

File #

10-A-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on **Meeting Schedule, Deadlines and Fees** for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Chris Carini	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 6830 Glen Brook Dr.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, Tenn. 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-405-9089	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: ccarini@summitsouthmortgage.com		Other: <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address : 6830 Glen Brook Dr. City, State, Zip: Knoxville, Tenn. 37919
 See KGIS.org for Parcel #: 134A-D-1 and Zoning District: RN-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

We have a corner lot with two 25' setbacks in the front and rear. The existing home encroaches into the rear setback line by 11'-5". Our proposed renovation will be over the setback line by 10'-11". The property is irregular and the setback along Forest Brook Rd. cuts back at an angle, which impacts the building area. There is a large oak tree in the front yard as shown on the attached drawings and photos. According to Travis Davis at Evergreen Timber Works (865-307-5727) the tree is over 100 years old, and expanding the house any closer to the tree would kill it. The tree is important to us and our neighbors, and we want to preserve it. As a result, the expanded floor plan needs to be built toward the narrower back part of the lot as shown on the attached drawings. The footprint along the Forest Brook Rd. setback will be generally similar to the existing house built in the 1950s. We plan to use the existing footers for this renovation.

Describe hardship conditions that apply to this variance.

1. Corner lot with multiple 25' setbacks.
2. Want to save 100 year old oak tree that is important to us and our neighbors.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Chris Carini

Digitally signed by Chris Carini
 Date: 2020.09.18 15:30:05 -04'00'

DATE 9/18/2020

File #

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CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes ☐ No ☒

Small Lot of record? ☐

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Decrease the rear setback from 25 feet to 14 feet for an addition to an existing single-family residence (Article 4.3.A Table 4-1).

