KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: January 6, 2022
Conference Room 226, City Hall
415 Broad Street, 2nd Floor

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 21-0335 – Property located at 317 High Ridge Road, Control Map 045J, Group D, Parcel 031.00 requests a 5 foot side yard setback variance to Sec 114-201(e)1(d) for the purpose of constructing a home addition. The property is zoned GC, Golf Course Community District.

INTERESTED PARTIES:

Owner: John Barnes
317 High Ridge Rd
Kingsport, TN 37660
423.914.3373

Representative: Mike Stone

BUSINESS:
Election of officers
Approval of the November 4, 2021 regular meeting minutes.

ADJUDICATION OF CASES:

ADJOURNMENT:

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

NOTICE IS HEREBY GIVEN to all citizens of the City of Kingsport, Tennessee, to all persons interested, and the public at large that an open and public meeting of the Kingsport Board of Zoning Appeals scheduled for Thursday, January 6, 2022 will be conducted beginning at NOON in Kingsport City Hall Conference Room 226, 415 Broad Street, 2nd floor, Kingsport, Tennessee.

Public Hearing: The Kingsport Board of Zoning Appeals will conduct a Public Hearing during this meeting to consider the following case:

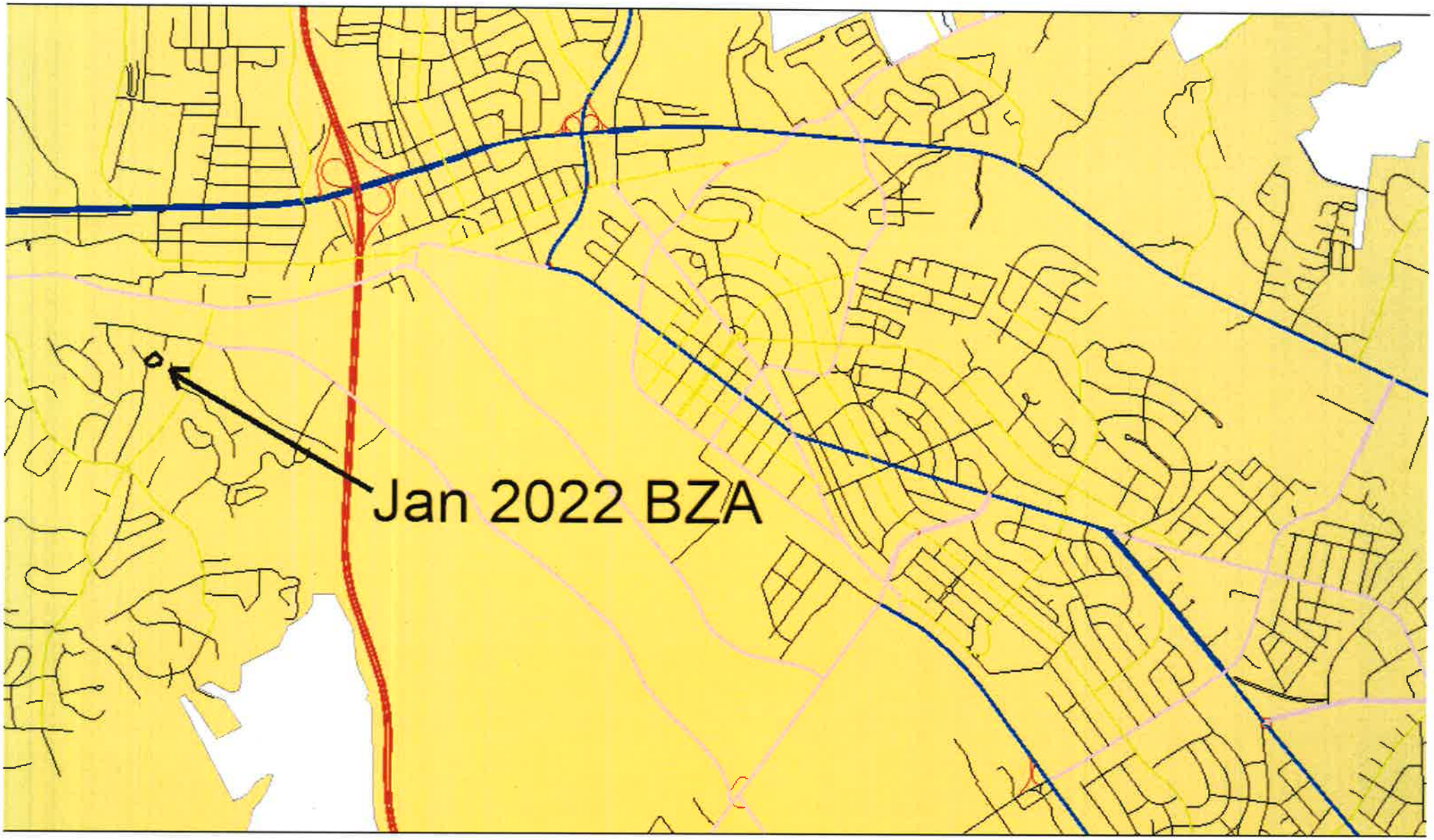
Case: : 21-0335 – Property located at 317 High Ridge Road, Control Map 045J, Group D, Parcel 031.00 requests a 5 foot side yard setback variance to Sec 114-201(e)1(d) for the purpose of constructing a home addition. The property is zoned GC, Golf Course Community District.

All interested persons are invited to attend this Public Hearing. Additional information concerning this case may be obtained by contacting City of Kingsport Planning Division staff, telephone (423) 229-9368.

All City of Kingsport public meetings are conducted in accessible locations. If you require accommodations to participate in this meeting, these may be requested by calling (423) 229-9368 or by emailing ADAContact@KingsportTN.gov at least 72 hours in advance. Copies of any documents used are available in accessible formats upon request.

CITY OF KINGSPORT
Angie Marshall, City Clerk
PIT: 12/28/2021

ArcGIS Web Map



12/20/2021, 11:54:24 AM

Municipal Boundary
KINGSPORT
MT CARMEL
CHURCH HILL
JOHNSON CITY

Streets
Interstate
Expressway
Major Arterial
Minor Arterial
Collector Street
Local Street
Private Street
Ramp

2948821.tif
Red: Band_1
Green: Band_2
Blue: Band_3

1:36,112
0 0.25 0.5 1 mi
0 0.4 0.8 1.6 km

Web AppBuilder for ArcGIS

KINGSPORT
TENNESSEE
Development Services

TO: KINGSPORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: Decemberr 22, 2021

RE: 317 High Ridge Road

The Board is asked to consider the following request:

Case: 21-0335 – Property located at 317 High Ridge Road, Control Map 045J, Group D, Parcel 031.00 requests a 5 foot side yard setback variance to Sec 114-201(e)1(d) for the purpose of constructing a home addition. The property is zoned GC, Golf Course Community District.

