

**APPLICATION**  
Board of Zoning Appeals



**APPLICANT INFORMATION:**

Last Name Hall	First Dean	M.I. E	Date 11/6/2023
Street Address 103 Quail Heights Court		Apartment/Unit #	
City Kingsport	State TN	ZIP 37663-2896	
Phone 703.675.4896	E-mail Address deh2025@gmail.com		

**PROPERTY INFORMATION:**

<i>Tax Map Information</i>	Tax map: 106H	Group: F	Parcel: 01600	Lot: 5
Street Address 103 Quail Heights Court Kingsport, TN 37663-2896				Apartment/Unit #
Current Zone Residential		Proposed Zone Residential		
Current Use Residential		Proposed Use Residential		

**REPRESENTATIVE INFORMATION:**

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

**REQUESTED ACTION:**

**11'3" departure from rear yard variance**  
**3.49" side yard variance**  
**For the purpose of constructing a new freestanding garage**

**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.

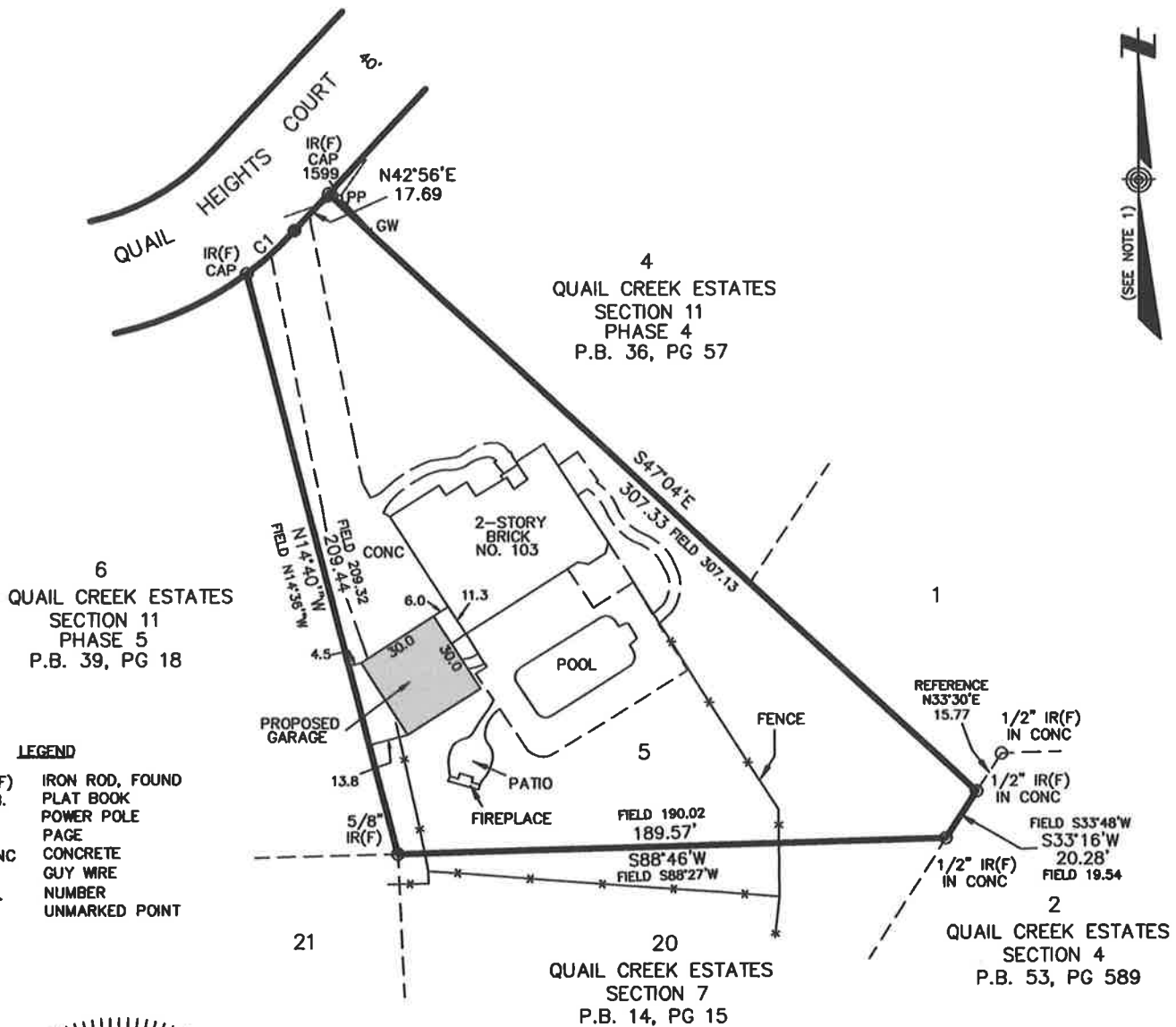
Signature: 

