

AGENDA KINGSPORT BOARD OF ZONING APPEALS

Thursday, November 3, 2011

7 .p.m. Council Room, on the Second floor of the City Hall Building

I. INTRODUCTION

II. PUBLIC HEARINGS:

Case: 11-701-000014 – Property located at 219 Sasanoa Court; Control Map 118D, Group A, Parcel 005.200 Requests variance of 960 square feet to [Sect.114-139.(2)] in order to expand the existing accessory building in an Single Family Residential District. The code allows 1,100 square feet.

Case: 11-701-000015 – Property located at 2176 Longreen Road; Control Map 60H, Group A, Parcel 003.400 Requests variance of 2 feet to [Sect.114-191.(e)(1)(d)] in order to construct a carport In a R-1A Single Family Residential District. The code requires a 10 foot side yard setback.

Case: 11-701-000016 – Property located at 406 Roller Street; Control Map 46H, Group H, Parcel 001.500 Requests variance of 5feet on both side yards to [Sect.114-196.(e)(1)(d)] in order to construct a 6 unit apartment building in a R-4 Medium Density Apartment District. The code requires a10foot side yard setback.

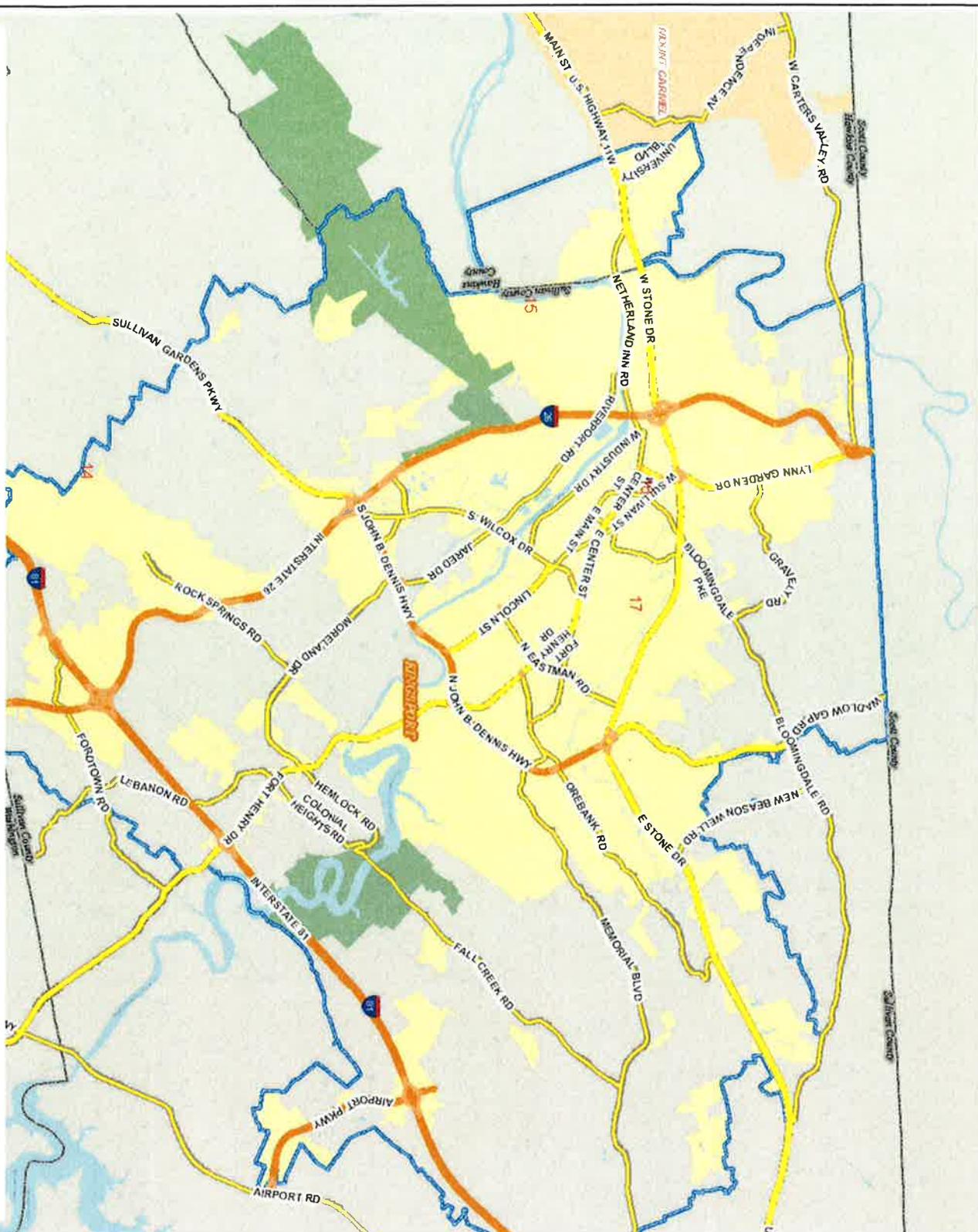
Case: 11-701-000017 – Property located at 1216 Ervin Court; Control Map 46K, Group A, Parcel 0018.00 Requests variance of 7 feet to [Sect.114-191.(e)(1)(d)] in order to construct a carport in a R-1A Single Family Residential District. The code requires a10foot side yard setback.