PROJECT INFORMATION

Date Filed 9-21-2020

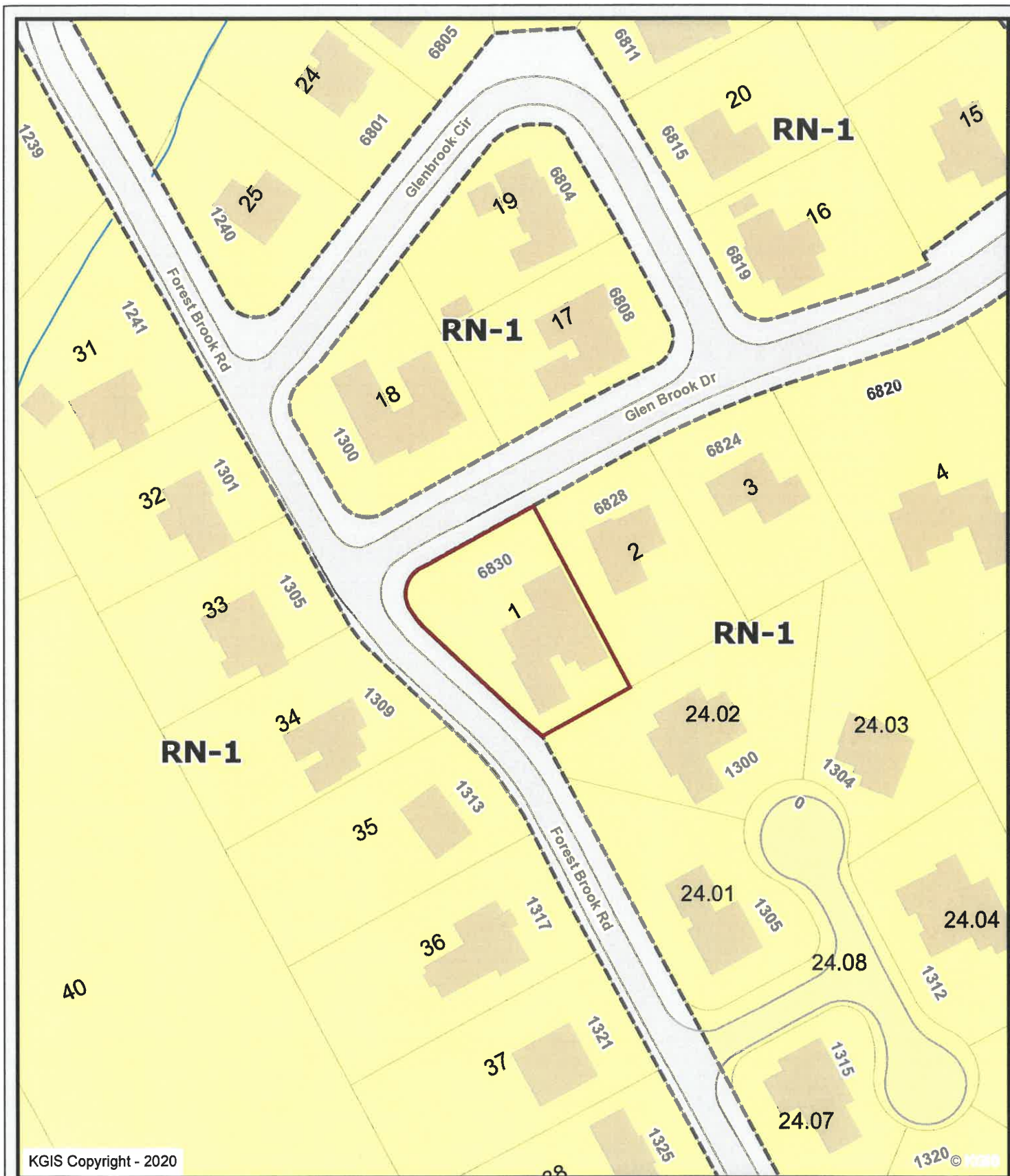
Fee Amount \$250

Council District 2

BZA Meeting Date 10-15-2020

PLANS REVIEWER Bryan Berry

DATE 9-21-2020



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6830 Glen Brook Dr.

10-A-20-VA
Chris Carini

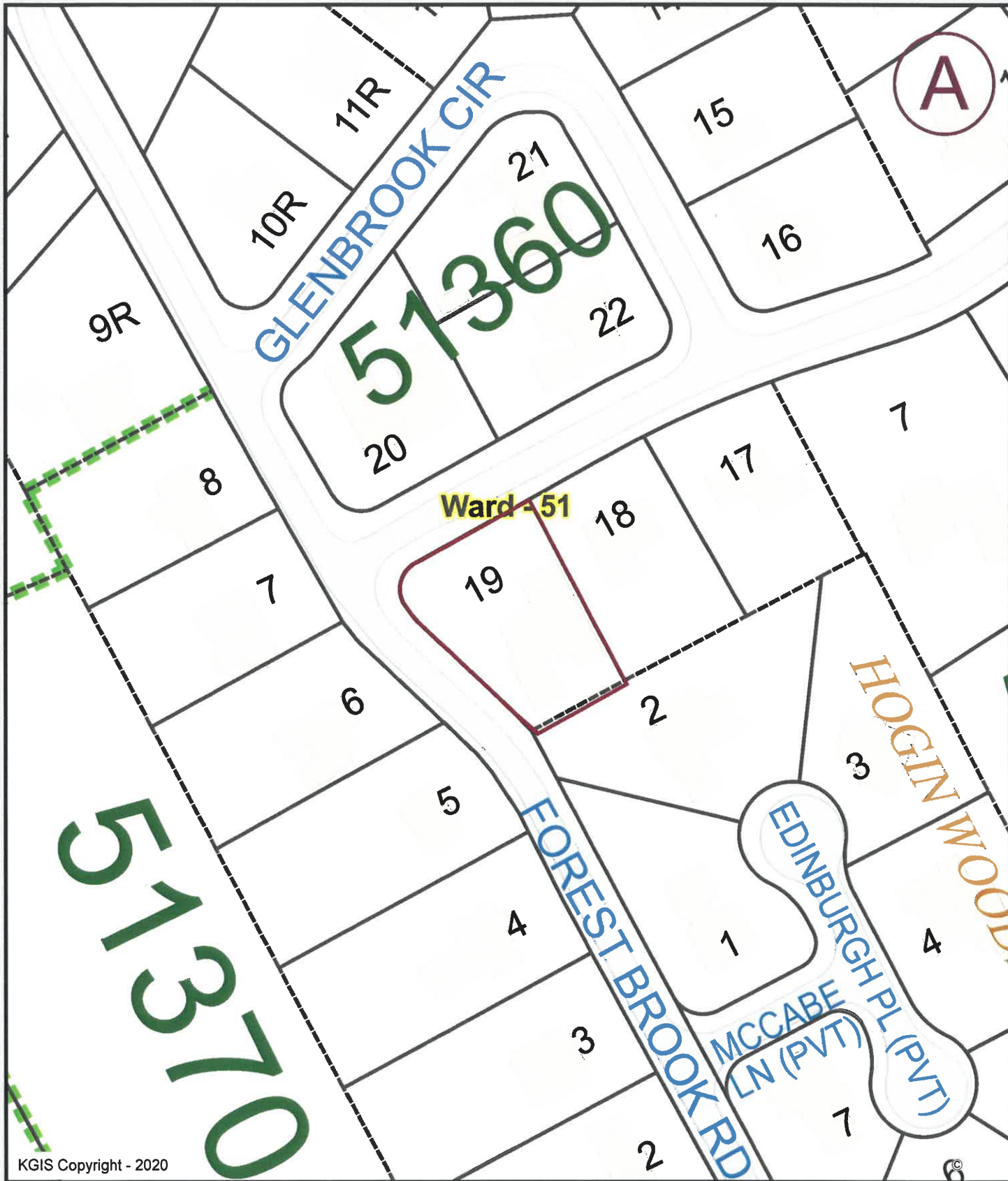
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6830 Glen Brook Dr.