Date: 6 November 2023

Signed before me on this 6th day of Nov., 2023  
 a notary public for the State of Tennessee  
 County of Sullivan

Notary Lori P. Lane  
 My Commission Expires Nov. 21st 2026





6  
QUAIL CREEK ESTATES  
SECTION 11  
PHASE 5  
P.B. 39, PG 18

4  
QUAIL CREEK ESTATES  
SECTION 11  
PHASE 4  
P.B. 36, PG 57

1

2  
QUAIL CREEK ESTATES  
SECTION 4  
P.B. 53, PG 589

20  
QUAIL CREEK ESTATES  
SECTION 7  
P.B. 14, PG 15

**LEGEND**

- IR(F) IRON ROD, FOUND
- P.B. PLAT BOOK
- PP POWER POLE
- PG PAGE
- CONC CONCRETE
- GW GUY WIRE
- NO. NUMBER
- UNMARKED POINT

**NOTES:**

- 1) NORTH BASED ON S47°04'W PER REFERENCED PLAT.
- 2) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0235D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
- 3) I HEREBY CERTIFY THAT THIS IS CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
- 4) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
- 5) DEED REFERENCES: D.B. 3535 PG. 1318
- 6) THIS SURVEY MAY BE SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS, WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
- 7) TAX MAP 106H "F" PARCEL 016.00

