

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Denton First Hayt M.I. _____ Date 11/2/2023
Street Address 1295 Southgate Pl Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone 423.384.3333 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 076J Group: A Parcel: 003.00 Lot: _____
Street Address 1295 Southgate Pl Apartment/Unit # _____
Current Zone B-3 Proposed Zone same
Current Use mini-storage Proposed Use same

REPRESENTATIVE INFORMATION:

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

REQUESTED ACTION:

a 1.7" front yard variance for the purpose of adding a new ministorage building to an existing mini-storage site.

DISCLAIMER AND SIGNATURE

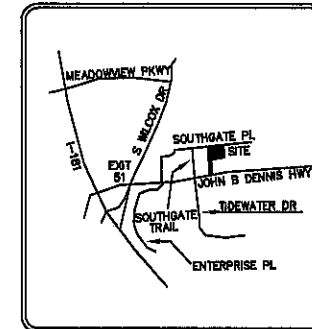
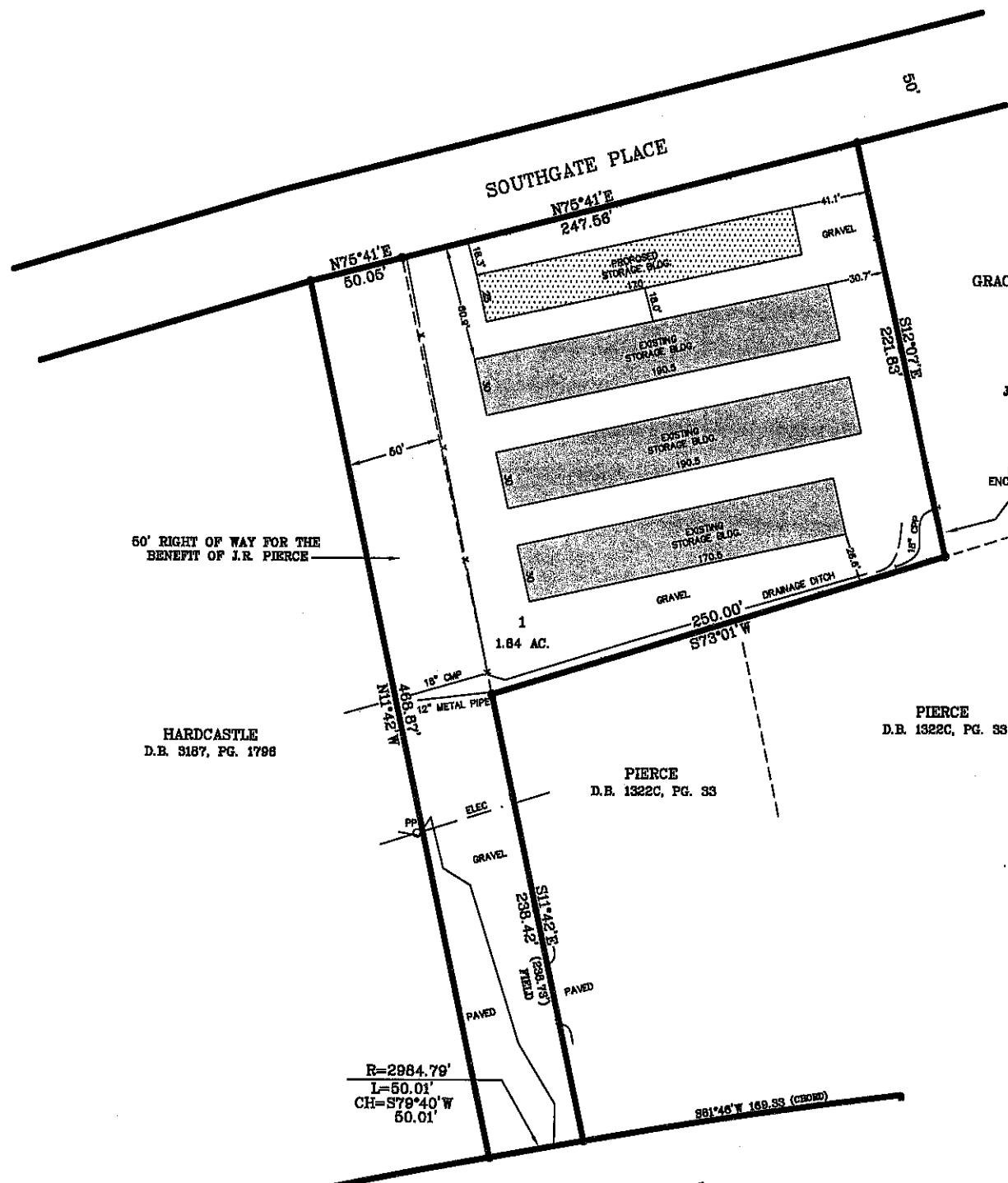
By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: Hayt Denton Date: 11/2/23