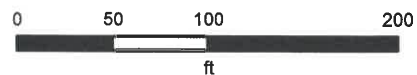
10-A-20-VA

Chris Carini

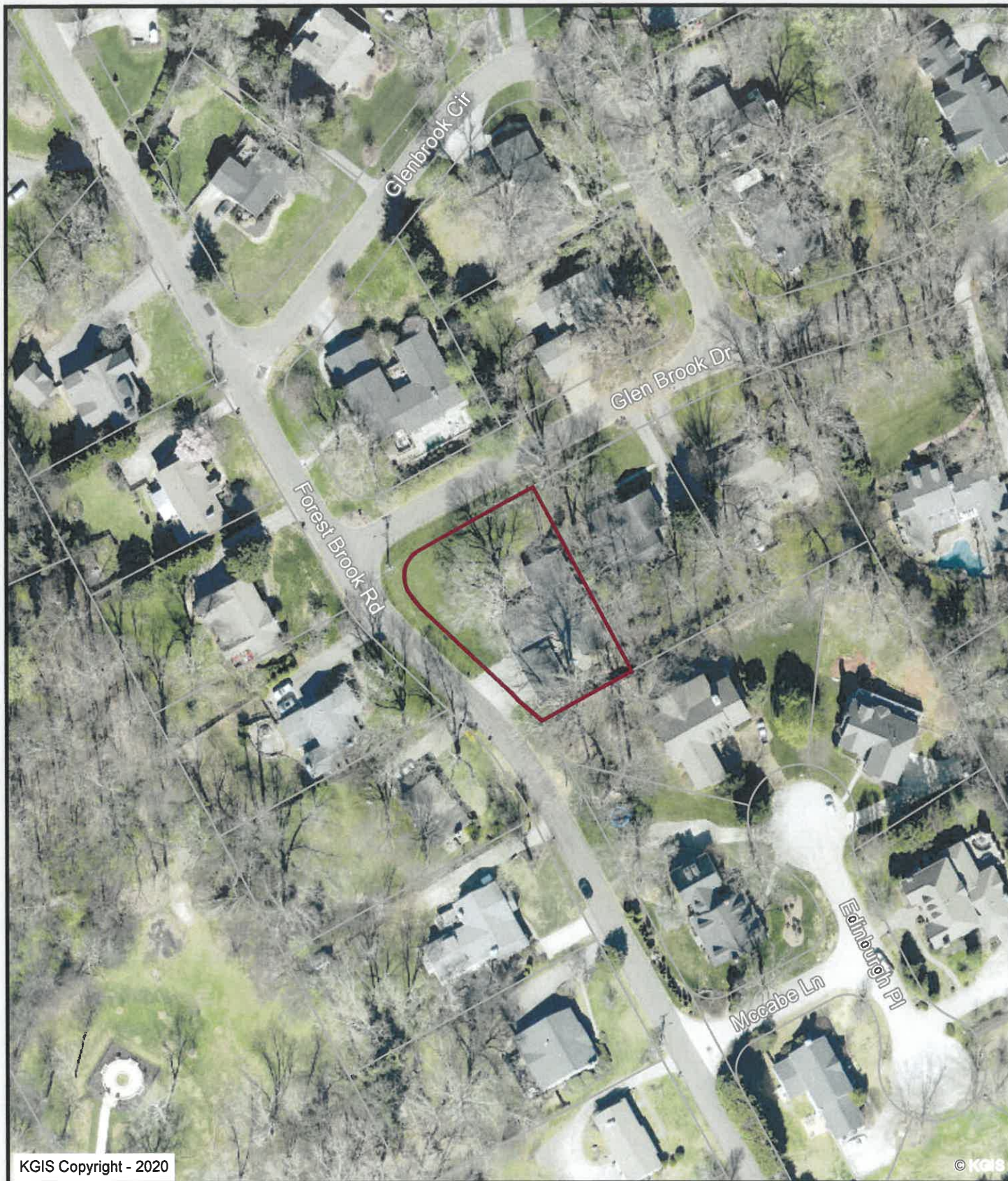
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6830 Glen Brook Dr.