CURVE	RADIUS	LENGTH	FIELD	FIELD CHORD
C1	120.00	22.31	22.48	N47°57'E 22.45

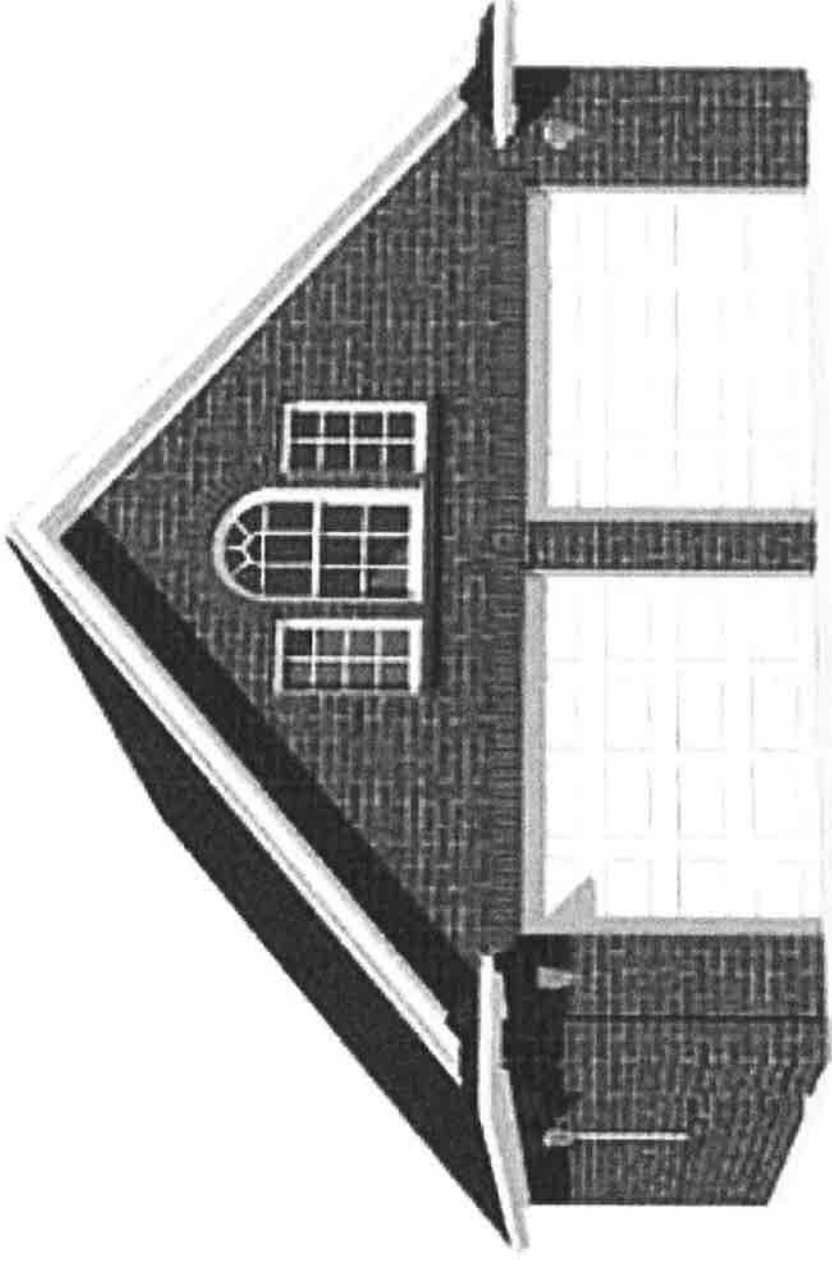


SCALE IN FEET

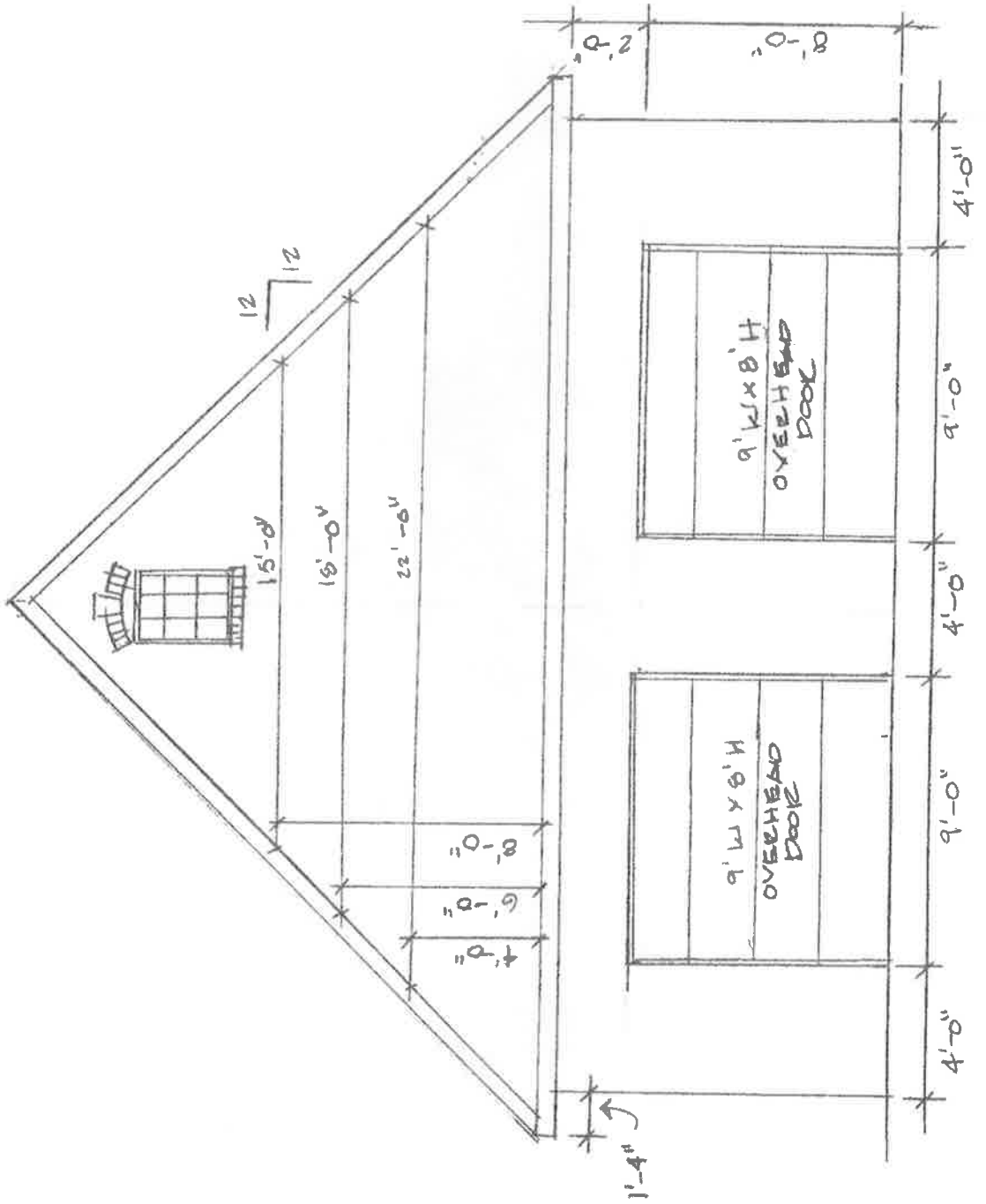


**CHARLES J. WELLS**  
 TENNESSEE R.L.S. NO. 3254  
 4847 HIGHWAY 126  
 BLOUNTVILLE, TENNESSEE  