Code reference for nonconforming uses:

(e)*Design standards.*
(1)Minimum requirements.
a.Minimum lot area, 10,000 square feet.
b.Lot frontage, 60 feet; and all nonresidential uses must have access directly from an arterial or collector street as designated by the major street and road plan.
c.Front yard. Minimum front yard setback shall be 40 feet.
d.Side yard. Minimum side yard setback shall be ten feet for one or two stories; 15 feet for three stories; plus 50 percent of the side yard setback listed above for a side yard abutting a public street.
e.Rear yard, minimum rear yard setback shall be 30 feet.

ArcGIS Web Map

12/20/2021, 11:51:34 AM

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

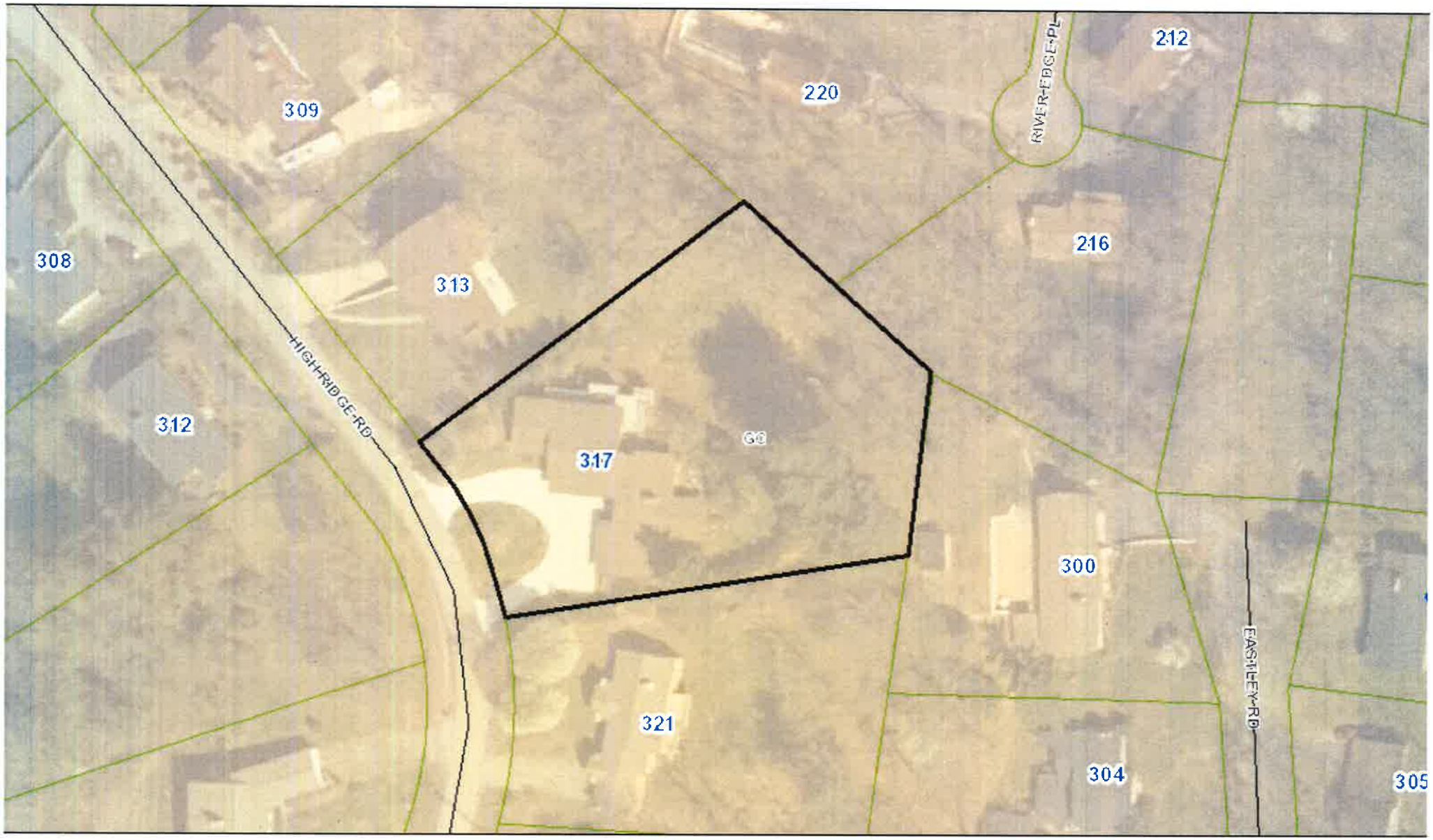
Hawkins County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Washington County Parcels
Lake_Pond
Parcel_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Not 911 Address

Web AppBuilder for ArcGIS

ArcGIS Web Map



12/20/2021, 11:50:06 AM

1 : 1,128

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Hawkins County Parcels
Lake_Pond
Parce_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Sullivan County Parcels
Lake_Pond
Parce_Conflict
Parcels
Railroad_ROW
River
Street_ROW

Washington County Parcels
Lake_Pond
Parce_Conflict
Parcels
Railroad_ROW
River
Street_ROW
Kid 911 Address

Web AppBuilder for ArcGIS

APPLICATION
Board of Zoning Appeals

Kingsport

APPLICANT INFORMATION:

Last Name Barnes | First John | M.I. R | Date 20 Nov 2021

Street Address 317 High Ridge Road | Apartment/Unit #

City Kingsport | State TN | ZIP 37660

Phone 423-914-3373 | E-mail Address mlbdds@aol.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 045J Group: D Parcel: 031.00 Lot: 2

Street Address 317 High Ridge Road | Apartment/Unit # N/A

Current Zone GC | Proposed Zone Zoning remains the same

Current Use Residential | Proposed Use Use remains the same

REPRESENTATIVE INFORMATION:

Last Name Stone | First Mike | M.I. A | Date 21 Nov 2021

Street Address 2141 Mocassin Street South | Apartment/Unit #

City Kingsport | State TN | ZIP 37660

Phone 423-418-3333 | E-mail Address mike@mikestonearchitect.com

REQUESTED ACTION:

Gain approval for a side yard setback variance to allow a new carport addition. Deviation: 5'-0" at back corner. Note front of proposed addition is within the setback.

DISCLAIMER AND SIGNATURE

By signing below I state that I have read and understand the conditions of this application and have been informed as to the location, date and time of the meeting in which the Board of Zoning Appeals will review my application. I further state that I am/we are the sole and legal owner(s) of the property described herein and that I am/we are appealing to the Board of Zoning Appeals.

Signature: R Mark Barnes | Date: 11/22/21

Signed before me on this 22 day of November, 20 21,

a notary public for the State of Tennessee

County of Sullivan.