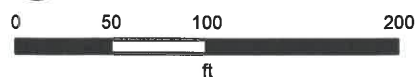
10-A-20-VA

Chris Carini

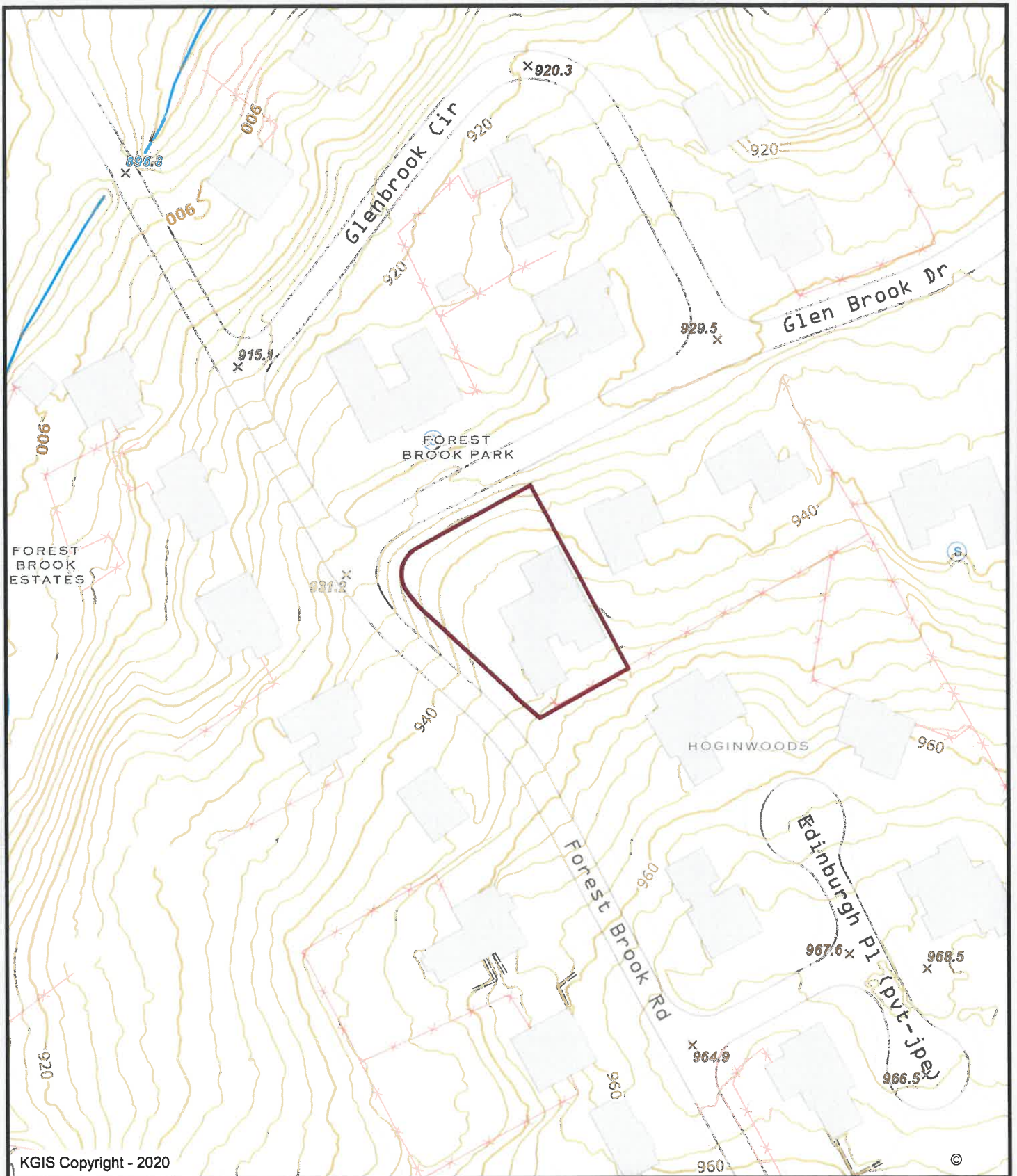
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6830 Glen Brook Dr.