 (423) 782-7196

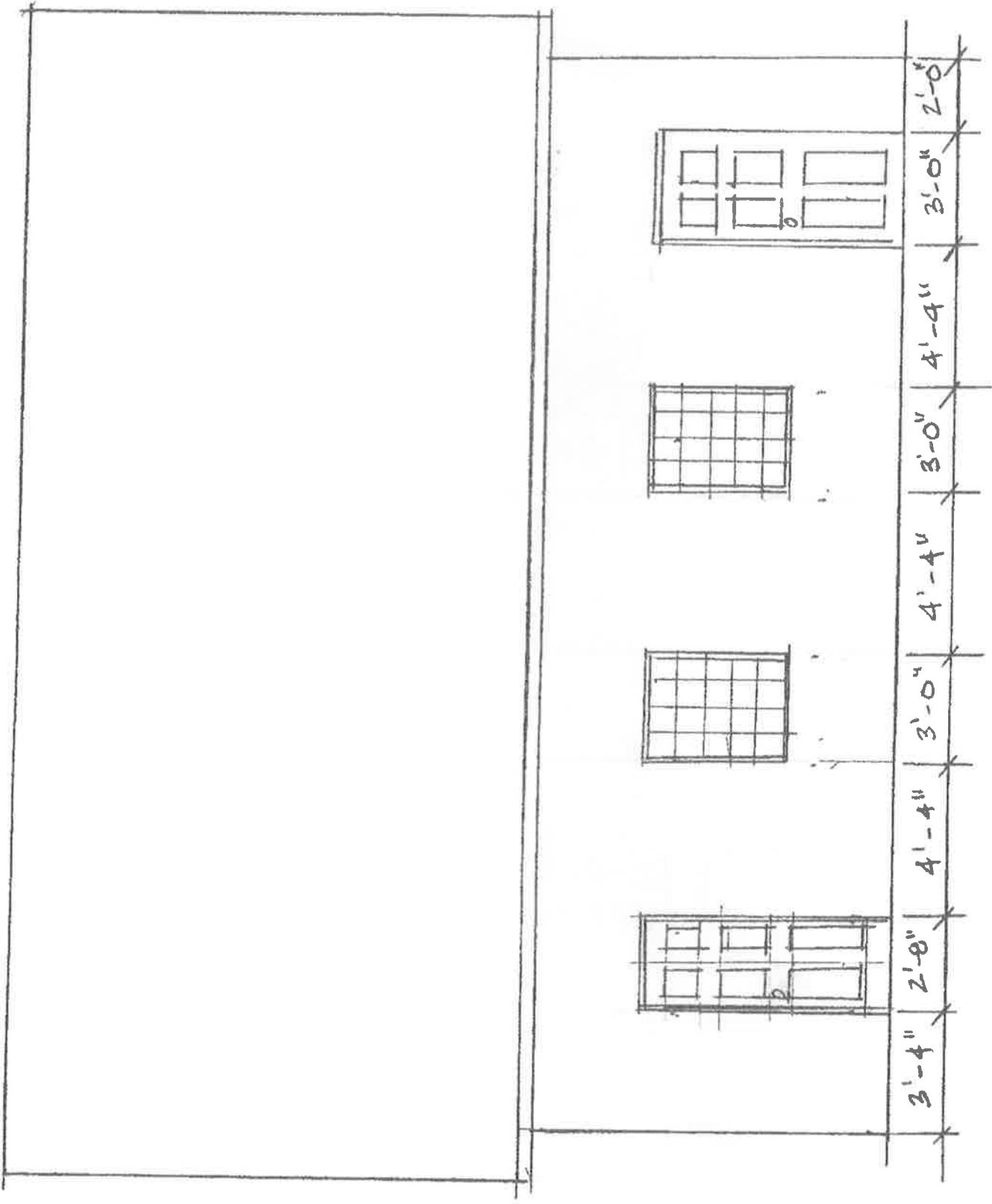
MAP OF: LOT 5, QUAIL CREEK ESTATES, SECTION 11, PHASE 5  
 OWNER: DEAN HALL & KRISTAL WOOD DATE: OCT 12, 2023  
 CIVIL DISTRICT: 14TH COUNTY: SULLIVAN STATE: TENNESSEE  
 REFERENCE: PLAT BOOK 39, PAGE 18 SCALE: 1 INCH = 60'