Signed before me on this 2nd 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





LOCATION MAP
N.T.S.

GRACE FELLOWSHIP CHURCH
D.B. 3275, PG. 19

LOT 2
J.R. PIERCE PROPERTY
P.B. 48, PG. 7

HARDCASTLE
D.B. 3187, PG. 1798

PIERCE
D.B. 1322C, PG. 33

PIERCE
D.B. 1322C, PG. 33

LEGEND

PP	POWER POLE
ELEC	ELECTRIC
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DB	DEED BOOK
PG	PAGE
AC	ACRES
N.T.S.	NOT TO SCALE
R=	RADIUS
L=	LENGTH
CH=	CHORD
P.B.	PLAT BOOK
BLDG.	BUILDING

- NOTES:**
- 1) NORTH BASED ON RECORDED PLAT.
 - 2) PROPERTY IS ZONED B-3
SETRBACKS:
FRONT 20'
REAR 30'
SIDE N/A
 - 3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 4716SC0045D EFFECTIVE DATE SEPTEMBER 23, 2008 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - 4) JOB NO. 23-13145
 - 5) ACAD FILE 23-13145 DENTON.DWG
 - 6) TAX MAP 76-J "A" PARCEL 3
 - 7) DEED REFERENCE: D.B. 3485 PAGE 1799
 - 8) PLAT REFERENCE: P.B. 35, PAGE 12
 - 9) 12' DRAINAGE AND UTILITY EASEMENT ALONG INTERIOR SIDE OF ALL LOT LINES.
 - 10) SOUTHGATE PLACE ALONG REAR OF PROPERTY DEDICATED IN PLAT BOOK 43, PAGE 9.

SITE PLAN
 LOT 1, J.R. PIERCE
 PROPERTY
 13TH CIVIL DISTRICT
 SULLIVAN COUNTY
 KINGSFORT, TENNESSEE
 DATE: SEPTEMBER 28, 2023
 SCALE: 1"=50'



DATE	
REVISIONS	

HOYT H. DENTON and wife,
 MARY MARGARET DENTON
 KINGSFORT, TENNESSEE

ALLEY & ASSOCIATES, INC.
 SURVEYORS
 422 E MARKET STREET KINGSFORT, TENNESSEE 37600
 TELEPHONE (423) 392-8896
 E-MAIL: info@alleysurvey.com





COLOR CHART

STANDARD COLORS



SPECIALTY COLORS (TIER 1)

PRICING TIERS
An upcharge will be applied to all specialty door colors on all door models.



SPECIALTY COLORS (TIER 2)



SPECIALTY COLORS (TIER 3)



SPECIALTY COLORS (TIER 4)



For paint warranty, please visit: JanusIntl.com/paintwarranty

PLEASE NOTE: All color images are provided to assist in branding and marketing processes, and are not a guarantee of exact color match. For actual paint matching codes for the Home Depot, please reference the specific color chart on the Janus website.

Choose Your Mini Storage Building Kit Colors and...

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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 Amount of Variance Request MINOR.
The Granting this small amount of Variance
will allow me to fully utilize my property.

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

Failure to grant this Variance would
deprive me of roughly 60 feet of my
property ~~at~~ along Southgate Place.

- 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.

The Storage AS is today was AS purchased.

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

If awarded the variance, the new
mini storage is proposed to look
like existing ones.

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.