Notary Lori S. Lloyd

LORI S. LLOYD
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires 8/31/2025

CITY PLANNING OFFICE

Received Date: Received By:

Application Fee Paid:

Board of Zoning Appeals Meeting Date:

Section of Applicable Code:

Building/Zoning Administrator Signature: Date:

Completed Site Plans Received:

Previous requests or file numbers:

Signature of
City Planner: Date:

Variance Worksheet – Finding of Facts

Variances. Except as provided herein to hear and decide applications for variance from the terms of this chapter, because of exceptional narrowness, shallowness or shape of a specific piece of property which on June 16, 1981, was a lot of record or where, because of exceptional topographic conditions or other extraordinary or exceptional situation or condition of a piece of property, the strict application of this chapter would result in peculiar and exceptional practical difficulties to exception or undue hardship upon the owner of such property, provided that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. In granting a variance the board may attach thereto such conditions regarding the location, character and other features of the proposed building, structure or use as it may deem advisable in furtherance of the purposes of this chapter. Before any variance is granted, the board must find all of the following, which shall be recorded, along with any imposed conditions or restrictions, in minutes and records and issued in written form to the applicant to constitute proof of the variance:

a. The specific conditions in detail which are unique to the applicant's land. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. **The conditions of this property prevent a carport from being constructed on either side of the house due to the close proximity of the side setbacks and also the angle of the property line. The rear portion of the yard is sloped considerably and the small flat portion of the rear yard would not be a feasible location to place a carport.**

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. **If strict application of this chapter were applied, the applicant would not be able to have an additional carport on their property.**

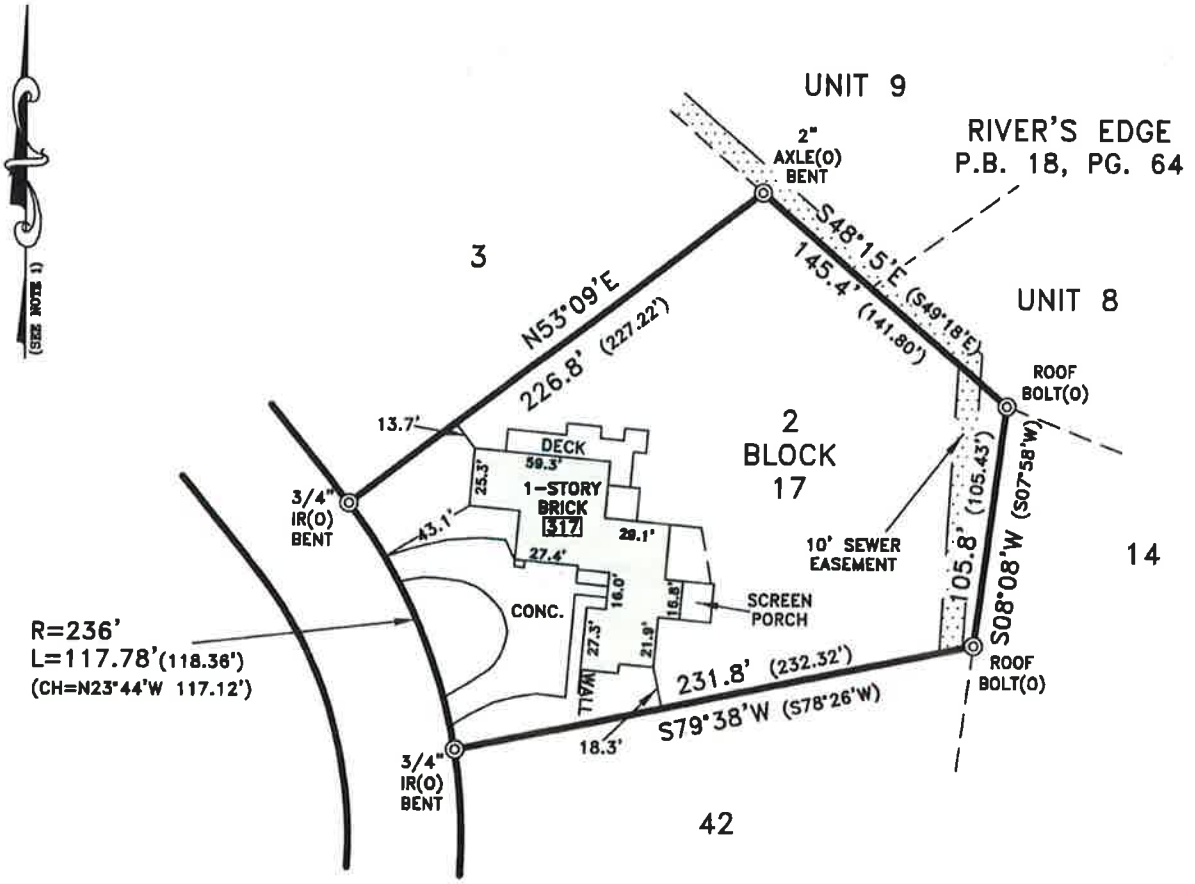
c. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption or amendment of this chapter. **The applicant has not taken any action to cause these conditions. They are a result of the existing house layout and site property lines.**

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood. **The variance will allow the applicant to enjoy a new carport to provide protection of their vehicle. There will be a landscape buffer that will separate this addition from the neighbors. There will be a screen wall on the side of the addition for privacy and protection from the elements. This will not alter the character of the neighborhood in any form and the addition is designed to keep with the style and materials of the existing home.**

Further, a variance may be granted only if the Board finds that such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning plan and this chapter. Variances shall not be granted permitting an increase in floor area or density above the maximum permitted by the zoning district; allowing a use other than those specifically authorized by this chapter in the applicable zoning district; or from the denial of a zoning permit when such denial is due to the fact that such lot has no frontage on a public street unless such lot was a lot of record on June 16, 1981.

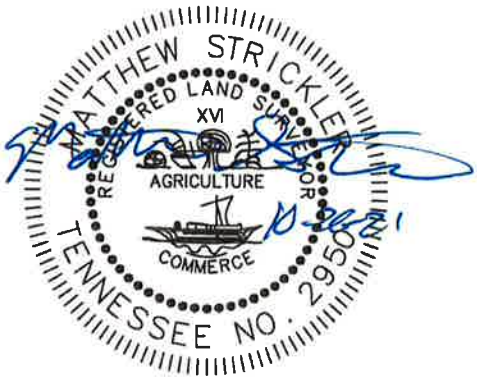
Hardship - There is no definition of a "hardship". Some guidelines, based on legal precedent, for applying the concept of unnecessary hardship are:

© COPYRIGHT ALLEY & ASSOCIATES, INC. 2021
THIS MAP CAN NOT BE USED FOR ANY OTHER PURPOSE THAN IS INTENDED ON THIS DATE



LEGEND

IR(O)	IRON ROD, OLD
CONC	CONCRETE
R=	PAVEMENT
L=	LENGTH
CH=	CHORD
P.B.	PLAT BOOK
PG.	PAGE
317	911 ADDRESS



NOTES:

1) NORTH BASED ON REFERENCED PLAT.
2) SETBACKS TO CONFORM TO CURRENT ZONING.
3) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD INSURANCE ADMINISTRATION BOUNDARY MAP 47163C0040D EFFECTIVE DATE SEPTEMBER 29, 2006 AND FOUND THAT THE ABOVE PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4) THIS SURVEY IS SUBJECT TO ANY AND ALL SERVITUDES, EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER WRITTEN OR UNWRITTEN.
5) THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
6) I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION IS BETTER THAN 1:10,000.
7) FIELD INFORMATION SHOWN IN PARENTHESIS.