III. BUSINESS

- Approval of the September 1, 2011 minutes.
- Stating for the public record, the next application deadline November 15, 2011 at noon, and meeting date (Thursday, December 1, 2011).
- Staff Reports

IV. ADJUDICATION OF CASES

BZA for Nov 2011



- River
- Subdivision Labels
- County Lines
- Hydrography
- Major Parks
- Municipal Boundary
- City Limits
- Kingsport
- ME Carmel
- Church Hill
- Johnson City
- County Boundary



1.745 miles

MEMORANDUM

TO: KINGSPOINT BOARD OF ZONING APPEALS
FROM: Karen B. Combs, PRINCIPAL PLANNER
DATE: October 14, 2011
RE: 219 Sasanoa Court

The Board is asked to consider the following request:

Case: 11-701-000014 – Property located at 219 Sasanoa Court; Control Map 118D, Group A, Parcel 005.200

Requests variance of 960 square feet to [Sect.114-139.(2)] in order to expand the existing accessory building in an Single Family Residential District. The code allows 1,100 square feet.

Board of Zoning Appeals Application
Deadline: 12:00 Noon/15th of the month prior to meeting
Meeting Date: 1st Thursday of every month

Application Date: Sept 7, 11
Application Number: 11-701-00014

Applicant/Owners Name: J.B. & Deborah Lashley
Owners Signature: [Signature]
Mailing Address: 219 Sasanoa Ct
Daytime Phone: 423-349-4236
Representative Name: _____

Address of Property requesting variance: 219 Sasanoa Ct Kpt

Property Tax Map # 118D group# A parcel # 005.20

Requested Action: VARIANCE to add (2) Two 12'x40'
CARPORT(S) ROOFS along each side of the
EXISTING garage-guest apartment Building.
(See attached letter)

* Special exception requests require a letter from petitioner addressing the rationale.
A fifty (\$50) application fee is required before application will be processed.

Additional Sq. footage to Accessory building (960')
For Staff Use Only

Building/Zoning Administrator: [Signature]
Completed Site Plans Received: _____
Section of Applicable Code: 114-139(2)

Appl. Received: [Signature]
Fee Paid: [Signature]

Meeting Date: 11/3/11

J.B. & DEBORAH LASHLEY

219 Sasanoa Court
Kingsport, TN 37664
Ph.: (423) 349-4236

September 7, 2011

Board of Zoning Appeals Application
Development Services Center
201 West Market Street
Kingsport, TN 37660-4237

RE: Variance Appeal for Property Tax Map# 118D - Group # A - Parcel# 005.20

To Whom It May Concern:

We are requesting a building variance to our Detached Garage-Guest Apartment. We are requesting the variance in order that we may add (2) Two 12' x 40' Carport Roofs along each side of the Garage-Guest Apartment. We are located on 4.07 acres on top of a ridge. The property is surrounded by acreage on two sides and a residential dwelling on one side of our property and a residential dwelling to the front of our property.

The center section of the garage-guest apartment has a 19' foot depth for the garage section (it is too short for our truck or Yukon) the short center garage is being used for a small compact car, Motorcycle and misc. storage such as garden tools, paint supplies and so forth.

The remaining square footage in the center section of the garage is used by the apartment. The floor in this section is lower than the 19'ft garage section and is divided by a block load bearing wall. In regards to the two garage sections located on each side of the center garage-guest apartment: one is used for Tools and a bass boat, the other section has a small workshop along with mini lift-rack to work on our vehicles.

Much of our equipment such as Mini Excavator, Bobcat, Tractor, Lawn Mower have to sit unprotected in the weather year round. In 2011 we had thousands of dollars of Hail damage on those items sitting out unprotected. We are requesting the variance for the Carport Roofs to allow us to move these items from the yard to under roof protection and give us a neater appearance to our home and garage.

We respectfully ask that you grant this petition. Thank you for your time in this matter.

