

File #

1-C-20-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

APPLICANT IS:

THIS PROPOSAL PERTAINS TO:

Name John Holmes

Street Address 5914 Gray Gables Dr

City, State, Zip Knoxville, TN 37931

Phone Number 423-231-4980

Email jholmes6@gmail.com

Owner ☐Contractor ☒Tenant ☐Other ☐New Structure ☒Modification of Existing Structure ☒Off Street Parking ☐Signage ☐Other ☐

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address 1610 Forest Ave

City, State, Zip Knoxville, TN 37916

Parcel # (see KGIS.org) 094NE015

Zoning District (see KGIS.org) R3/NC-1, RN-5/NC-1 (Recode)

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.

Reconstruction of historic property in the Ft. Sanders NC-1 Overlay. Narrow lot prevents conformance to new zoning setbacks. House is sited exactly as it was before with the same side setbacks and spacing between adjacent houses.

Decrease the sum of side setbacks from ~~15'~~^{12'} combined to 11.6'.

Decrease minimum lot width from 50' to 38'.

Describe hardship conditions that apply to this variance.

Narrow lot of record, only 38'. Ft. Sanders NC-1 overlay. All setbacks along Forest ave are very narrow with many less than 5' and narrow lot widths from 25'-38'. City Ordinance Section 5.2, 8.6 (recode) states that the purpose of the NC-1 overlay is to "avoid the need for zoning variances for building setbacks, lot dimensions, and related physical characteristics".

