

File #

10-I-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: Katy Hawley	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 1022 Eleanor Street	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 917-376-2598	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: kathy.hawley@gmail.com		Other: Outbuilding Addition <input checked="" 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 : 1022 Eleanor Street City, State, Zip: Knoxville, TN 37917
 See KGIS.org for Parcel #: 081MJ011 and Zoning District: RN2

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.

Construction of a 12-ft x 20-ft single story shed/accessory structure. Structure will be placed on a post and beam foundation. Typical of our historic neighborhood, our 1,865 square feet home cover 31% of our 6,000 square feet property. Adding the 12x20 out building will bring our coverage to 35% above the 30% allowed.

Describe hardship conditions that apply to this variance.

The 30% coverage ordinance does not correspond to the historical patterns of our neighborhood. Based on the 1917 Sandborn map an outbuilding of similar size existed on this property. The adjacent properties show similar historic pattern.

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 Katy Hawley

Digitally signed by Katy Hawley
 Date: 2020.09.21 17:53:05 -04'00'

DATE 9/21/20

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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. Increase the maximum lot coverage from 30% to 35% for a new shed in a RN-2 district (Article 4.3.A, Table 4-1).

PROJECT INFORMATION

Date Filed 9-21-2020

Fee Amount \$250

Council District 4

BZA Meeting Date 10-15-2020

PLANS REVIEWER Bryan Berry

DATE 9-22-2020



1022 Eleanor St.

10-I-20-VA

Katy Hawley

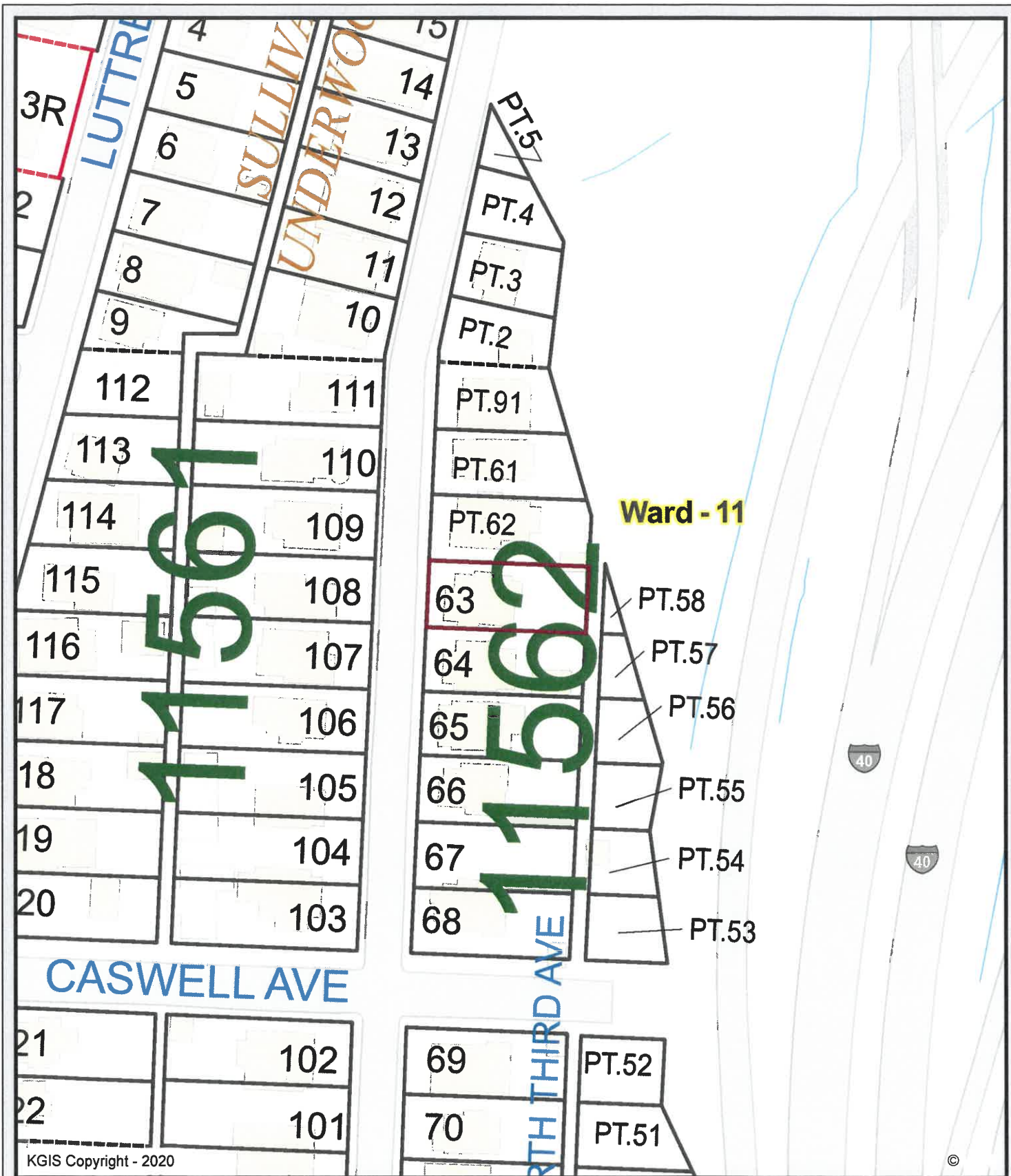
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1022 Eleanor St.