ALLEY & ASSOCIATES, INC.
243 E Market Street
Kingsport, Tennessee 37660
E-mail:mstrickler@alleyassociates.com

MAP OF: LOT 2, BLOCK 17, SURVEY OF PART OF BLOCKS 16 & 17 OF GENERAL PLAN OF RIDGEFIELDS

OWNER: JOHN R. AND MARY L. BARNES

CIVIL DISTRICT: 12TH COUNTY: SULLIVAN

STATE: TENNESSEE TAX MAP 0450 "D", PARCEL 31

SCALE: 1 INCH = 80' DATE: OCTOBER 26, 2021

REFERENCE: PLAT BOOK 4, PAGE 7B

21-12418 FB/PG: 627/35

FOR:

LEGEND

- PROPERTY LINE (THIS PROJECT)
- PROPERTY LINE (OTHER)
- SETBACK / EASEMENT
- PROPOSED ADDITION
- EXISTING STRUCTURE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- EXISTING PAVEMENT
- NEW ASPHALT PAVEMENT
- NEW MULCH AREA
- NEW GRASS AREA
- EXISTING WOODED AREA
- SMALL TREE | SHRUB | LOW GROWTH

	EXISTING	NEW
SANITARY SEWER		
STORM SEWER		
WATER LINE		
OVERHEAD POWER / COMM.		
UNDERGROUND ELECTRICAL		
GAS LINE		
CHAIN LINK FENCE		
SPOT ELEVATION		
CLEAN OUT		
MAN HOLE		
WATER VALVE		
GAS VALVE		
WATER METER		

SITE NOTES

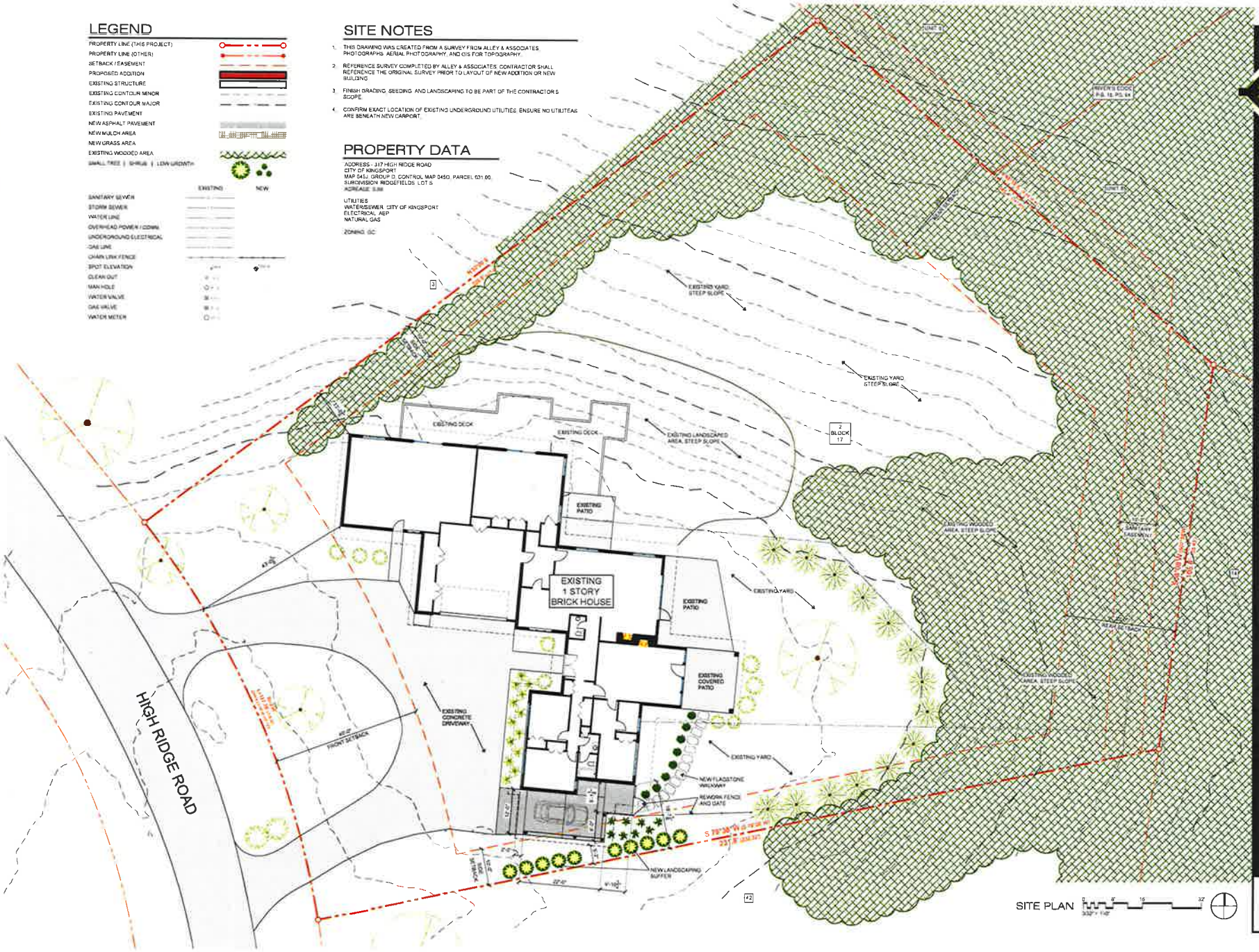
1. THIS DRAWING WAS CREATED FROM A SURVEY FROM ALLEY & ASSOCIATES, PHOTOGRAPHS, AERIAL PHOTOGRAPHY, AND GIS FOR TOPOGRAPHY.
2. REFERENCE SURVEY COMPLETED BY ALLEY & ASSOCIATES. CONTRACTOR SHALL REFERENCE THE ORIGINAL SURVEY PRIOR TO LAYOUT OF NEW ADDITION OR NEW BUILDING.
3. FINISH GRADING, SEEDING, AND LANDSCAPING TO BE PART OF THE CONTRACTOR'S SCOPE.
4. CONFIRM EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES. ENSURE NO UTILITIES ARE BENEATH NEW CARPORT.

