4/12 pitch.

Other near properties touching our land are residential lots, farm acreage with barns and livestock and other acreage to the rear of the property

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: Deborah Lashley
Signed before me on this 14th day of July, 2025
a notary public for the State of Tennessee
County of Sullivan
Notary Lori L. Pyatte
My Commission Expires 11-21-2026



CITY PLANNING OFFICE

Received Date: Received By:
Application Fee Paid:
Board of Zoning Appeals Meeting Date:
Section of Applicable Code:
Building/Zoning Administrator Signature: Date:
Completed Site Plans Received:
Previous requests or file numbers:
Signature of City Planner: Date:

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.

RESPONSE: Land is on top of a ridge that slopes both in front and back of property with steep slope going towards rear property line.

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

RESPONSE: We have almost 12 acres of land, there is plenty of room to build this building if we grant the variance.

We have multiple vehicles and supplies that are having to sit unprotected in the weather.

This increases the ability to have hail damage, wind damage to the vehicles, etc.

- 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.

RESPONSE: Our property is surrounded on four sides with trees and wooded areas. Two sides of the property are adjacent to farms with barns and livestock. Rear of property backs up to more acreage. Front of the 4.07 acres is our wooded vacant lot.
The 4.07 acres with our home and the front lot are in the city limits. Our 6.35 acres is in the county and is landlocked.

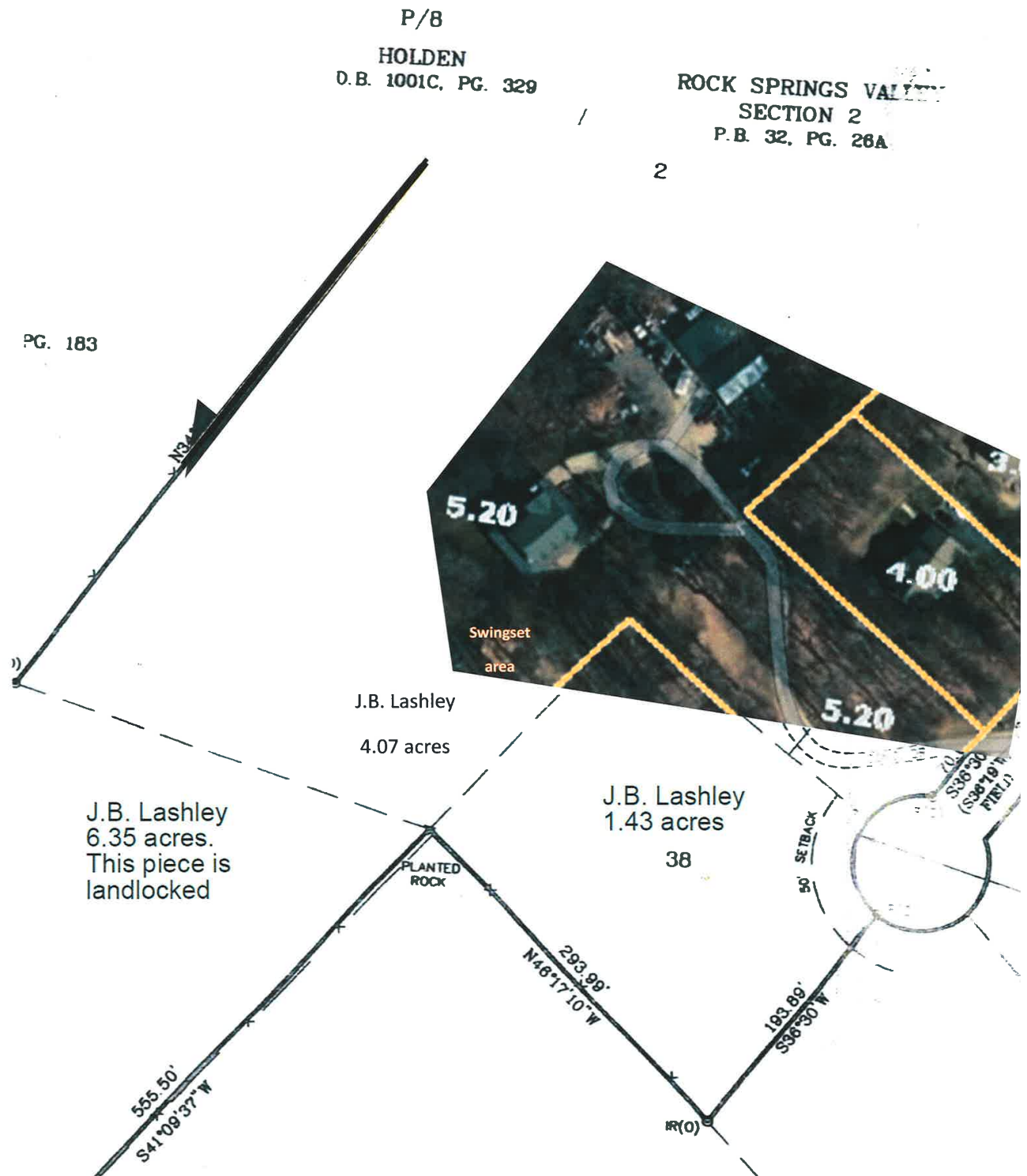
Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area 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.