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Katy Hawley

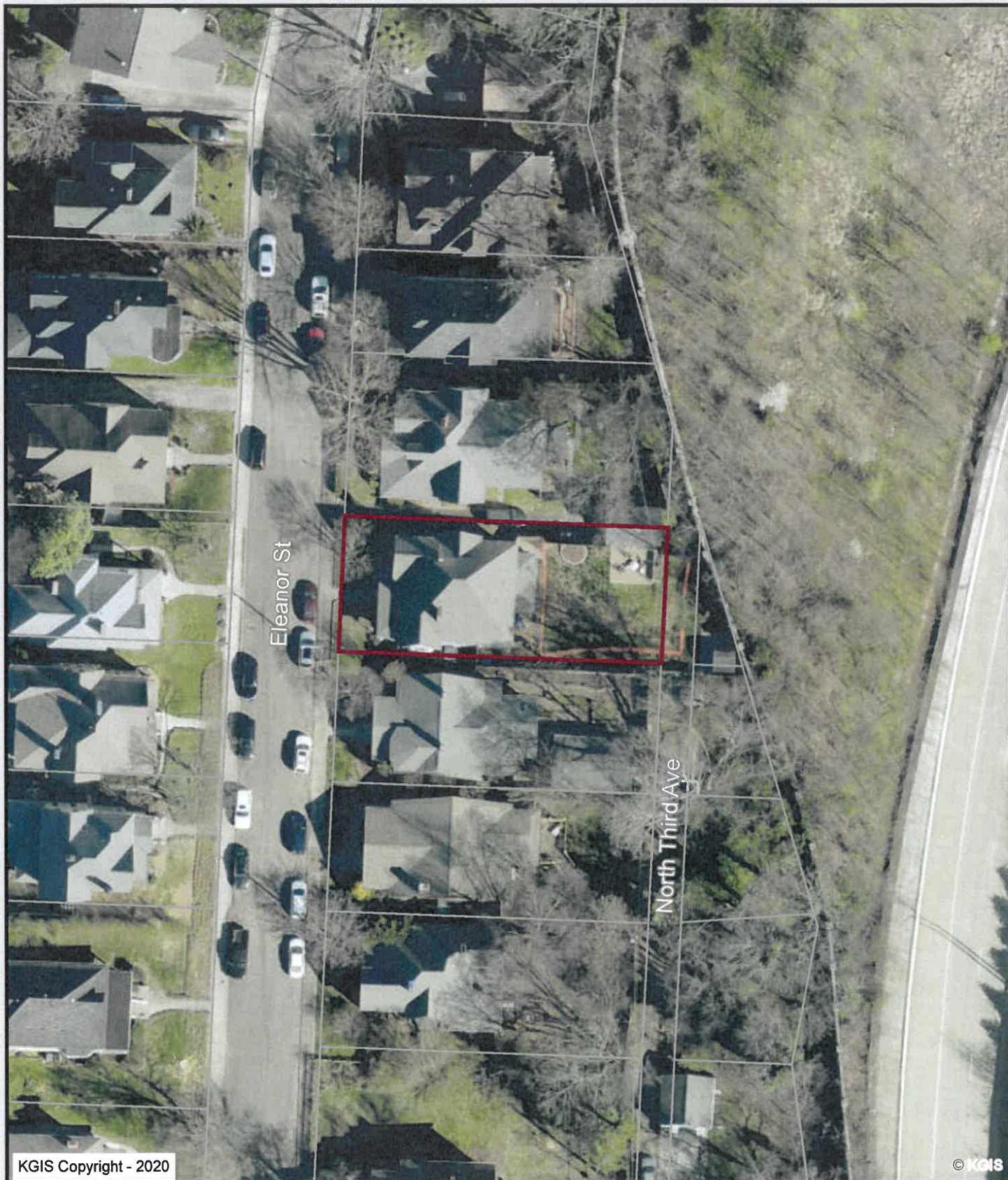
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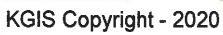
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A horizontal number line is shown with tick marks at 0, 25, 50, and 100. The segment between 25 and 50 is shaded gray. Below the number line, the unit "ft" is indicated.





Figure 1. Plan view of the proposed 20x12-ft outbuilding location. Proposed outbuilding measures 7-ft from the north side property line and 15-ft from the rear (east) property line.



Figure 2. Current view from Eleanor Street of the proposed outbuilding location (view to the east).



Figure 3. Street view with the proposed outbuilding placement (view to the east).



Figure 4. Proposed outbuilding footprint looking onto Eleanor Street (view to the northwest).