PROPERTY DATA

ADDRESS - 317 HIGH RIDGE ROAD
CITY OF KINGSPORT
MAP 045J, GROUP D, CONTROL MAP 045D, PARCEL 031.00,
SUBDIVISION: RIDGEFIELDS, LOT 5
ACREAGE: 0.88

UTILITIES
WATER/SEWER: CITY OF KINGSPORT
ELECTRICAL: AEP
NATURAL GAS

ZONING: GC



MIKE STONE ARCHITECT, P.C.
423.416.3323
mike@mikestonearchitect.com

No.	date	revision	by

New Carport for
Rusty and Mary Lynn Barnes
317 High Ridge Road - Kingsport, TN 37660

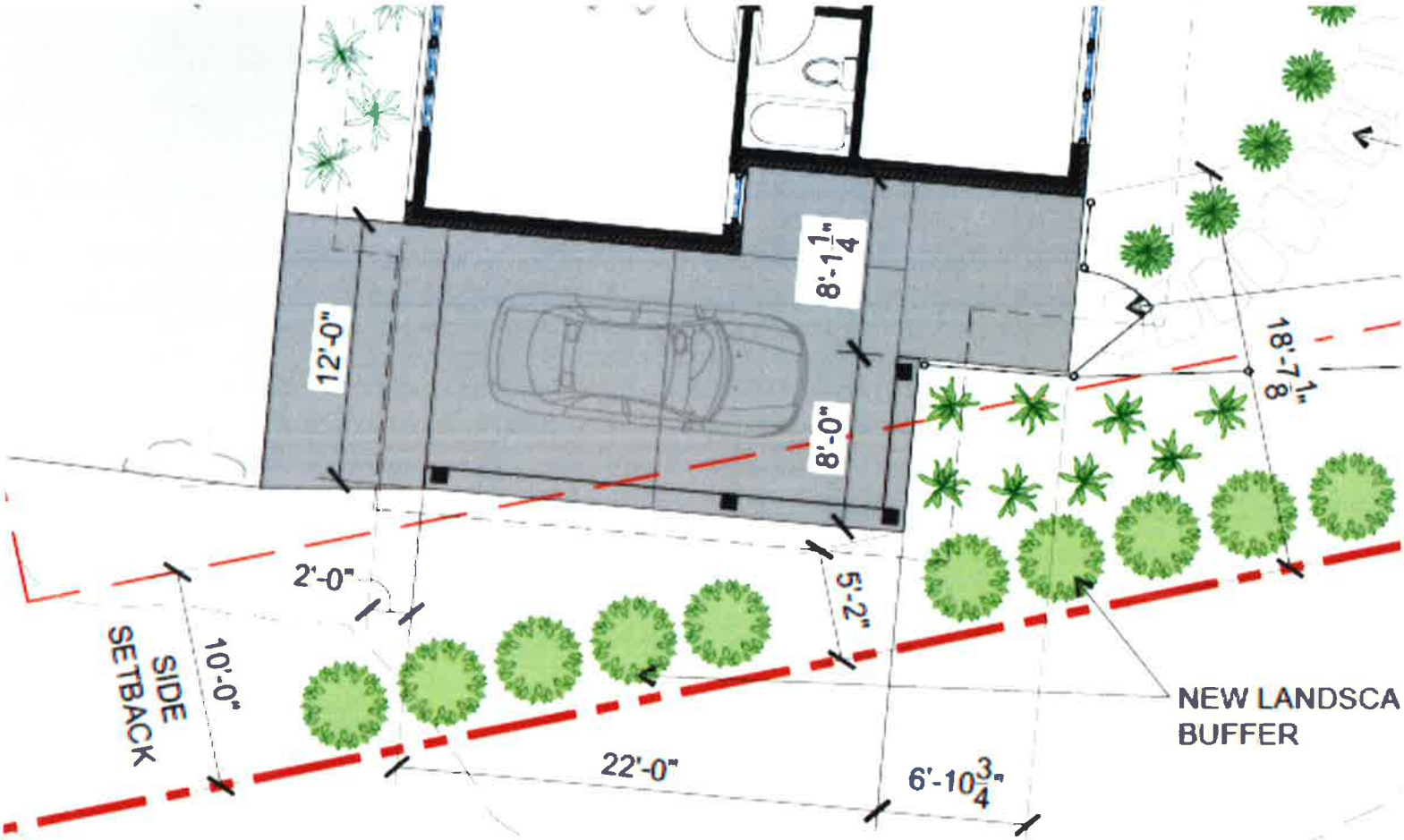
MICHAEL AARON STONE
STATE OF TENNESSEE
11-23-20

ISSUE DATE

DRAWN BY

DRAWING NAME
SITE PLAN

C1.1


12'-0"
8'-1 1/4"
8'-0"
18'-7 1/8"
2'-0"
5'-2"
10'-0"
SIDE SETBACK
22'-0"
6'-10 3/4"
NEW LANDSCA BUFFER

New Carport for:

Rusty and Mary Lynn Barnes

317 High Ridge Road - Kingsport, TN 37660

REVIEW SET
23 NOVEMBER 2021

SYMBOLS

SECTION
SCALE: 3/4" = 1'-0"

A-30/A-11
- IDENTIFICATION MARK LETTER (SECTIONS AND ELEVATIONS)
- IDENTIFICATION MARK NUMBER (DETAILS)
- DRAWING WHERE SECTION IS CUT OR ELEVATION OR DETAIL IS CALLED OUT
- DRAWING WHERE SECTION IS SHOWN

SECTION IDENTIFICATION
DRAWING WHERE SECTION IS SHOWN

ELEVATION IDENTIFICATION
DRAWING WHERE ELEVATION IS SHOWN

DETAIL IDENTIFICATION
DRAWING WHERE DETAIL IS SHOWN

WALL TYPE IDENTIFICATION

ROOM — ROOM/SPACE IDENTIFICATION

GRAY TEXT DENOTES EXISTING ROOM

REVISION NUMBER

ITEMS NOT IN CONTRACT

ALL ITEMS DEPICTED OR NOTED ON THIS SET OF DRAWINGS SHALL BE A PART OF THE CONTRACTOR'S SCOPE OF WORK EXCEPT:

COMPUTERS	CHAIRS / COUCHES
WINDOW TREATMENTS / CURTAINS	DESKS
TABLES	TELEVISIONS
APPLIANCES	

ANY ITEMS LABELED "NIC" OR "BY OWNER"