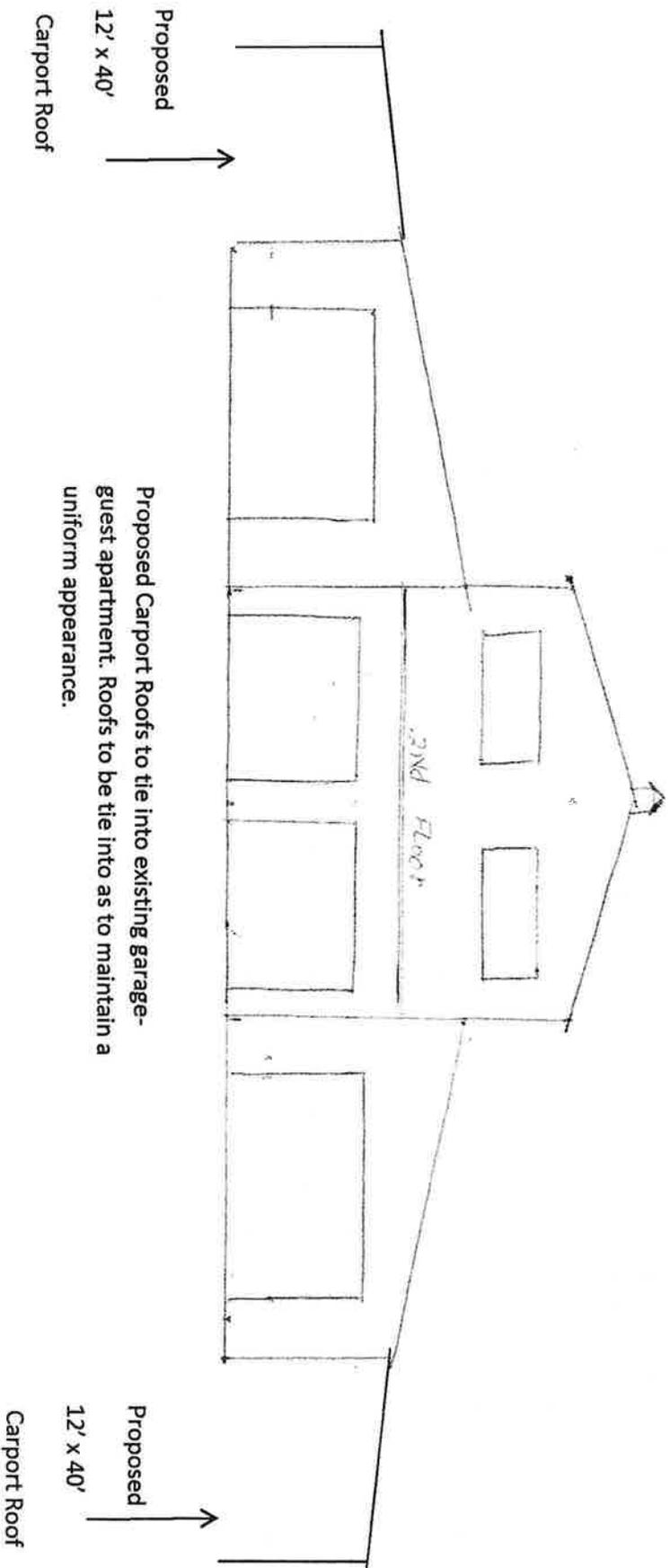
Sincerely,



J.B. and Deborah Lashley

Lashley 219 Sasanoa Ct. Kingsport, TN 37664

Proposed Carport Roofs



J.B. & DEBORAH LASHLEY
219 Sasanoa Court
Kingsport, TN 37664





OIR - GIS Services
State of Tennessee

Tennessee Property Viewer

Aerial Photography

Street Map

Show FEMA DFIRM Flood Map

Hide Property Lines





Aerial Photography

Street Map

Show FEMA DFIRM Flood Map

Hide Property Lines



Zoom in Pan Identify

Measure

Search

Search Results

Property Detail

Hide Parcel Highlight(s)

Clear Selection Completely

County: Sullivan

Owner: LASHLEY J B & DEBORAH D

Owner 2:

Address: SASANOA CT 219

Parcel Number: 118D A 003.20

Deeded Acreage: 4.07

Calculated Acreage: 0

Subdivision: J J ROGERS FARM SUB

Subdivision Lot: PT8

Date of Imagery: 2008

Click [here](#) for the most up-to-date ownership and assessment information.

©2010, State of Tennessee. All rights reserved. This application is provided as a service to the public.

MEMORANDUM

TO: KINGSPOINT BOARD OF ZONING APPEALS
FROM: Karen B. Combs, PRINCIPAL PLANNER
DATE: October 14, 2011
RE: 2176 Longreen Road

The Board is asked to consider the following request:

Case: 11-701-000015 – Property located at 2176 Longreen Road; Control Map 60H, Group A, Parcel 003.400

Requests variance of 2 feet to [Sect.114-191.(e)(1)(d)] in order to construct a carport in a R-1A Single Family Residential District. The code requires a 10-foot side yard setback.