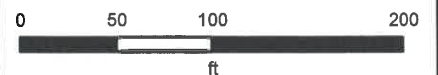
10-A-20-VA

Chris Carini

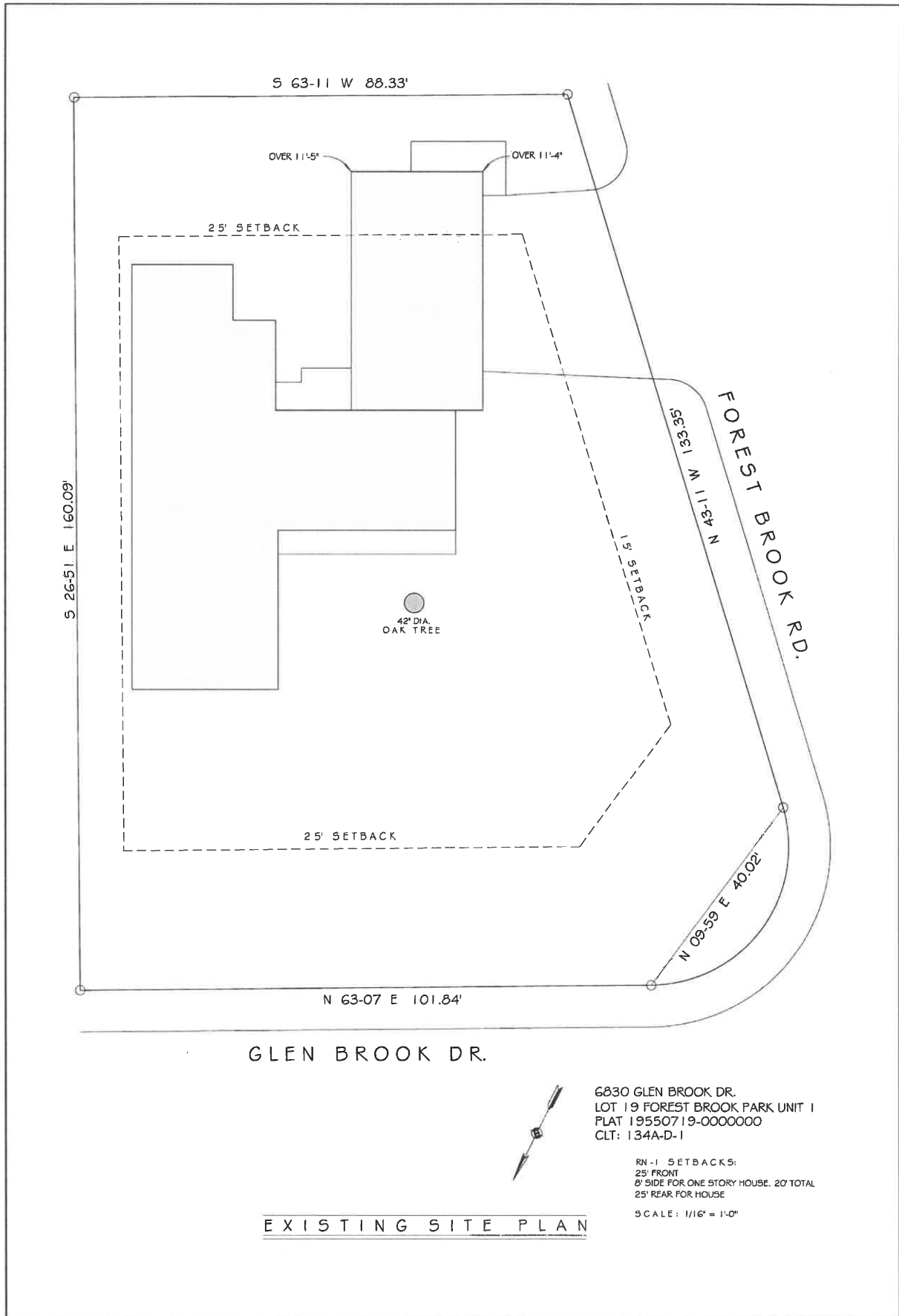
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6830 GLEN BROOK RD.

