

File #

12-I-20-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Lauren Rider	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 229 E Scott Ave	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 865-964-3905	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email laurenellent@yahoo.com		Other Relocation of Exist. Structure <input checked="" type="checkbox"/>

## THIS IS A REQUEST FOR:

- ☒ Zoning Variance (Building Permit Denied)
 ☐ Extension of Non-Conforming Use/or Structure  
☐ Appeal of Administrative Official's Decision
 ☐ Map Interpretation

## PROPERTY INFORMATION

Street Address 227 E Oklahoma Avenue

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 081LS016

Zoning District (see KGIS.org) RN-2

## 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.

A single family residence located at 1611 N Central (Parcel ID: 081KK014) is slated for demolition. The applicant desires to move this residence to Lot 30 on E. Oklahoma Avenue. In order to complete this move we believe the following variances will be necessary:

- Reduce the combined minimum interior side setback requirements from 15' to 10'

Describe hardship conditions that apply to this variance.

1 - The existing single family residence is 39'-9" wide, which will fit within Lot 30's 5 foot interior side setbacks, however will not equate to more than the 15' combined minimum interior side setback as stated in the zoning ordinance.

## 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

DATE 11/16/2020

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CITY OF KNOXVILLE

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### \*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Is a plat required?    Yes   ☐   No   ☒

Small Lot of record?   ☐

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

Reduce the minimum interior side setbacks combined from a minimum of 15 feet to 10 feet for placement of a single-family dwelling on a lot in RN-2 district (Article 4.3.A; Table 4-1).