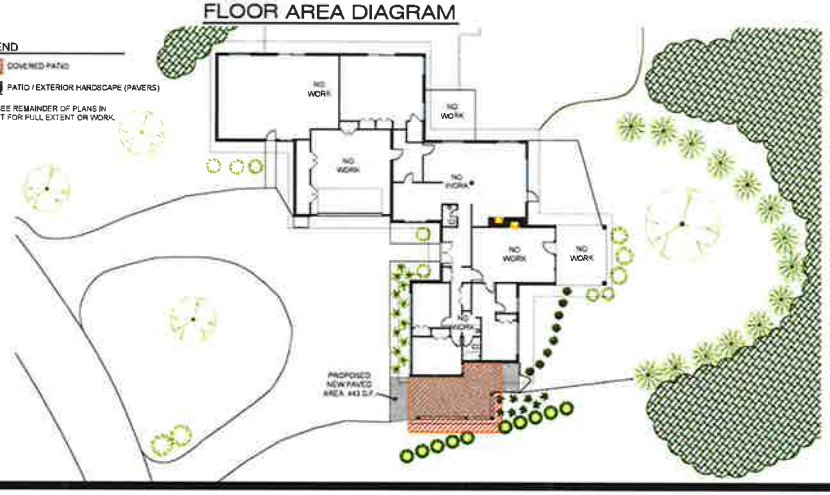
THESE ITEMS ARE SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY.

LOCATION MAP

FLOOR AREA DIAGRAM

LEGEND
- COVERED PATIO
- PATIO / EXTERIOR HARDSCAPE (PAVERS)

NOTE: SEE REMAINDER OF PLANS IN THIS SET FOR FULL EXTENT OF WORK.



INDEX OF DRAWINGS

GENERAL
G0.0 COVER SHEET / GENERAL INFORMATION

SITE
C1.1 SITE PLAN

ARCHITECTURAL
A1.1 FLOOR PLAN
A1.2 ROOF PLAN
A2.0 EXTERIOR ELEVATIONS

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- CONCRETE MASONRY (NEW, VIEWED IN PLAN & SECTION)
- GYPSUM BOARD CEILING (IN PLAN)
- CASEWORK (IN PLAN VIEW)
- FIBERGLASS BATT INSULATION
- NEW WALL CONSTRUCTION
- CONCRETE (SECTION)
- CRUSHED STONE
- EARTH

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ACTUAL CONDITIONS SURROUNDING THE PROJECT, INCLUDING THE AS-BUILT LOCATIONS AND CONDITIONS OF EXISTING UTILITIES AND THE BUILDING STRUCTURE.
2. CONTRACTOR SHALL COORDINATE THE LOCATIONS FOR THE STORAGE OF EQUIPMENT AND BUILDING MATERIALS WITH THE OWNER.
3. PLAN DIMENSIONS DENOTE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
4. PROVIDE WALL BLOCKING AS REQUIRED FOR FIXTURES, CABINETS, EQUIPMENT, ETC.
5. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AND ITS CONTENTS FROM THE ELEMENTS AND FROM UNAUTHORIZED ENTRY. CONTRACTOR SHALL PROVIDE TEMPORARY CLOSURES AND BARRICADES AS REQUIRED TO MAINTAIN A SECURE ENVIRONMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, LOCATIONS, SIZES, ETC. OF ALL BUILDING COMPONENTS, STRUCTURAL MEMBERS, EQUIPMENT, AND ACCESSORIES TO REMAIN.
8. THIS SET OF DRAWINGS DOES NOT PROVIDE ENGINEERING FOR STRUCTURAL, STORMWATER, ELECTRICAL, PLUMBING, OR HVAC. PREFERRED LOCATIONS OF FIXTURES, PANELS, APPLIANCES, AND EQUIPMENT ARE SHOWN FOR REFERENCE ONLY.
9. CONTRACTOR SHALL REVIEW ALL FINAL FINISH SELECTIONS WITH THE OWNER PRIOR TO SELECTING AND ORDERING.
10. CONTRACTOR SHALL REVIEW THIS SET OF DRAWINGS ALONG WITH A VISIT TO THE SITE TO OBSERVE EXISTING CONDITIONS. ANY QUESTIONS ABOUT THE PROJECT SHALL BE WRITTEN IN EMAIL FORM.

MIKE STONE ARCHITECT, P.C.
423.610.3333

no.	date	revision	by

New Carport for:
Rusty and Mary Lynn Barnes
317 High Ridge Road - Kingsport, TN 37660

PROGRESS PRINT
11/23/2021
NOT FOR CONSTRUCTION

ISSUE DATE:

DRAWN BY

DRAWING NAME:
COVER SHEET

G0.0

LEGEND

PROPERTY LINE (THIS PROJECT)
PROPERTY LINE (OTHER)
SETBACK / EASEMENT
PROPOSED ADDITION
EXISTING STRUCTURE
EXISTING CONTOUR MINOR
EXISTING CONTOUR MAJOR
EXISTING PAVEMENT
NEW ASPHALT PAVEMENT
NEW MULCH AREA
NEW GRASS AREA
EXISTING WOODED AREA
SMALL TREE | SHRUB | LOW GROWTH

