

AGENDA KINGSPORT BOARD OF ZONING APPEALS

Thursday, September 1, 2011

NOON

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

I. INTRODUCTION

II. PUBLIC HEARINGS:

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.

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.

III. BUSINESS

- Approval of the August 4, 2011 minutes.
- Stating for the public record, the next application deadline October 15, 2011 at noon, and meeting date (Thursday, November 3, 2011). The regular meeting in September will be cancelled. A called meeting will be scheduled if necessary.
- Staff Reports

IV. ADJUDICATION OF CASES

MEMORANDUM

TO: KINGSPORT BOARD OF ZONING APPEALS
FROM: Karen B. Combs, Principal Planner
DATE: August 15, 2011
RE: 1512 Fairidge Drive

The Board is asked to consider the following request:

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.

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: 8/10/11
Application Number: _____

Applicant/Owners Name: Virgil Bruce Ratliff
Owners Signature: Virgil B. Ratliff
Mailing Address: 4544 Palomina Drive Kingsport TN 37664
Daytime Phone: 423-341-5672
Representative Name: _____

Address of Property requesting variance: 1512 Fairidge Drive

Property Tax Map # 46m group# C parcel # 24

Requested Action: 5 ft. Side yard var. - (left side - Next to 1508 Fairidge Dr)

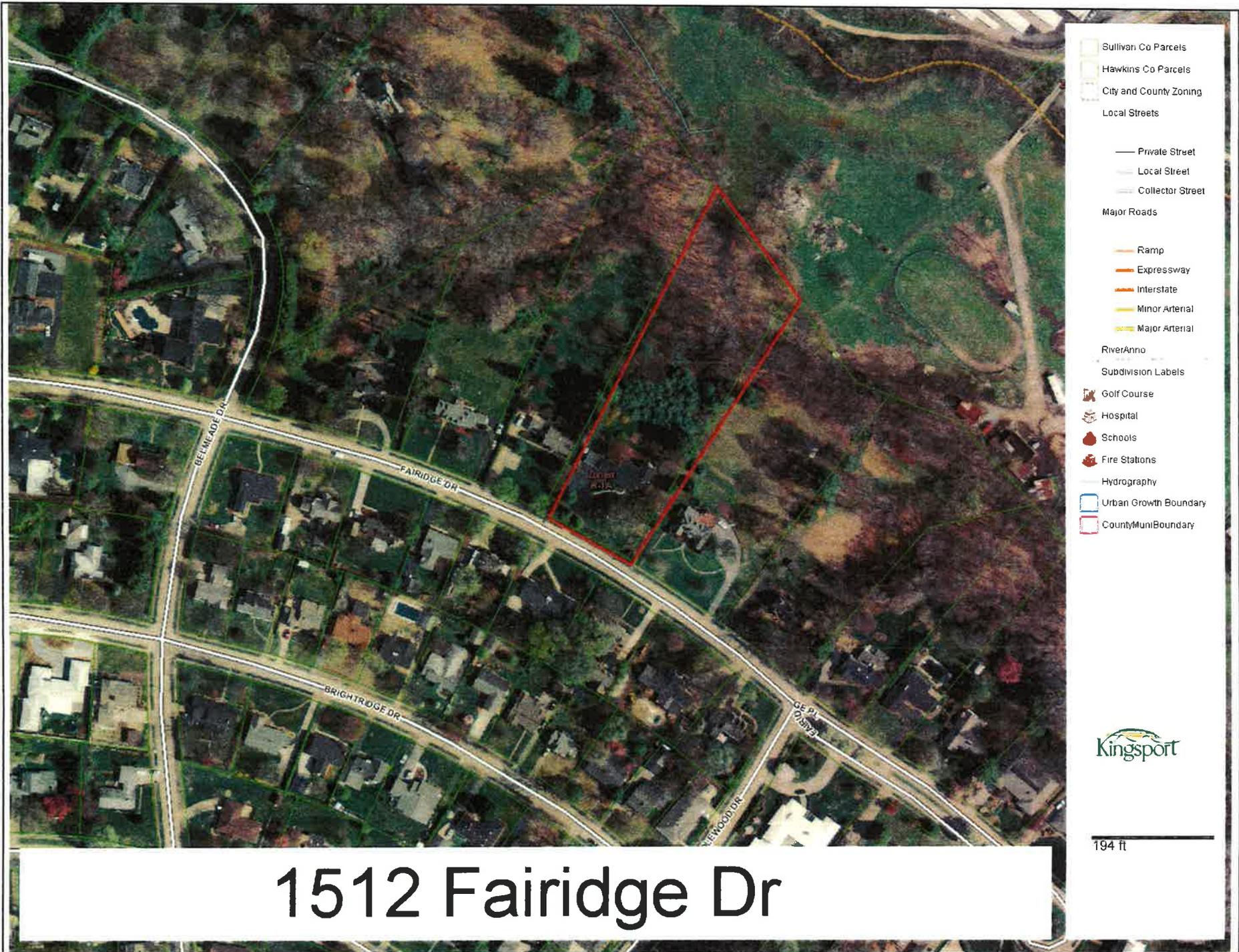
* Special exception requests require a letter from petitioner addressing the rationale.
A fifty (\$50) application fee is required before application will be processed.