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 12/16/19

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

Is a plat required? Yes ☐ No ☐

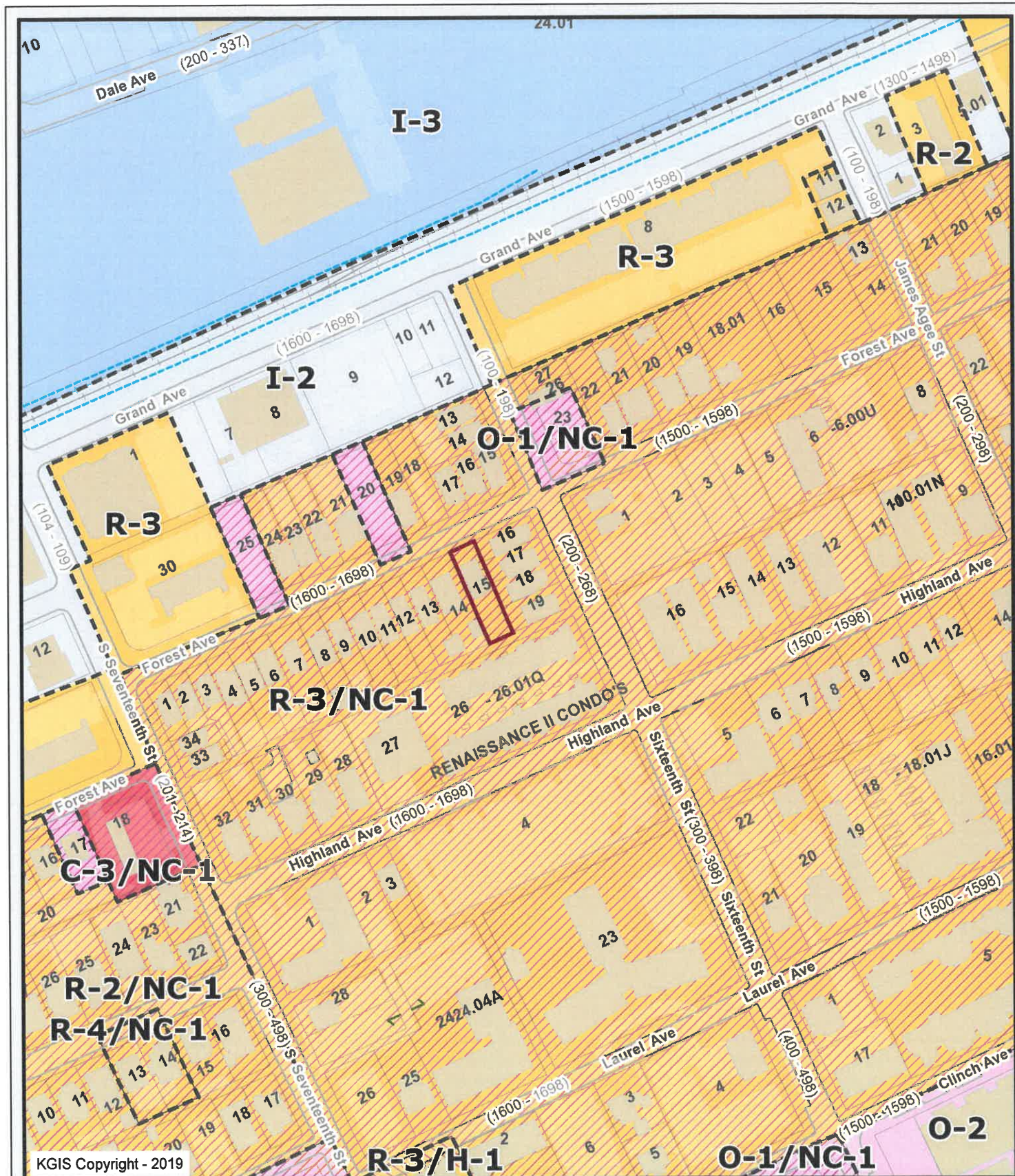
Small Lot of record? ☒

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

1) Reduce the sum of the minimum required side setbacks on a substandard lot from 12' to 10.6' for a single family residence in an R-3/NC-1 zone. (Article V, Section 6.6)

PROJECT INFORMATION

Date Filed	12/16/19	Fee Amount	\$150 paid 12/16/19
Council District		BZA Meeting Date	1/16/19
PLANS REVIEWER J Van Horn		DATE 12/16/19	