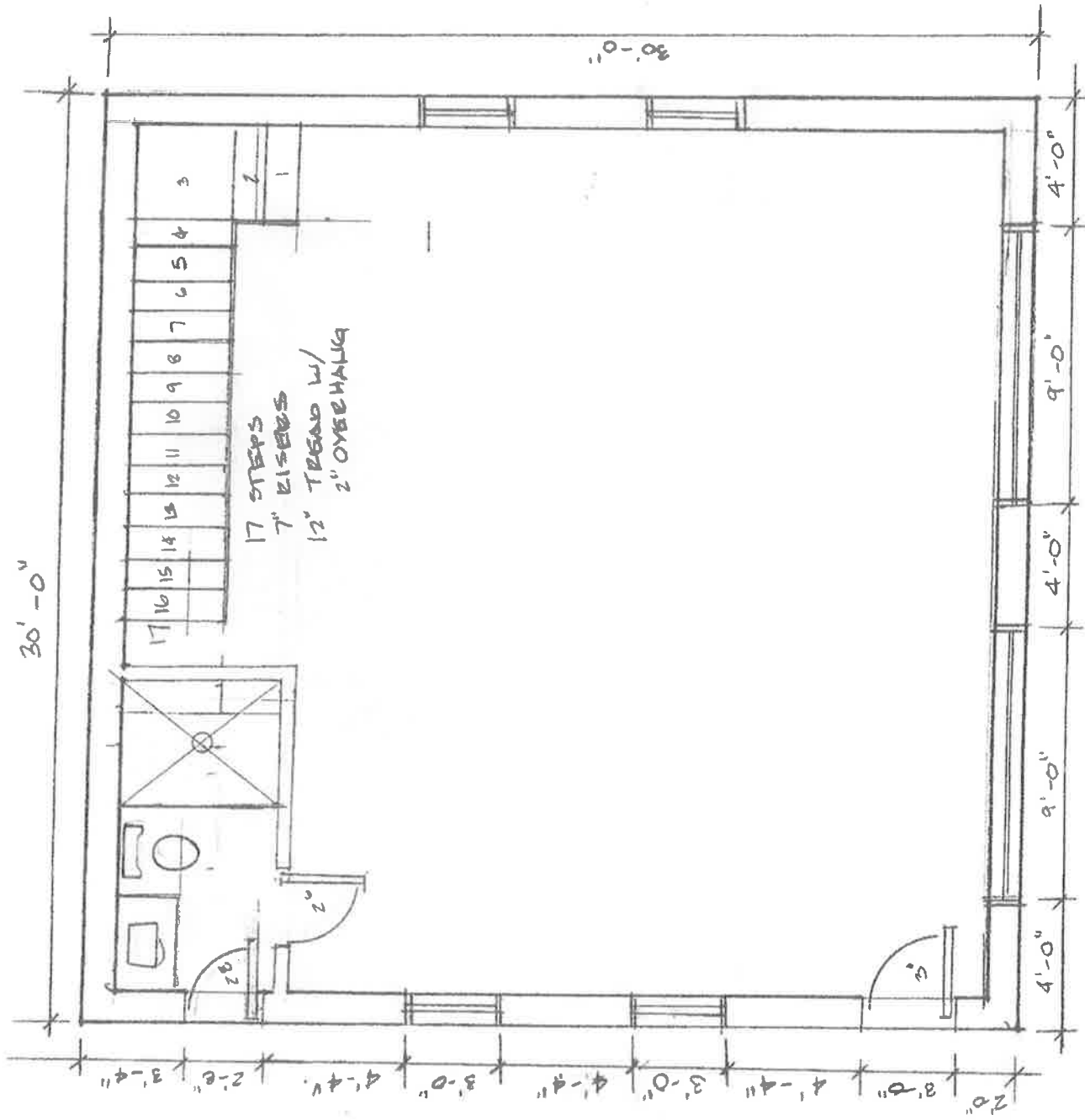
This design is similar. Please review the included elevation and floor plan drawings for exact dimensions and details.



FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN

## 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.

The home's existing garage door openings make it nearly impossible to park a large SUV or truck within either bay. Significant structural modifications to the home would be necessary to accommodate an increase in the garage door width and height. This would include the demolition of the westward facing brick siding and the relocation of a structural beam that supports the second story of the home. In order to construct a detached garage that can support large vehicles, we are requesting this variance based on the unusual shape of the property. This variance would also eliminate the need to demolish existing hardscape structures.

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

The current configuration of the garage deprives the owner of its intended use when attempting to garage large vehicles. Instead, large vehicles are parked in the driveway, exposing them to the natural elements and creating congestion on the driveway.

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.

We are the third homeowners of this property. Therefore, we were afforded no opportunity to take corrective action when the home was under construction.

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

## 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:

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