Board of Zoning Appeals Application
Deadline: 12:00 Noon/15th of the month prior to meeting
Meeting Date: 1st Thursday of every month

Application Date: 9/19/11
Application Number: 11-701-00015

Applicant/Owners Name: Mickey BURTON
Owners Signature: M. B. Burton
Mailing Address: 2176 Longreen Rd. - 37660
Daytime Phone: 423-341-7979
Representative Name: _____

Address of Property requesting variance: 2176 Longreen Rd.

Property Tax Map # 60H group# A parcel # 03400

Requested Action: 2 ft Side-Set-Back to allow for
footings for new CARPORT.

* Special exception requests require a letter from petitioner addressing the rationale.
A fifty (\$50) application fee is required before application will be processed.

Zoned - R-1A - 10ft side yard setback Required
For Staff Use Only

Building/Zoning Administrator: [Signature]
Completed Site Plans Received: _____
Section of Applicable Code: 114-191.(e)(1)(d)

Appl. Received: 9-19-11 Meeting Date: Nov. 3, 2011
Fee Paid: ✓



Sullivan Co Parcels
 Hawkins Co Parcels
 City and County Zoning
 Local Streets

Private Street
 Local Street
 Collector Street
 Major Roads

Ramp
 Expressway
 Interstate
 Minor Arterial
 Major Arterial

River/Arroyo
 Subdivision Labels

Golf Course
 Hospital

Schools
 Fire Stations

Hydrography
 Urban Growth Boundary

County/Muni Boundary



92 ft

2176 Longreen Road

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS
FROM: Karen B. Combs, PRINCIPAL PLANNER
DATE: October 14, 2011
RE: 406 Roller Street

The Board is asked to consider the following request:

Case: 11-701-000016 – Property located at 406 Roller Street; Control Map 46H, Group H, Parcel 001.500

Requests variance of 5feet on both side yards to [Sect.114-196.(e)(1)(d)] in order to construct a 6 unit apartment building in a R-4 Medium Density Apartment District. The code requires a10foot side yard setback.

Board of Zoning Appeals Application
Deadline: 12:00 Noon/15th of the month prior to meeting
Meeting Date: 1st Thursday of every month

Application Date: 10/16/11
Application Number: _____

Applicant/Owners Name: James Phillips
Owners Signature: [Signature]
Mailing Address: 832 Ridgely Rd Kpt
Daytime Phone: 423-863-3998
Representative Name: James Phillips

Address of Property requesting variance: 406 Roller St.

Property Tax Map # 46H group# A parcel # 01500

Requested Action: 5 ft setback on each side

* Special exception requests require a letter from petitioner addressing the rationale.
A fifty (\$50) application fee is required before application will be processed.

Zoned R-4 - 10ft side yard setback
For Staff Use Only

Building/Zoning Administrator: [Signature]
Completed Site Plans Received: _____
Section of Applicable Code: 114-96.1(e)(1)(d)

Appl. Received: 10/6/11
Fee Paid: _____

Meeting Date: Nov. 3, 2011

406 Roller Street



- Sullivan Co Parcels
- Hawkins Co Parcels
- CM and County Zoning
- Local Streets
- Private Street
- Local Street
- Collector Street
- Major Roads
- Ramp
- Expressway
- Interstate
- Minor Arterial
- Major Arterial
- Riveranno
- Subdivision Labels
- Golf Course
- Hospital
- Schools
- Fire Stations
- Hydrography
- Urban Growth Boundary
- Community Equipment