Zoned R-1A - Requires a 10 yard setback - side

For Staff Use Only

Building/Zoning Administrator: Michael E. Fuma
Completed Site Plans Received: _____
Section of Applicable Code: 114-191(e)(1)(e)

Appl. Received: 8/10/11 Meeting Date: Sept. 1, 2011
Fee Paid: 8/10/11 - Day of Mtg.



1512 Fairridge Dr





























MEMORANDUM

TO: KINGSPORT BOARD OF ZONING APPEALS
FROM: Karen B. Combs, Principal Planner
DATE: August 15, 2011
RE: 307 Iris Drive

The Board is asked to consider the following request:

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.

Noon Deadline
Aug. 15th

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: 8/15/11
Application Number: _____

Applicant/Owners Name: TED PARKER
Owners Signature: Ted Parker
Mailing Address: 307 IRIS Drive
Daytime Phone: 423-245-6157 - Cell # 367-2185
Representative Name: _____

Address of Property requesting variance: 307 Iris Dr.

Control
Property Tax Map # 46B group# F parcel # 016.000

Requested Action: I am requesting a variance of 6'6" to cover an existing porch, pictures are included. It will become part of existing house and roofed like existing Room as shown.

* 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-1B - Requires 30ft. Front Yard Setback
For Staff Use Only

* Building/Zoning Administrator: Dea Morgan
Completed Site Plans Received: _____
Section of Applicable Code: 114-192.(e)(1)(c)

Appl. Received: 8/15/11
Fee Paid: 8/15/11

Meeting Date: Sept. 1, 2011

Make extra copy.