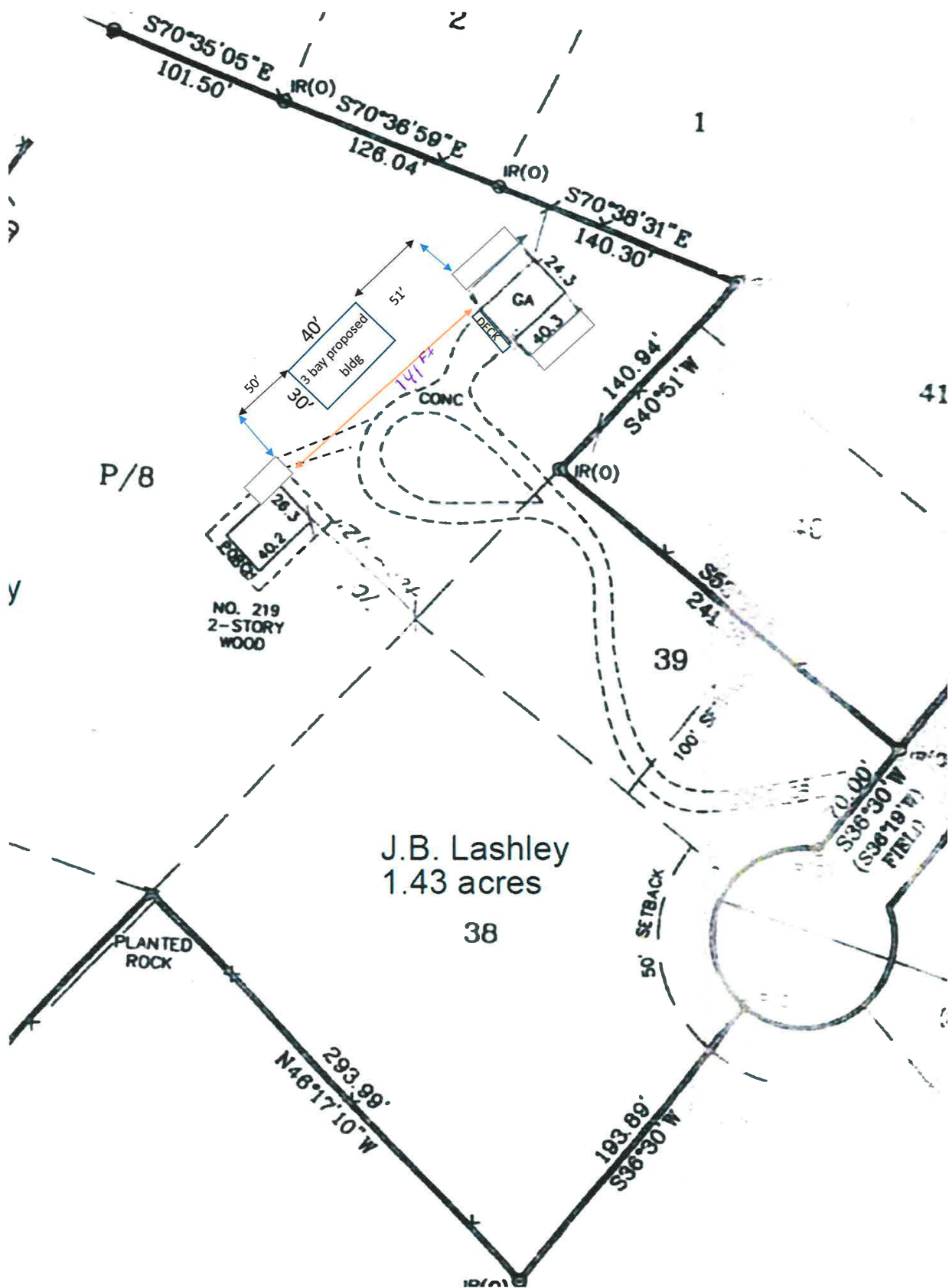
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