42 ft

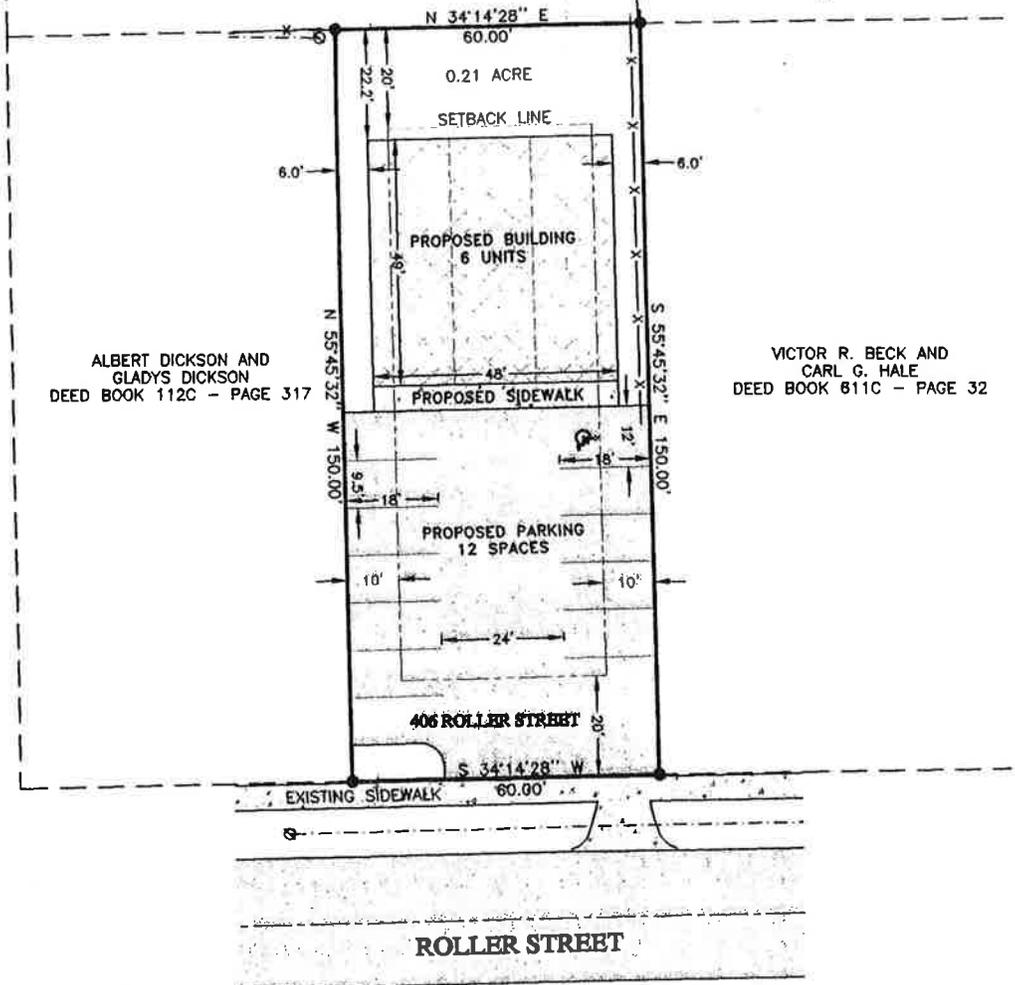
MAGNETIC NORTH
2011

GAINES W. STAFFORD AND
BONNIE O. STAFFORD
DEED BOOK 67C - PAGE 613

TOMMY L. WATTS AND
DEBRA L. WATTS
DEED BOOK 2574C - PAGE 781

ALBERT DICKSON AND
GLADYS DICKSON
DEED BOOK 112C - PAGE 317

VICTOR R. BECK AND
CARL G. HALE
DEED BOOK 611C - PAGE 32



**SITE PLAN OF
JAMES W. PHILIPS PROPERTY
DEED BOOK 3009 - PAGE 1645
ALSO BEING LOT 33 IN
BLOCK 38, CITY OF KINGSPORT
PLAT BOOK 5 - PAGE 179
11TH CIVIL DISTRICT OF**

MEMORANDUM

TO: KINGSPORT BOARD OF ZONING APPEALS
FROM: Karen B. Combs, PRINCIPAL PLANNER
DATE: October 14, 2011
RE: 1216 Ervin Court

The Board is asked to consider the following request:

Case: 11-701-000017 – Property located at 1216 Ervin Court; Control Map 46K, Group A, Parcel 0018.00

Requests variance of 7 feet to [Sect.114-191.(e)(1)(d)] in order to construct a carport in a R-1A Single Family Residential District. The code requires a 10 foot side yard setback.

Board of Zoning Appeals Application
Deadline: 12:00 Noon/15th of the month prior to meeting
Meeting Date: 1st Thursday of every month

Application Date: 10/12/11
Application Number: 11-701-00017

Applicant/Owners Name: SARAH FLEENOR
Owners Signature: Sarah Fleenor
Mailing Address: 1216 ERVIN COURT 371614
Daytime Phone: 423.429.5690
Representative Name: _____

Address of Property requesting variance: 1216 ERVIN COURT

Property Tax Map # 46K group# A parcel # 18.00

Requested Action: _____
SEE ATTACHED LETTER

Request 7ft. variance

* Special exception requests require a letter from petitioner addressing the rationale.
A fifty (\$50) application fee is required before application will be processed.

Zoned R-1A. 10ft. Side yard required
For Staff Use Only

Building/Zoning Administrator: Michael J. [Signature]
Completed Site Plans Received: _____
Section of Applicable Code: 191-191(e)(1)(d)

Appl. Received: 10/12/11
Fee Paid: 10/12/11

Meeting Date: Nov. 3, 2011

October 12, 2011

Kingsport Board of Zoning Appeals

RE: Variance Request for 1216 Ervin Court

A variance is requested of ^{7 ft.} ~~three (3)~~ feet in order to cover an existing parking area in a Single Family Residential District, pictures included of existing parking. Two of our four vehicles had extensive hail damage during one of the last storms. We have spoken to the neighbors that would have the most visual impact of this structure (Godard's and Rutledge's) and they do not have a problem with the structures appearance. If approved the structure will be an open design that is Twenty-two (22) by Twenty-two (22) (similar to exhibit 1) and will cover the existing parking pavement.