	EXISTING	NEW
SANITARY SEWER		
STORM SEWER		
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SITE NOTES

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PROPERTY DATA

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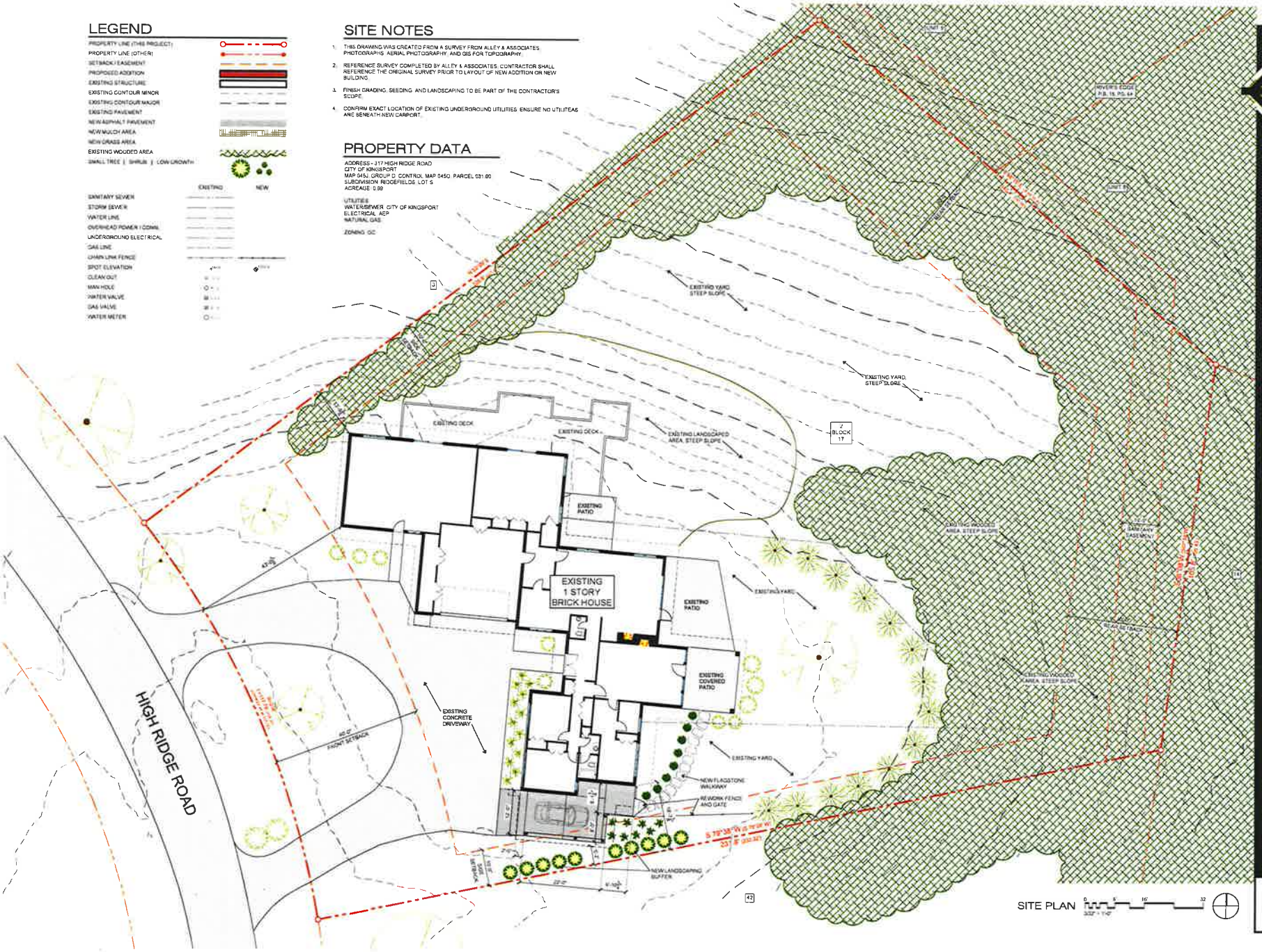
CITY OF KINGSPORT
MAP 045J, GROUP D, CONTROL MAP 045O, PARCEL 031.00
SUBDIVISION: RIDGEFIELDS, LOT 5
ACREAGE: 0.99

UTILITIES
WATER/SEWER: CITY OF KINGSPORT
ELECTRICAL: AEP
NATURAL GAS

ZONING: GC



MIKE STONE ARCHITECT, P.C.
423-416-2333
mike@mikestonearchitect.com

no.	date	revision	by

New Carport for:
Rusty and Mary Lynn Barnes
317 High Ridge Road - Kingsport, TN 37660

PROGRESS PRINT
11/23/2021
NOT FOR CONSTRUCTION

ISSUE DATE:
DRAWN BY:
DRAWING NAME: SITE PLAN

C1.1

PLAN NOTES

1. DIMENSIONS ARE FROM FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS OTHERWISE NOTED.
2. PATCH EXISTING WALLS AS REQUIRED TO ACHIEVE A UNIFORM APPEARANCE. TYPICAL WALLS SHALL MATCH EXISTING ADJACENT CONSTRUCTION.

