

KINGSPORT BOARD OF ZONING APPEALS AGENDA  
REGULAR MEETING: February 2, 2023  
Boardroom, City Hall  
415 Broad Street, 3rd Floor

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

**PUBLIC HEARING:**

**Case: 22-0374 – Property located along Kimbark Lane, Control Map 022M, Group A, Parcel 0237.00**

requests a 12 foot rear yard variance to Sec 114-183e(1)e for the purpose of building a new single family home on the property. The property is zoned R-1B, Residential District.

***INTERESTED PARTIES:***

Owner: Mitchell McKinney  
150 Dye Rd  
Church Hill, TN 37642  
423.367.4333

Representative: Mitchell McKinney

**BUSINESS:**

**2023 Officer Elections**

**Approval of the November 3, 2022 regular meeting minutes.**

**Stating for public record, the next application deadline is February 15, 2023 at noon, and meeting date (Thursday, March 2, 2023).**

**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, February 2, 2023 will be conducted beginning at NOON in the Kingsport City Hall Boardroom, 415 Broad Street, 3rd floor, Kingsport, Tennessee.

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

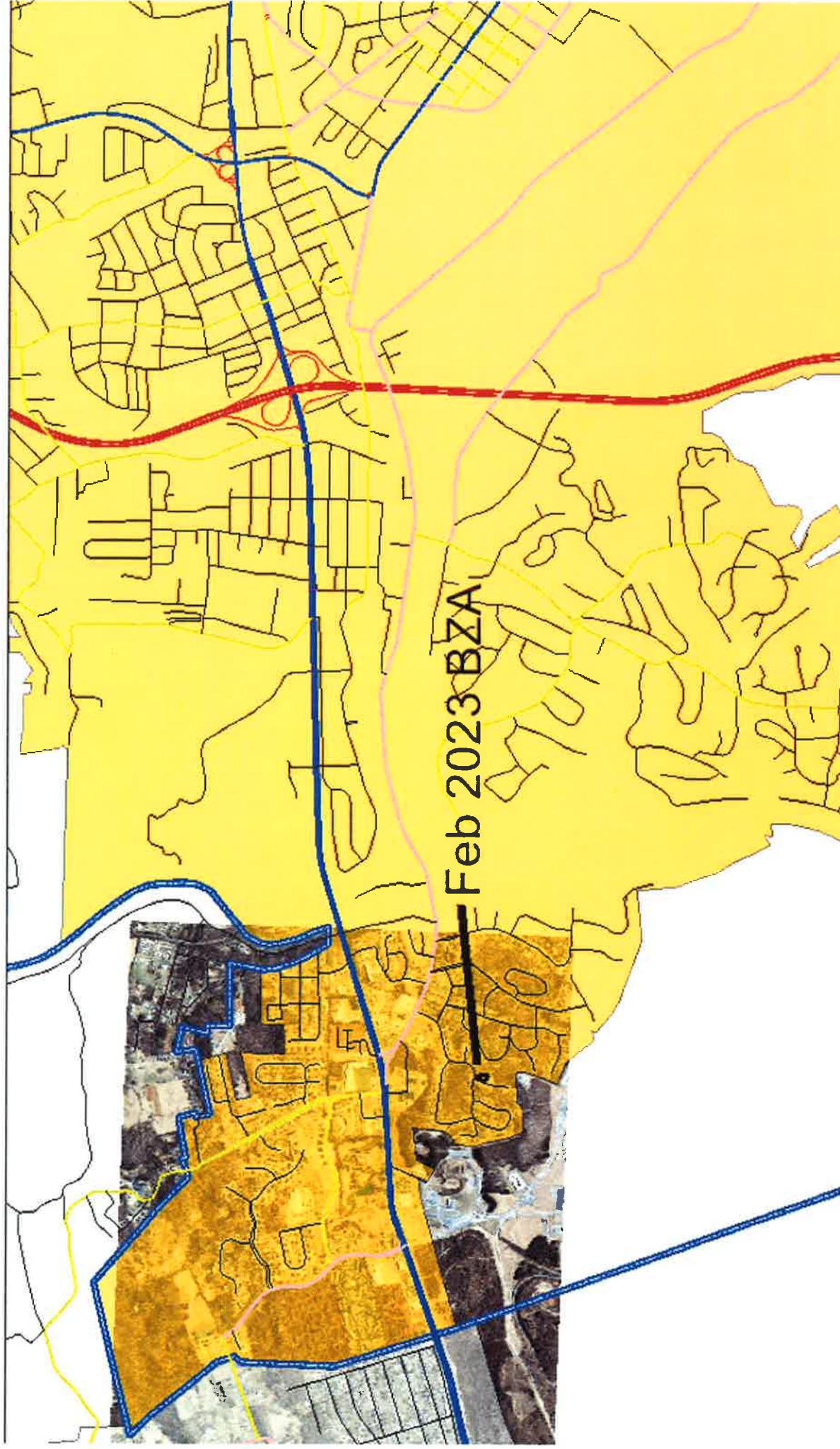
**Case: 22-0374 – Property located along Kimbark Lane, Control Map 022M, Group A, Parcel 0237.00** requests a 12 foot rear yard variance to Sec 114-183e(1)e for the purpose of building a new single family home on the property. The property is zoned R-1B, Residential District.