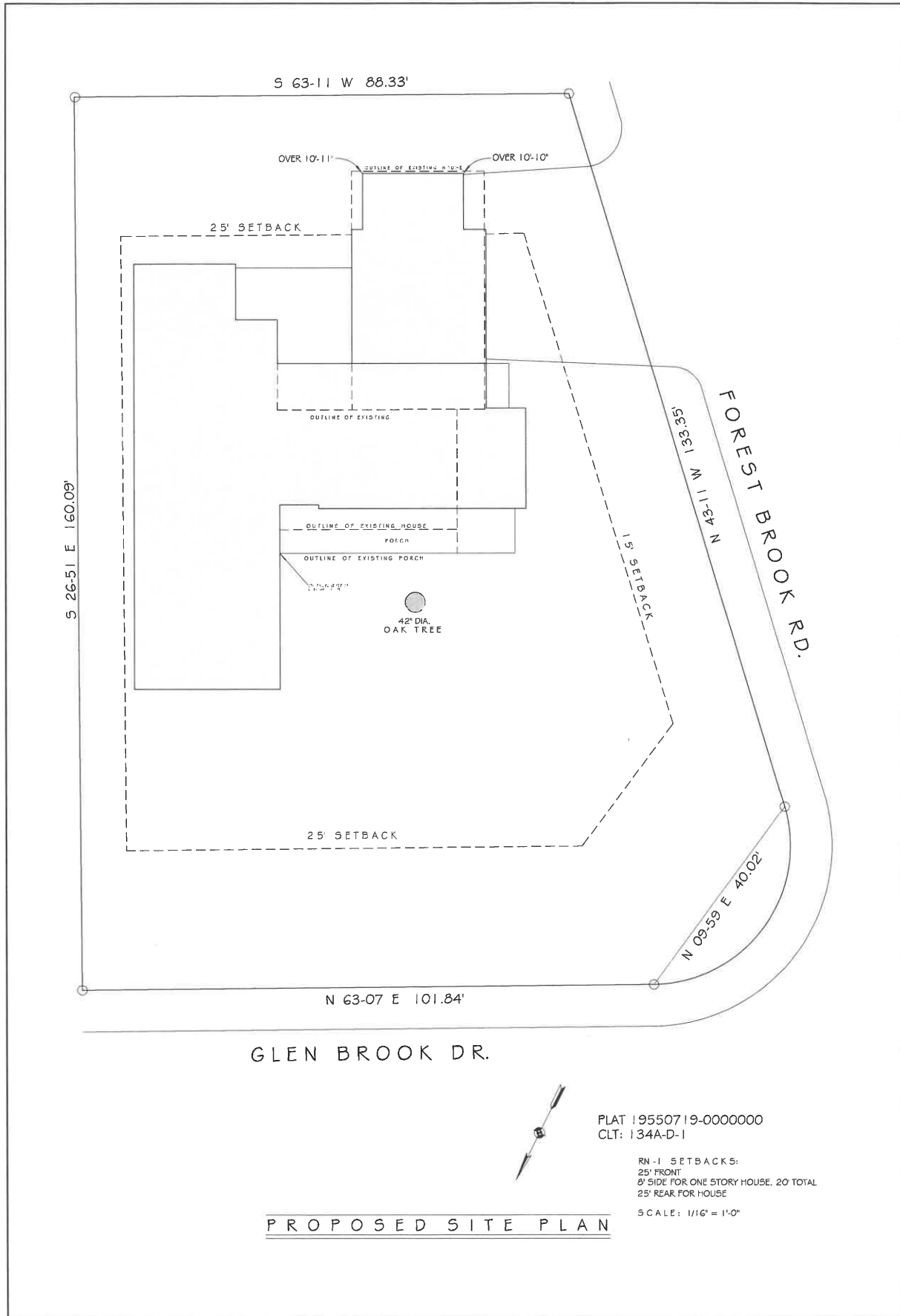
KNOXVILLE

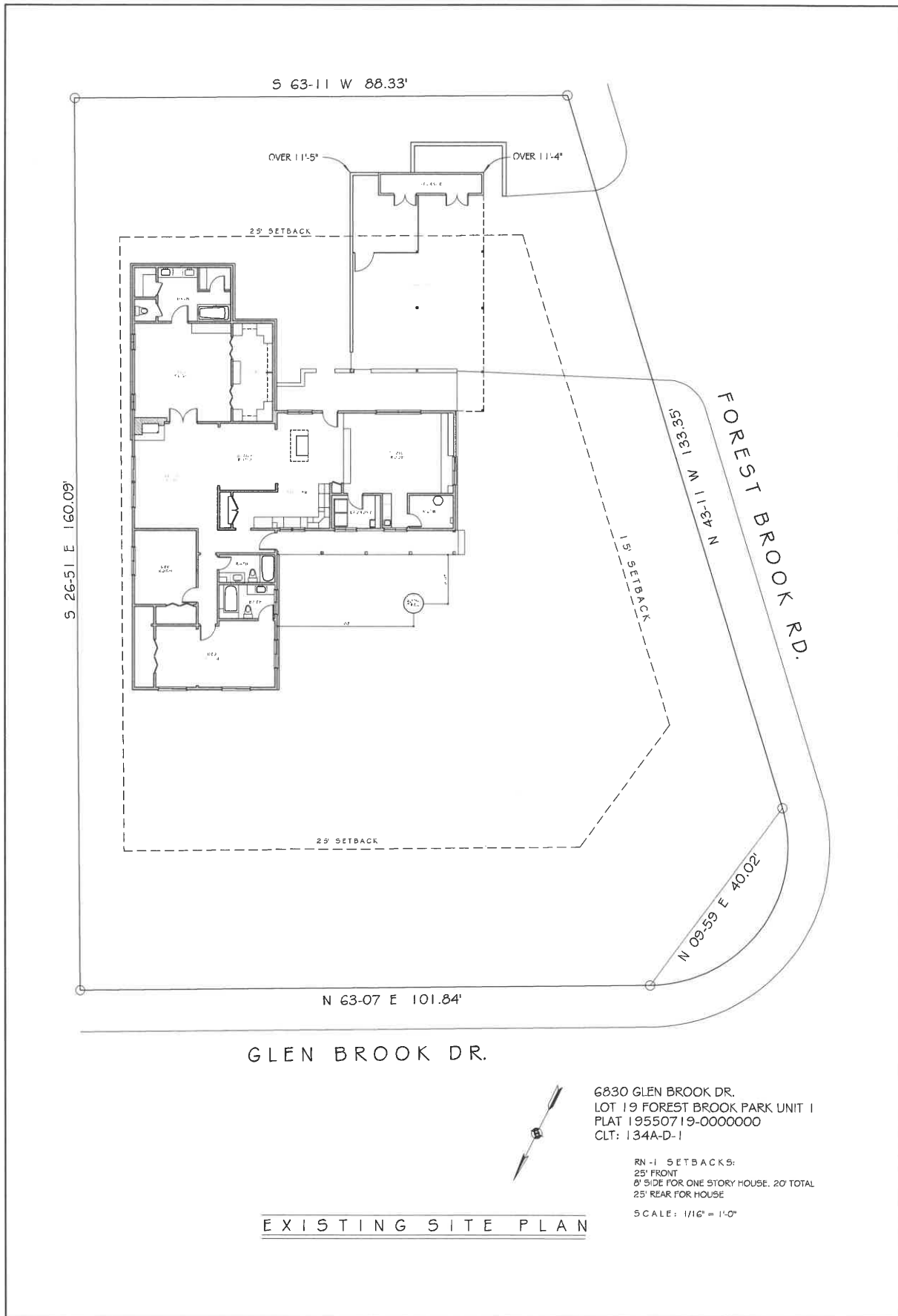
9/11/20

HOUSE OF MR. & MRS. CHRIS CARINI

BAILEY SHARP
1341 FOREST BROOK RD.
KNOXVILLE, TENN. 37919
bsharp0320@gmail.com 865-405-6592

1





GLEN BROOK DR.



6830 GLEN BROOK DR.
LOT 19 FOREST BROOK PARK UNIT 1
PLAT 19550719-0000000
CLT: 134A-D-1

RN-1 SETBACKS:
25' FRONT
0' SIDE FOR ONE STORY HOUSE, 20' TOTAL
25' REAR FOR HOUSE

SCALE: 1/16" = 1'-0"

EXISTING SITE PLAN