I can be reached at 423.429.5690 if needed.

Thank you,



Sarah E. Fleenor

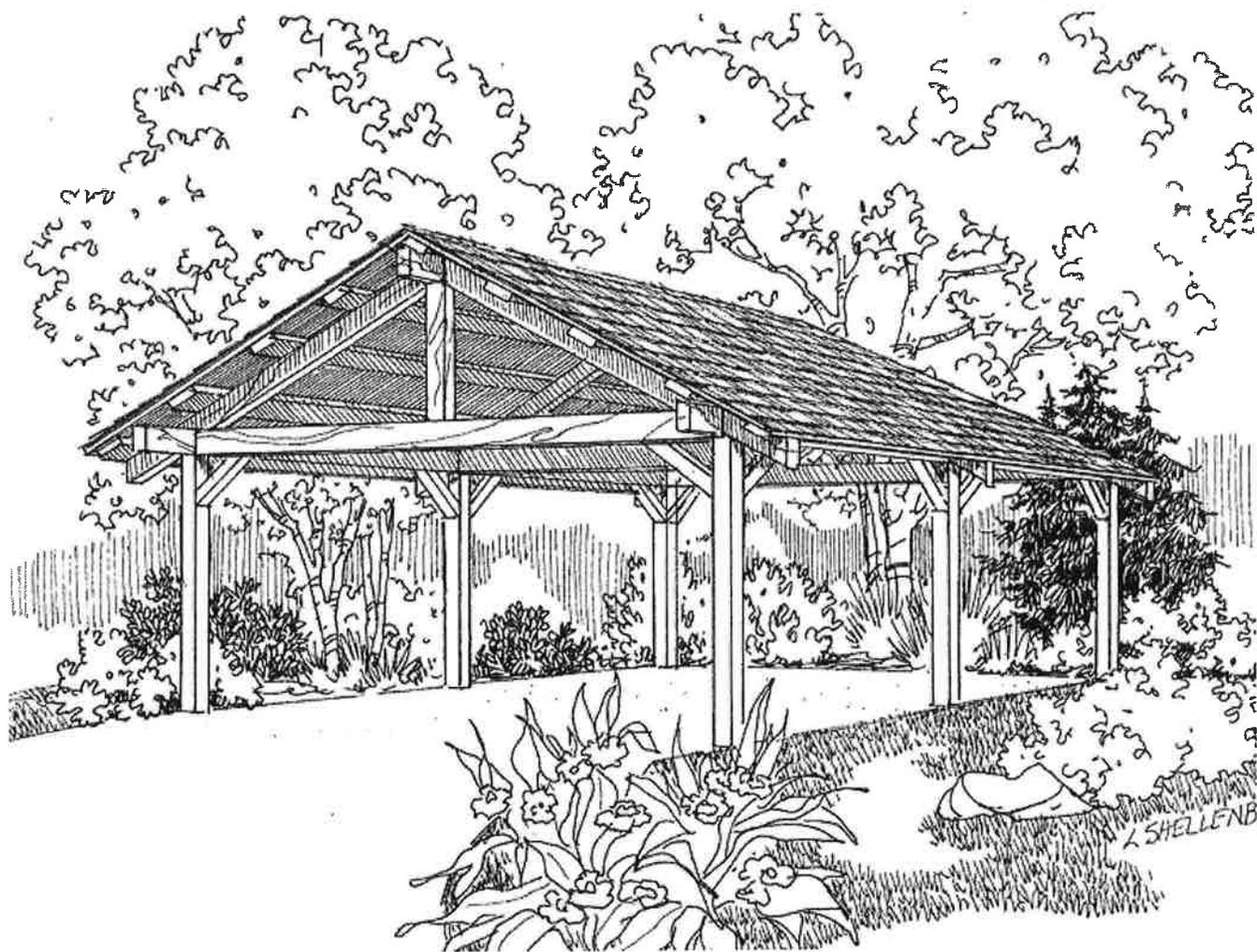
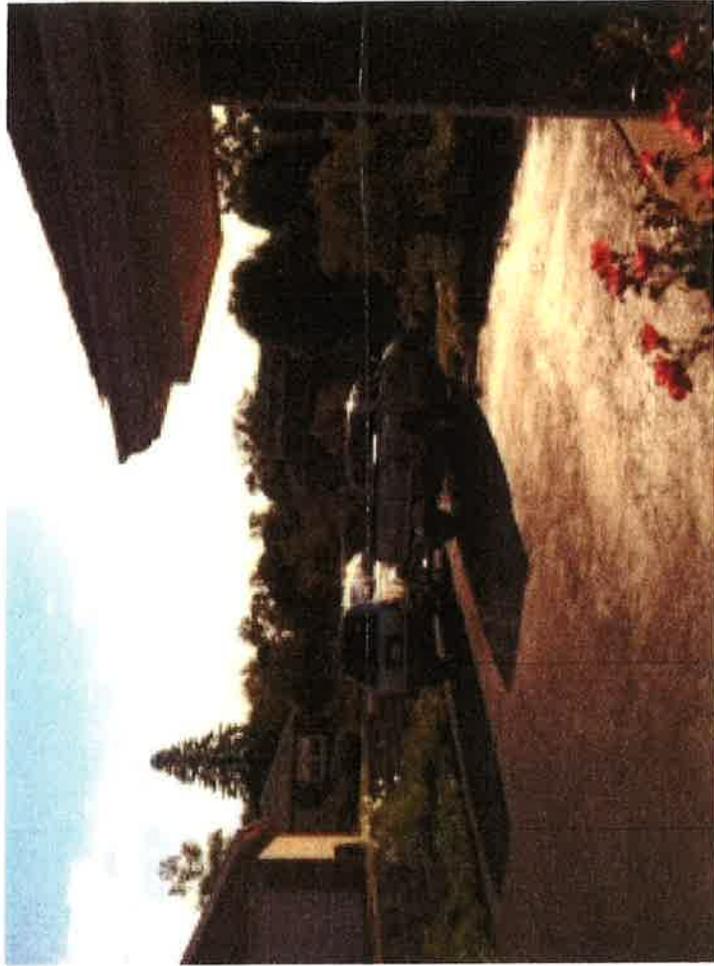


