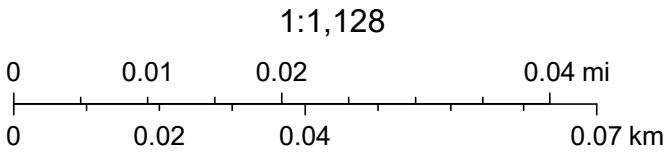


ArcGIS Web Map



10/21/2026, 11:30:06 AM
Sullivan County Parcels Jan 2023
Parcels

Streets
Local Street



NC Collaboratory at UNCCH, Microsoft, Vantor

ArcGIS Web Map



10/21/2026, 11:23:26 AM

Sullivan County Parcels Jan 2023

Parcels

City Zoning



M-2



PVD

Streets



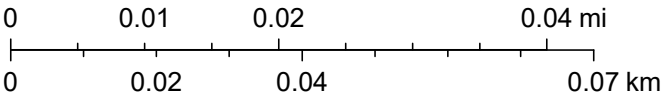
Local Street

R-1C



R-1C

1:1,128



NC Collaboratory at UNCCH, Microsoft, Vantor



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: October 10, 2026

RE: 320 Louis Street

The Board is asked to consider the following request:

Case BZA26-0265 – The owner of property located at 320 Louis Street, Control Map 061B, Group K, Parcel 007.00 requests a 6.5 foot side yard variance from Section 114-184(e)(1)d to allow for the construction of a carport. The property is zoned R-1C, Residential District.

Code reference:

Sec. 114-184. - R-1C, Residential District.

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

(1)Minimum requirements.

- a. Lot area, 5,000 square feet.
- b. Lot frontage, 50 feet.
- c. Front yard, 25 feet.
- d. Each side yard, eight feet.**
- e. Rear yard, 25 feet.
- f. Usable open space, not applicable.



Case No. _____

Date Filed _____

APPLICATION FOR BOARD OF ZONING APPEALS**To be completed by applicant:**

Property Owner			Representative		
Name:	<u>Dorothy Dobbins</u>		Name:	<u>Same</u>	
Address:	<u>355 Dunbar St.</u>		Address:	_____	
	<u>Kingsport TN 37660</u>			_____	
City	State	Zip	City	State	Zip
Telephone:	<u>423-863-5642</u>		Telephone:	_____	
Email:	<u>dobbinsd@etsu.edu</u>		Email:	_____	

Information regarding the property site:

Street Address: 320 Louis St. Kingsport, TN 37660
Tax Map: 61B Group: K Parcel: 7 Lot: 3
Current Zoning: R-1C Current Use: Single Family

Requested action:

- ☒ Variance
☐ Special Exception
☐ Administrative Review
☐ Called Meeting

Request:

6 1/2 ft. side yard variance

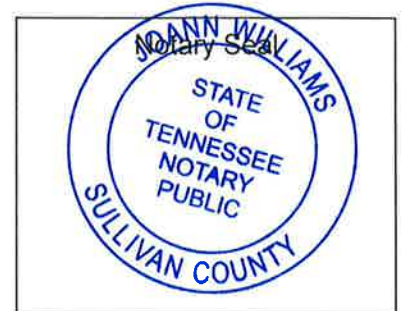
By signing below, I confirm and understand the conditions of this application. I have been informed of the date, time, and location of the Board of Zoning Appeals meeting. I am/we are the sole and legal owner(s) of the property listed in this application. I am/we are submitting this appeal to the Board of Zoning Appeals.

Dorothy Dobbins
Signature of Property Owner

9-25-26
Date

Signed before me on this 25th day of September, 20 26
a notary public for the State of Tennessee
County of Sullivan

Notary Signature Joann Williams
My Commission Expires 8-21-30



Variance Worksheet – Finding of Facts

Please answer the questions below and submit with your application:

1. What specific conditions make your property unique?

Please describe these conditions in detail. Explain how they are different from other properties in the same zoning district and nearby area.

Tight conditions of lot and the need for a covered entry from car is needed due to health status of a resident

2. How does strict application of this chapter limit your ability to reasonably use your property?

Explain what you are unable to do under the current requirements.

We would not have a covered area for easy access from car.

3. Did you create these unique conditions?

Explain whether the conditions existed before you owned the property or before the chapter was adopted or amended.

Property is as we purchased it.

4. How will your requested variance protect public health, safety, and welfare?

Explain why the variance will not change the overall character of the neighborhood.

This improvement will create a safe entry for entering our property.