LEGEND

- EXISTING WALL CONSTRUCTION TO REMAIN
- EXISTING BRICK TO REMAIN
- NEW PARTIAL HEIGHT WALL
- NEW POST WITH PAINTED TRIM

FLOOR PLAN

MIKE STONE ARCHITECT, P.C.
423.418.2233
mike@mikestonearchitect.com

no.	date	revision	by

New Carport for

Rusty and Mary Lynn Barnes

317 High Ridge Road - Kingsport, TN 37660

PROGRESS PRINT
11/23/2021
NOT FOR CONSTRUCTION

ISSUE DATE

DRAWN BY

DRAWING NAME
FLOOR PLAN

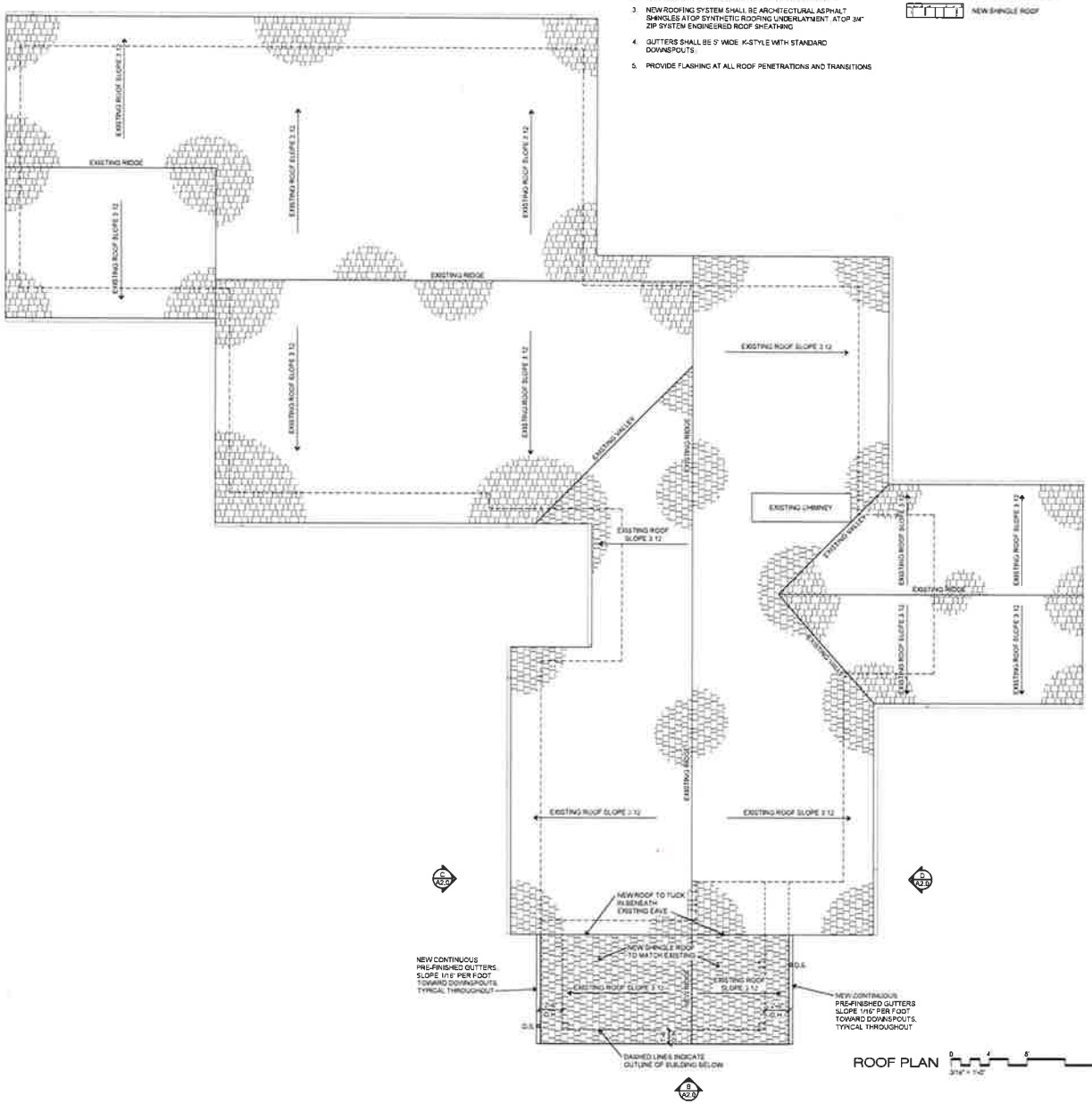
A1.1

ROOF NOTES

1. INSTALL METAL DRIP EDGE. FACTORY PRE-FINISHED AT ALL EAVES AND RAKES.
2. TIE DOWNSPOUTS INTO STORM PIPING THAT DAYLIGHTS.
3. NEW ROOFING SYSTEM SHALL BE ARCHITECTURAL ASPHALT SHINGLES ATOP SYNTHETIC ROOFING UNDERLAYMENT. ATOP 3/4" ZIP SYSTEM ENGINEERED ROOF SHEATHING
4. GUTTERS SHALL BE 5" WIDE K-STYLE WITH STANDARD DOWNSPOUTS.
5. PROVIDE FLASHING AT ALL ROOF PENETRATIONS AND TRANSITIONS

ROOF LEGEND

- OUTLINE OF BUILDING (BELOW)
- EXISTING SHINGLE ROOF
- NEW SHINGLE ROOF



ROOF PLAN 0 4' 8' 16' 3/16" = 1'-0"

MIKE STONE ARCHITECT, P.C.
423.416.3333
mike@mikestonearchitect.com

no.	date	revision	by

New Carport for

Rusty and Mary Lynn Barnes

317 High Ridge Road - Kingsport, TN 37660

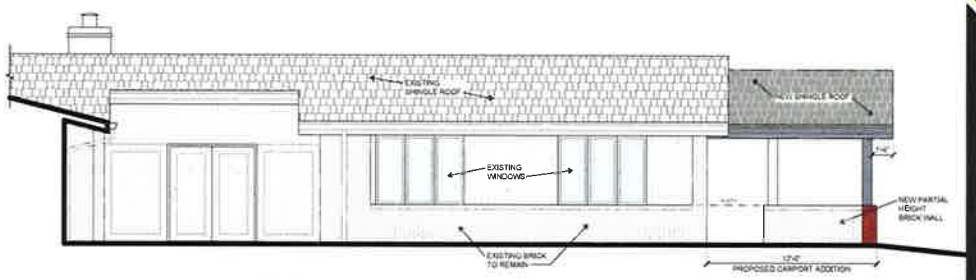
PROGRESS PRINT
11/23/2021
NOT FOR CONSTRUCTION

ISSUE DATE

DRAWN BY

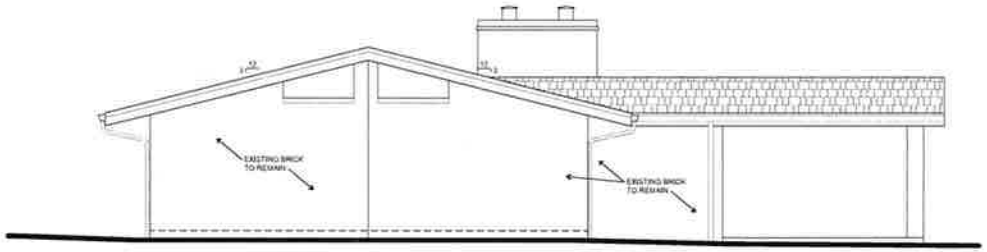
DRAWING NAME
ROOF PLAN

A1.2



WEST NEW ELEVATION (C / A2.0)
SCALE: 1/4" = 1'-0"

SOUTH NEW ELEVATION (B / A2.0)
SCALE: 1/4" = 1'-0"



SOUTH DEMOLITION ELEVATION (A / A2.0)
SCALE: 1/4" = 1'-0"

MIKE STONE ARCHITECT, P.C.
423.418.3333

no.	date	revision	by

New Carport for:
Rusty and Mary Lynn Barnes
317 High Ridge Road - Kingsport, TN 37660

PROGRESS PRINT
11/23/2021
NOT FOR CONSTRUCTION

ISSUE DATE

DRAWN BY

DRAWING NAME
EXTERIOR ELEVATIONS

A2.0

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

November 4, 2021, Regular Meeting

Noon
City Hall Council Room

Members Present:
Bill Sumner
Jeff Little
Joe White
Tracey Cleek

Members Absent:
Calvin Clifton

Staff Present:
Ken Weems, AICP
Page Jeffers

Visitors:
Robert Brents
Mackey Casey

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

Ms. Page Jeffers conducted the swearing in ceremony for those wishing to speak during the regular meeting. Mr. Robert Brents was sworn in.

Public Hearing:

Case: 21-0281 – Property located at 505 & 509 E Center Street, Control Map 046O, Group F, Parcel 019.00 requests reestablishment of a nonconforming use to Sec 114-8(4) to accommodate a single family home use for both 505 and 509 E Center St. The property is zoned B-2E, Central Business Edge District.

Mr. Robert Brents presented the case to the Board. Mr. Brents stated that the two buildings in question were originally built as single family dwellings and that they had been converted to office use in the past. Mr. Brents stated that he has been trying to rent the two structures for office use, but office use is widely available in the local market.

Chairman Sumner, seeing no one wishing to speak further on the item, closed the public hearing.

Chairman Sumner opened the business portion of the meeting. A motion was made by Jeff Little, seconded by Joe White, to approve the minutes of the October 7, 2021 regular meeting. The motion was approved unanimously, 4-0. Mr. Weems stated for the record that the next application deadline is November 15, 2021 for the meeting date of December 2, 2021.

Adjudication of Cases:

Case: 21-0281 – Property located at 505 & 509 E Center Street, Control Map 046O, Group F, Parcel 019.00

MOTION: made by Jeff Little, seconded by Joe White, to grant reestablishment of a nonconforming use of single family for the two structures located at 505 and 509 E Center Street as requested.

VOTE: 4-0 to approve the request.

With no further business the meeting was adjourned at 12:15 p.m.

Respectfully Submitted,

Ken Weems, AICP
Planning Manager