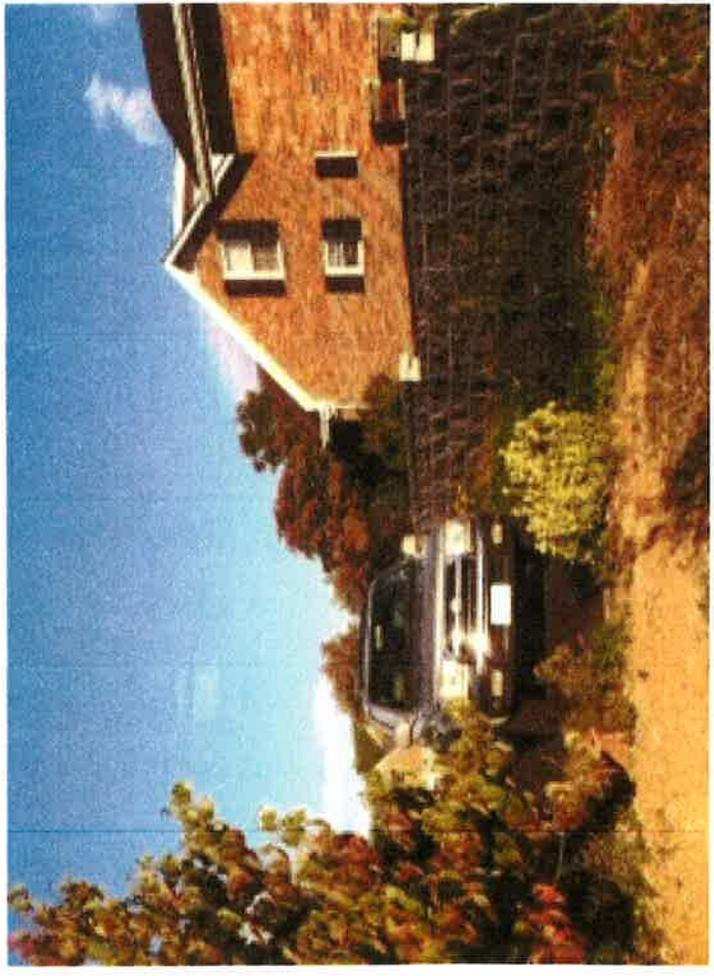
EXHIBIT 1

- CURRENT PARKING AREA - →
VIEW FROM CULT DE SAC





- CURRENT PARKING AREA - →
VIEW FROM BACK YARD ↓





3 FT FROM PROPERTY LINE
to PAVEMENT

Sullivan County - Parcel: 046K A 018.00



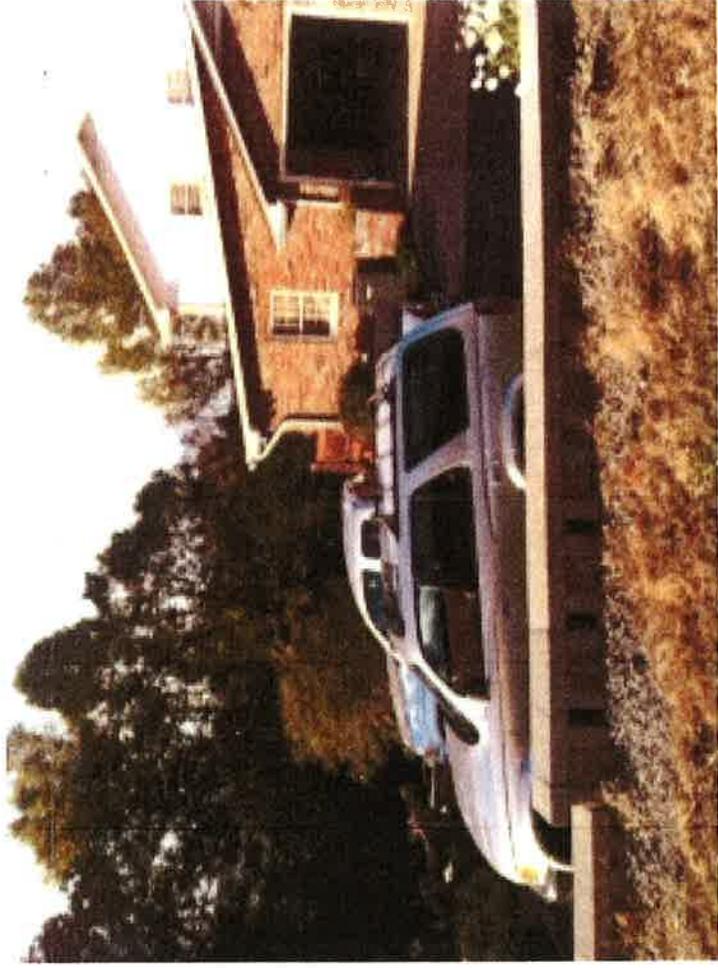
AERIAL VIEW OF 1216 ERVIN COURT

Date Created: 10/4/2011

- CURRENT PARKING AREA -
VIEW FROM NEIGHBORS YARD →



← VIEW FROM OUR HOUSE



MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday September 1, 2011

NOON

Bob Clear Conference Room, on the first floor of the Development Services Building

MEMBERS PRESENT:

Leland Leonard, Chairman
Frank Oglesby
Bill Sumner

MEMBERS ABSENT:

John Caldwell
Bob Winstead Jr

STAFF PRESENT:

Karen Combs

VISITORS:

Bruce Ratliff
Ted Parker

Dario Petsoui

Chairman Leonard called the meeting to order.

Chairman Leonard then explained the meeting procedures and asked all individuals wishing to address the Board be sworn in. All participants were sworn in.

Public Hearing:

Case: 11-701-000012 – Property located at 1512 Fairidge Drive; Control Map 46M, Group C, Parcel 0024.00 Requests a variance of five (5) feet to [Sect.114-191.(e)(1)(e)] in order to construct a garage in a R-1A Single Family Residential District. Mr. Ratliff presented the case to the Board. He stated that the original footprint of the building was within 18inches of the property line. It is customary that he in fact would be able to reconstruct the same footprint without a variance. However since he wanted to pull back the footprint five feet from the property line; a variance is required. No one spoke for or against this item. Chairman Leonard did state that he received a phone call in support for this item from the next door neighbor.

