



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: November 27, 2023

RE: 103 Quail Heights

The Board is asked to consider the following request:

Case: BZA23-0352 – The owner of property located at 103 Quail Heights, Control Map 106H, Group F, Parcel 016.00 requests a 11 foot 3 inch front yard variance to Sec. 114-183(e)(1)c and 3 foot 6 inch side yard variance to Sec.114-183(e)(1)d for the purpose of constructing a new freestanding garage. The property is zoned R-1B, Residential District.

Code reference:

Sec. 114-183. - R-1B, Residential District.

(e) Dimensional requirements. The minimum and maximum dimensional requirements for the R-1B district are as follows:

(1.) Minimum requirements.

- a. Lot area, 7,500 square feet.*
- b. Lot frontage, 50 feet.*
- c. Front yard, 30 feet.*
- d. Each side yard, eight feet.*
- e. Rear yard, 30 feet.*
- f. Usable open space, not applicable.*