### PROJECT INFORMATION

Date Filed 11-16-2020

Fee Amount \$250

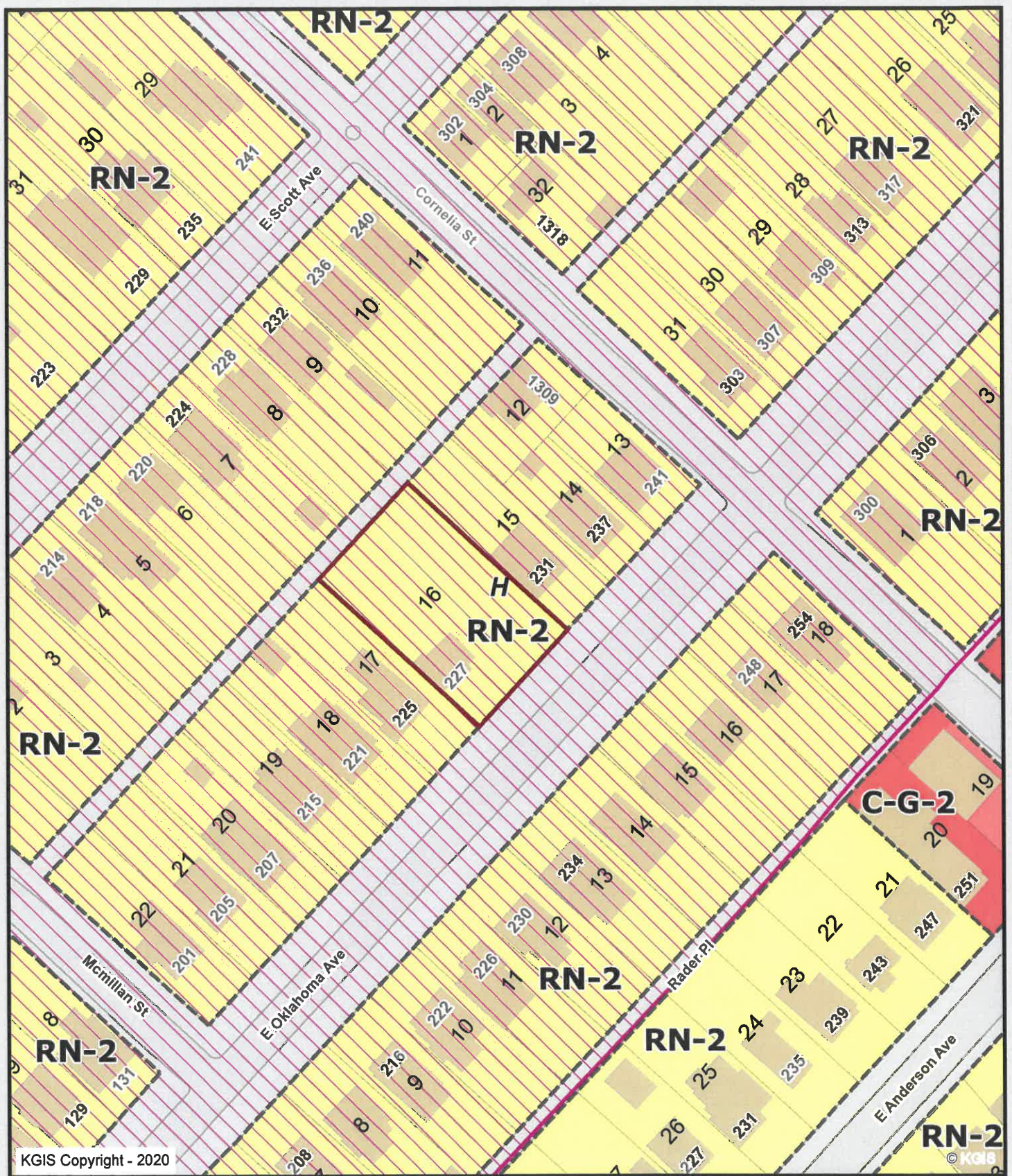
Council District 4

BZA Meeting Date 12-17-2020

PLANS REVIEWER   Bryan Berry

DATE 11-17-2020





227 E. Oklahoma Ave.

12-I-20-VA  
Lauren Rider

Knoxville - Knox County - KUB Geographic Information System

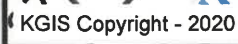


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227 E. Oklahoma Ave.

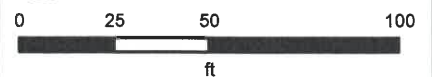
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Lauren Rider

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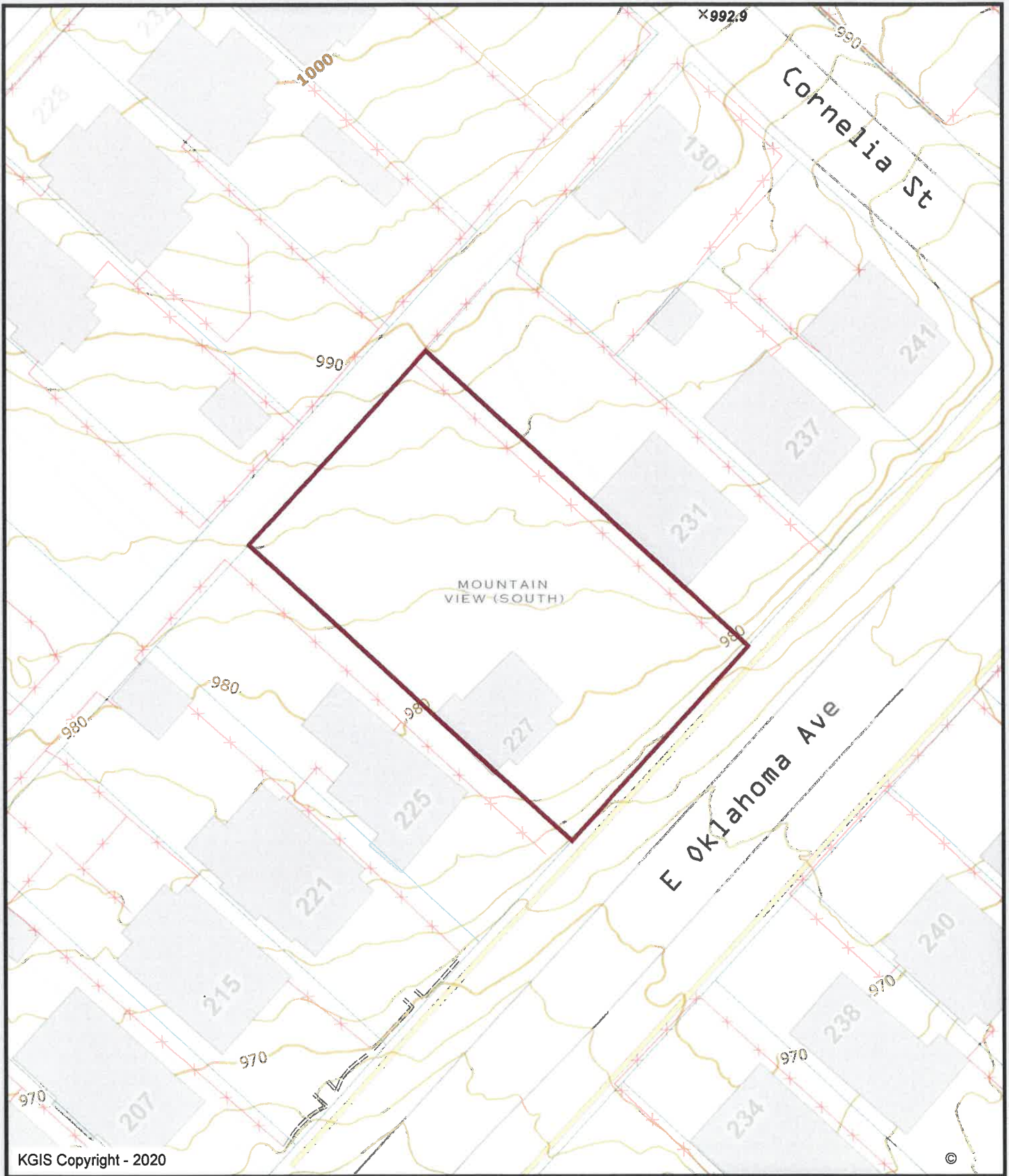