1610 Forest Ave.

1-C-20-VA
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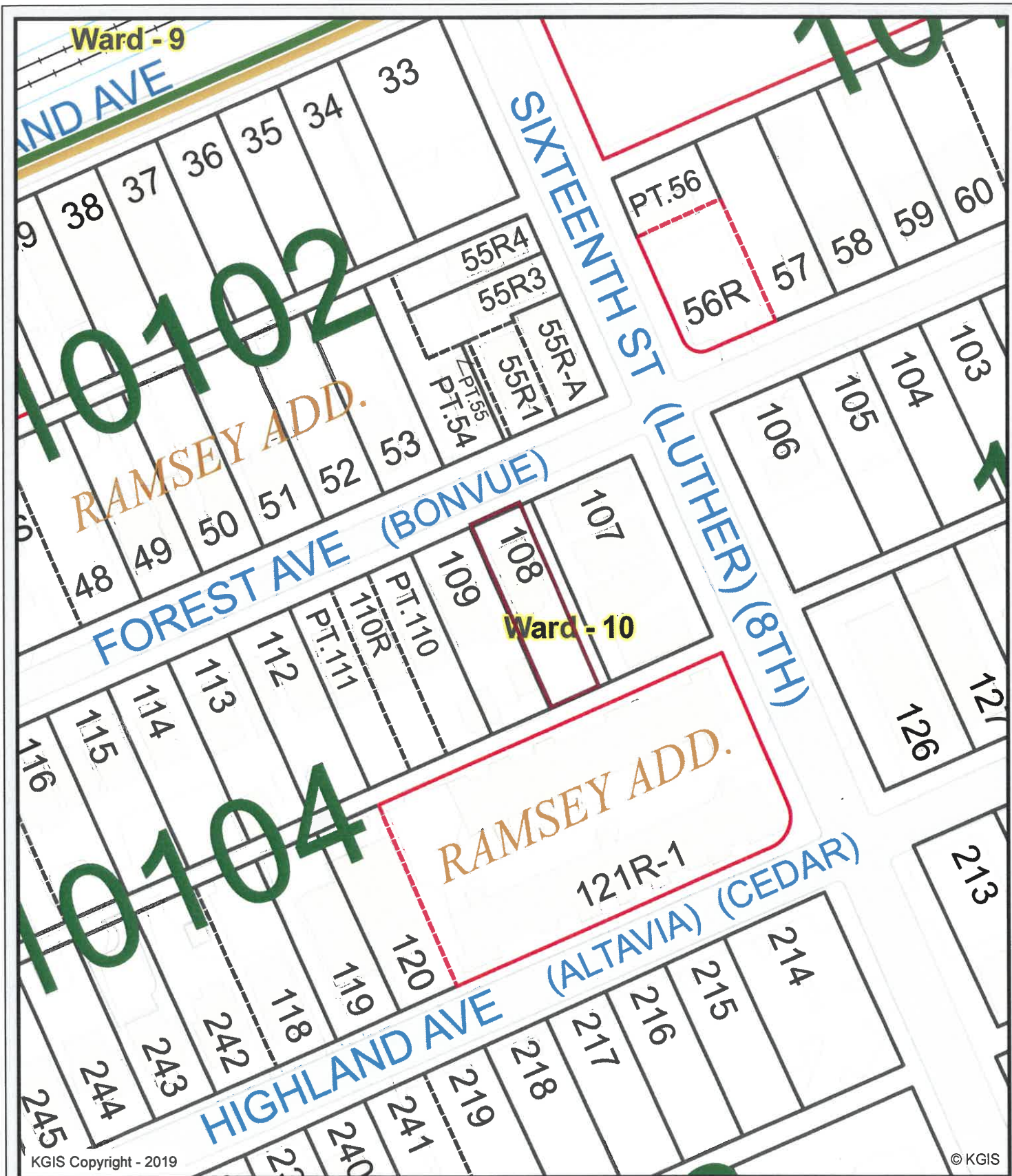
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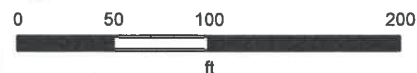
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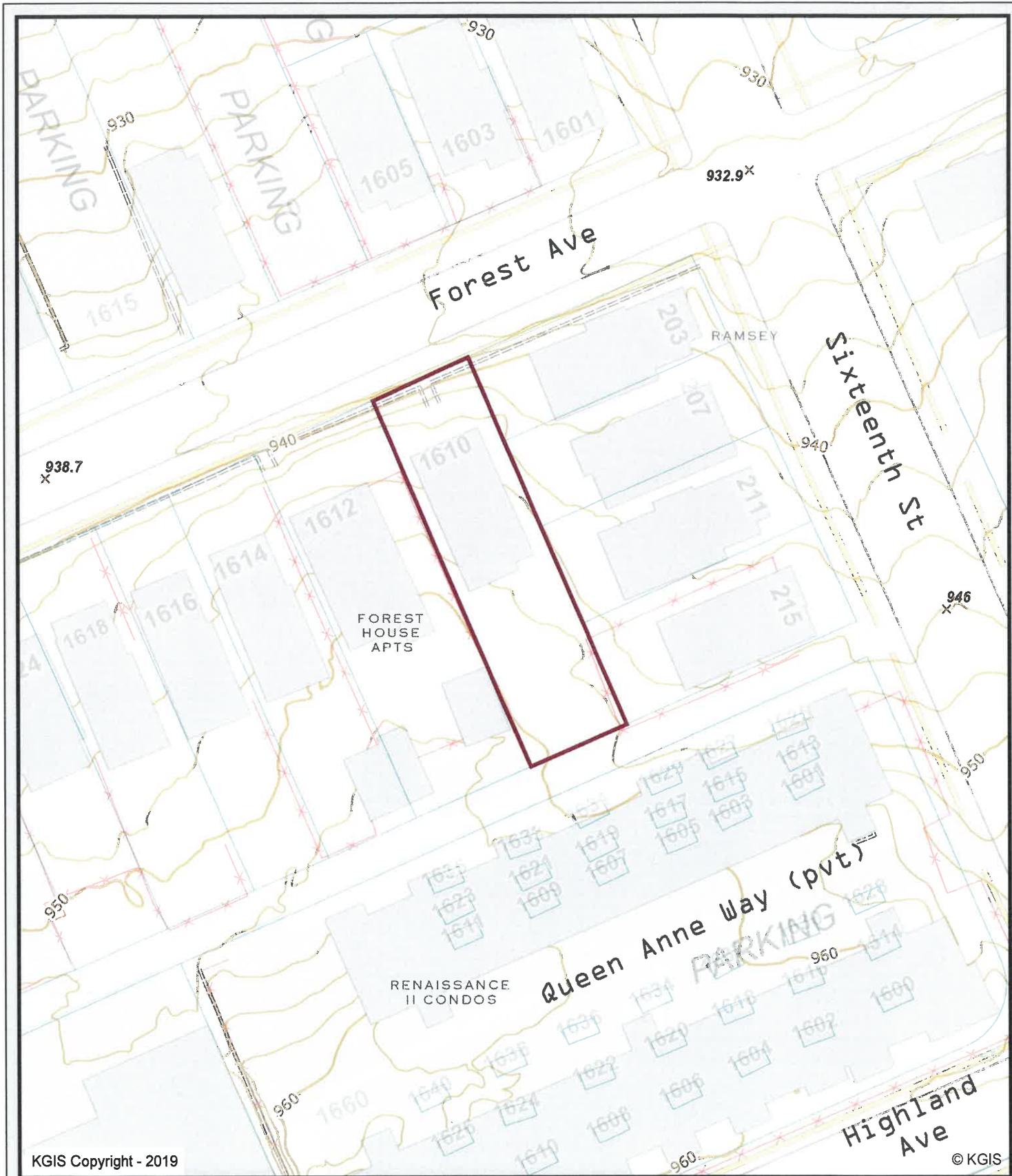
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