



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 27, 2023

RE: 1295 Southgate Place

The Board is asked to consider the following request:

Case: BZA23-0350 – The owner of property located at 1295 Southgate Place, Control Map 076J, Group A, Parcel 03.00 requests a 1 foot 7 inch front yard variance to Sec. 114-195(f)(1)c for the purpose of adding a new mini storage building to an existing mini storage site. The property is zoned B-3, Highway Oriented Business District.

Code reference:

Sec. 114-195. - B-3, Highway Oriented Business District.

(f) Design standards; dimensional requirements.

(1) Minimum requirements.

- a. Lot area, 10,000 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 20 feet.***
- d. Each side yard, not applicable.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*