Case: 11-701-000013 – Property located at 307 Iris Drive; Control Map 46B, Group F, Parcel 0016.00 Requests a variance of six (6) feet, six (6) inches to [Sect.114-192.(e)(1)(c)] in order to enclose an existing porch in a R-1B Single Family Residential District. Ted Parker presented the case to the Board. He stated that the he would like to cover the existing deck with a roof line and materials matching his house. He stated that the house was built prior to the 1970's. No one spoke for or against this item.

Seeing no one else wishing to speak, Chairman Leonard closed the Public Hearing.

Other Business:

On a motion by Frank Oglesby, the Board voted unanimously to approve the August 4, 2011 minutes as mailed.

The BZA stated for the public record the next application deadline on October 15, 2011 at noon and that the next meeting date would be on November 3, 2011.

Adjudication of Cases:

Case: 11-701-000012 – Property located at 1512 Fairidge Drive; Control Map 46M, Group C, Parcel 0024.00

MOTION: made by Frank Oglesby; seconded by Bill Sumner – To approve the request as presented because there was no detriment to the existing neighborhood and the lot does slope steeply in the rear prohibiting the building of a garage in the rear.

VOTE: 3-0 to grant the variance request as presented.

Case: 11-701-000013 – Property located at 307 Iris Drive; Control Map 46B, Group F, Parcel 0016.00

MOTION: made by Bill Sumner; seconded by Frank Oglesby – To approve the request as presented with the conditions that the roofline is followed and the materials match the existing house because there was no detriment to the existing neighborhood and roadway does curve in toward the front yard limiting the size. Also, the house was built prior to zoning implementation throughout the City.

VOTE: 3-0 to grant the variance request as presented

Karen B. Combs, Principal Planner