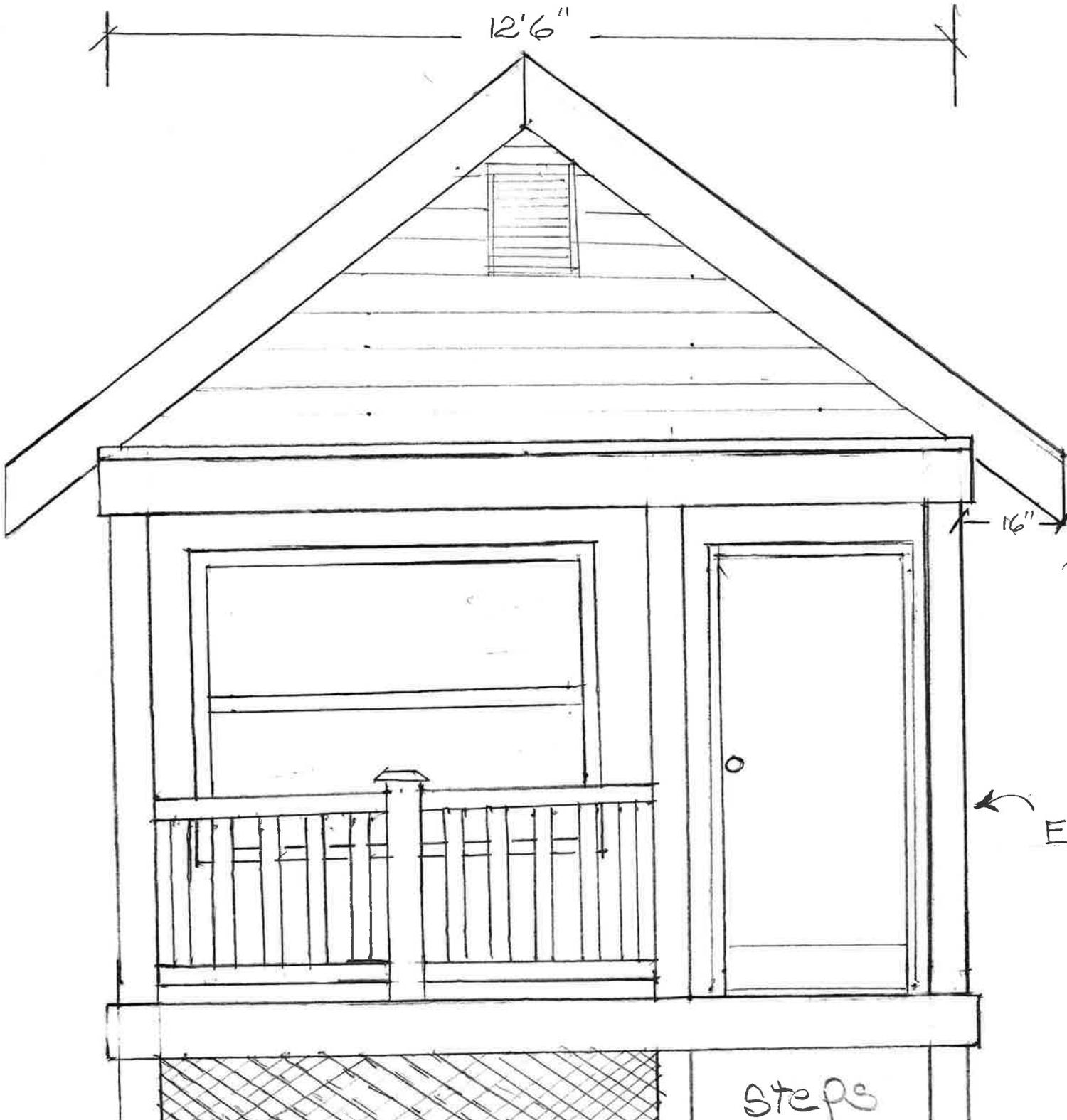


307 Iris Drive



EXISTING HOUSE

80"



12'6"

16"

EXISTING PORCH

Steps







MINUTES KINGSPORT BOARD OF ZONING APPEALS (BZA)

Thursday August 4, 2011

NOON

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

MEMBERS PRESENT:

Leland Leonard, Chairman
Bob Winstead Jr
Frank Oglesby
Bill Sumner

MEMBERS ABSENT:

John Caldwell

STAFF PRESENT:

Karen Combs
Lynn Tully

VISITORS:

George Cloud

Joe Connelly

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: 11-701-000011 – Property located at the corner of Mary Street and West Stone Drive; Control Map 45G, Group E, Parcel 002.00 Requested special exception to [Sect.114-191.(c)(1)] in order to expand the existing Patton Cemetery in an R-1A Single Family Residential District. Mr. Connelly presented the case to the Board. The code requires permission from the Board of Zoning Appeals to site a cemetery within a residential district. This request is required because the property is actually a separate lot from the existing cemetery 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 Bill Sumner, the Board voted unanimously to approve the July 7, 2011 minutes as mailed. The BZA stated for the public record the next application deadline on August 15, 2011 at noon and that the next meeting date would be on September 1, 2011. Also the Board noted that the meeting for October will be cancelled. A called meeting may be held if necessary.

Chairman Leonard welcomed our new Planning Director, Lynn Tully.

Adjudication of Cases:

**Case: 11-701-000011 – Property located at the corner of Mary Street and West Stone Drive;
Control Map 45G, Group E, Parcel 002.00**

MOTION: made by Frank Oglesby; seconded by Bob Winstead Jr – To approve the special exception as presented because there was no detriment to the existing neighborhood and the fact that the lot is less than 7,500 square feet; a building permit cannot be issued for the lot as it is too small and does not meet the requirement for a building permit.

VOTE: 3-0 to grant the special exception and allow the expansion of the cemetery.

Karen B. Combs, Principal Planner