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**227 E. Oklahoma Ave.**

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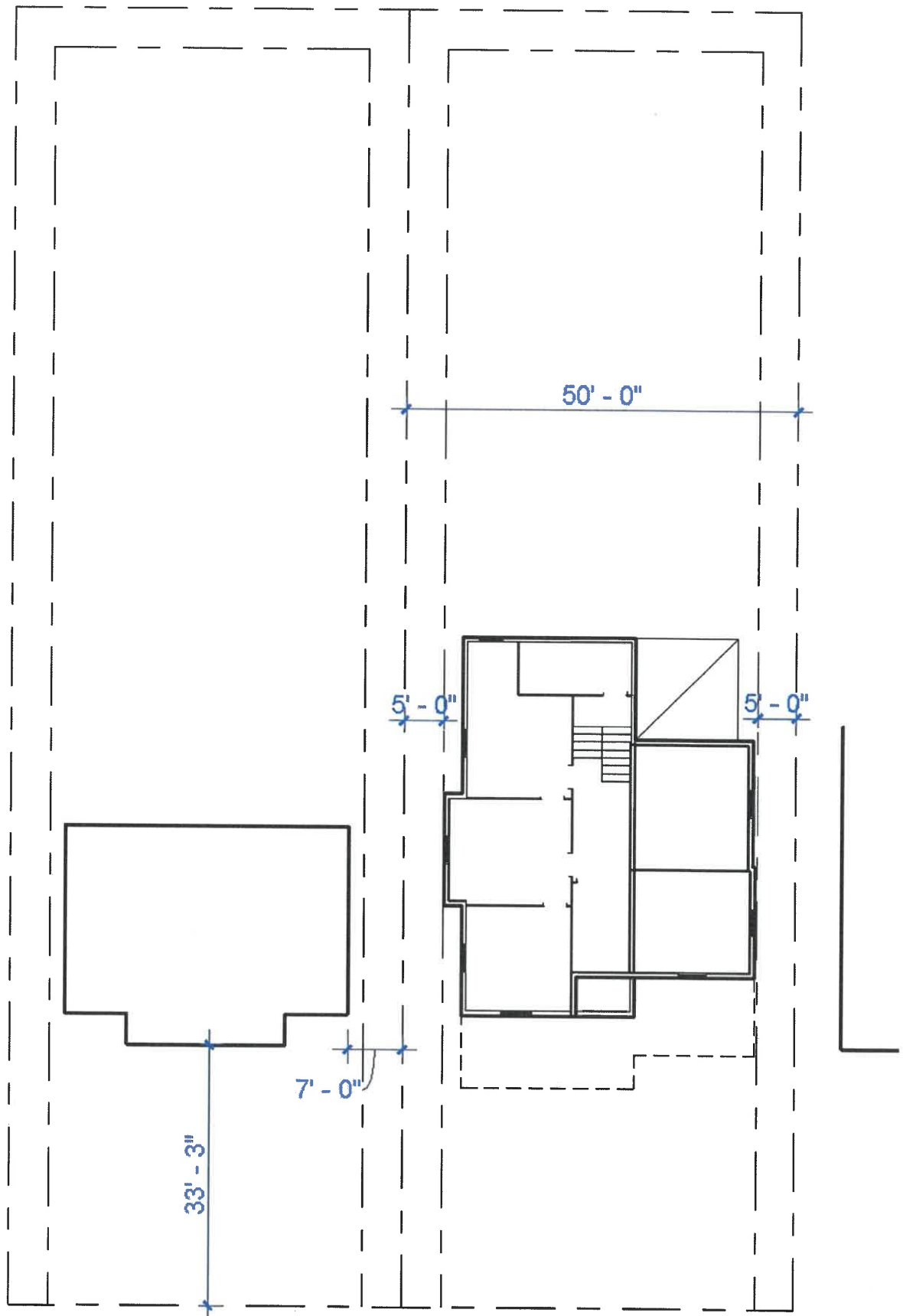
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