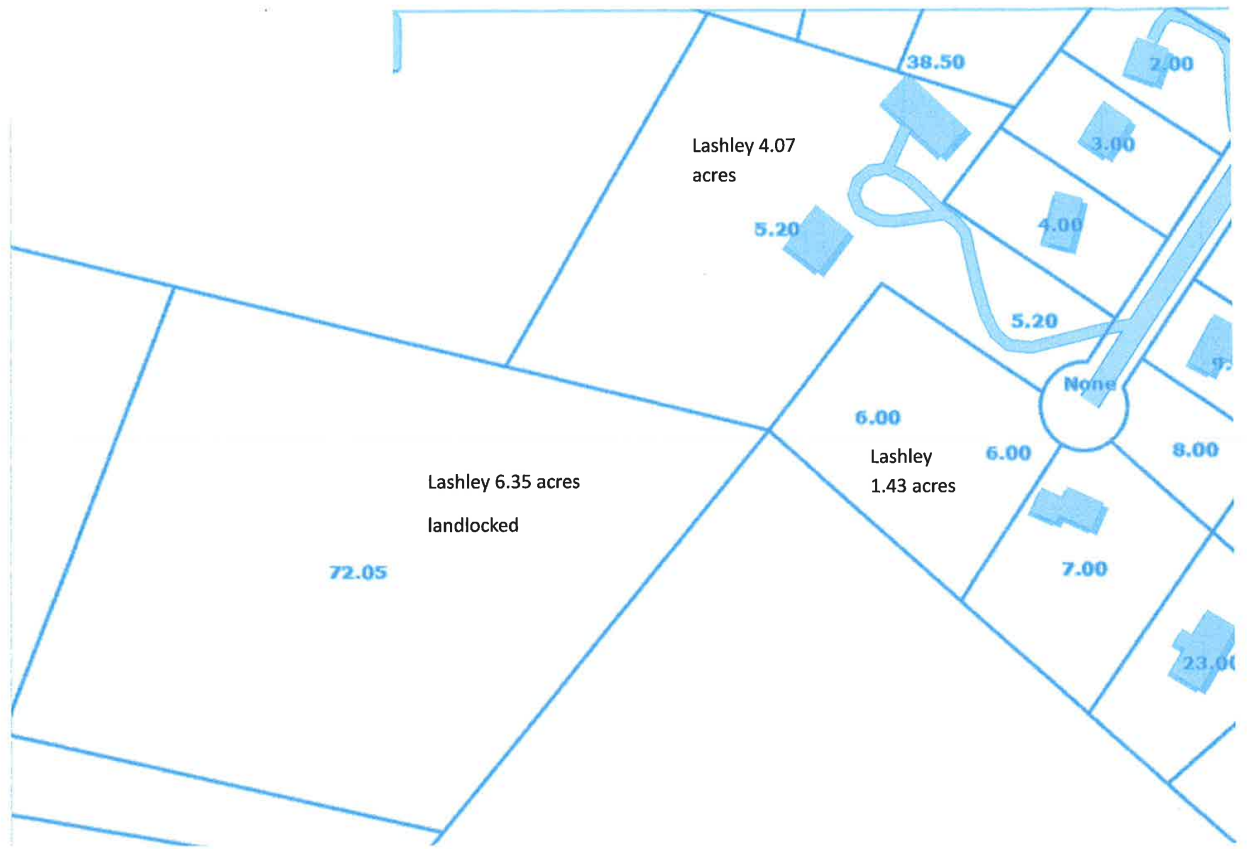
1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable 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.

J.B. & Deborah Lashley
219 Sasanoa Court
Kingsport, TN

Your text here







Rear

Left



Right

towards ROAD



House ←

JB Lashley
219 Sassaona Ct
Kingsport TN



These pictures show the drop-off at the back of the house.

J.B. and Deborah Lashley

219 Sasanoa Ct,

Kingsport, TN

37664