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](mailto: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: 1/23/2023

# ArcGIS Web Map



1/19/2023, 2:14:06 PM

Municipal Boundary

JOHNSON CITY

KINGSFORT

MT CARMEL

CHURCH HILL

Expressway

Major Arterial

Minor Arterial

Collector Street

Local Street

Private Street

Ramp

2948821.tif

Red

Green

Blue

1.26

0.5

0.25

0.125

0.0625

0.03125

0.015625

0.0078125



# ArcGIS Web Map



1/19/2023, 2:18:16 PM

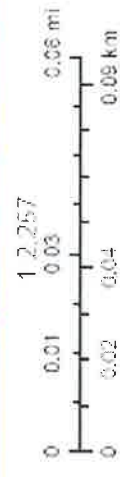
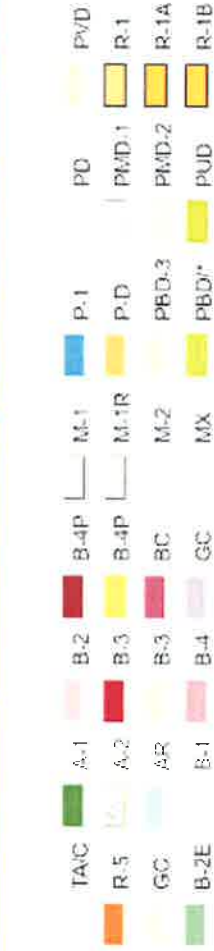
TJWINS County Parcels 2023 Jan

50  
 40  
 30  
 20  
 10  
 0

\* Xp: 31 Address

City Zoning

CHMS





# ArcGIS Web Map



1/19/2023 2:21:05 PM

Hawkins County Parcels 2023 Jan Streets

- Parcels
- Kpt: 911 Address
- Urban Growth Boundary
- Interstate
- Expressway
- Major Arterial
- Minor Arterial
- Collector Street
- Local Street
- Private Street
- Ramp
- 29+8821 tr
- Rec: Band\_1
- Green: Band\_2







TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Planning Manager

DATE: January 19, 2023

RE: Kimbark Lane variance

The Board is asked to consider the following request:

**Case: 22-0374 – Property located along Kimbark Lane, Control Map 022M, Group A, Parcel 0237.00** requests a 12 foot rear yard variance to Sec 114-183e(1)e for the purpose of building a new single family home on the property. The property is zoned R-1B, Residential District.

Code reference:

(e)

*Dimensional requirements.* The minimum and maximum dimensional requirements for the R-1B district are as follows:

(1) *Minimum requirements.*

a. Lot area, 7,500 square feet.

b. Lot frontage, 50 feet.

c. Front yard, 30 feet.

d. Each side yard, eight feet.

e. Rear yard, 30 feet.

f. Usable open space, not applicable.

# NOTES

SURVEY OF: MITCHELL R. AND JESSICA MCKINNEY PROPERTY.  
BEING LOT 1, BLOCK A, OF BAYS COVE, SECTION 3.

SURVEY REQUESTED BY: EASTMAN CREDIT UNION TITLE & ESCROW.

PROPERTY LOCATION: KIMBARK LANE, KINGSFORT, TN.

DEED REFERENCE: D.B. 1263 PG. 250.

PLAT REFERENCE: PLAT CABINET 1 ENVELOPE 288A.

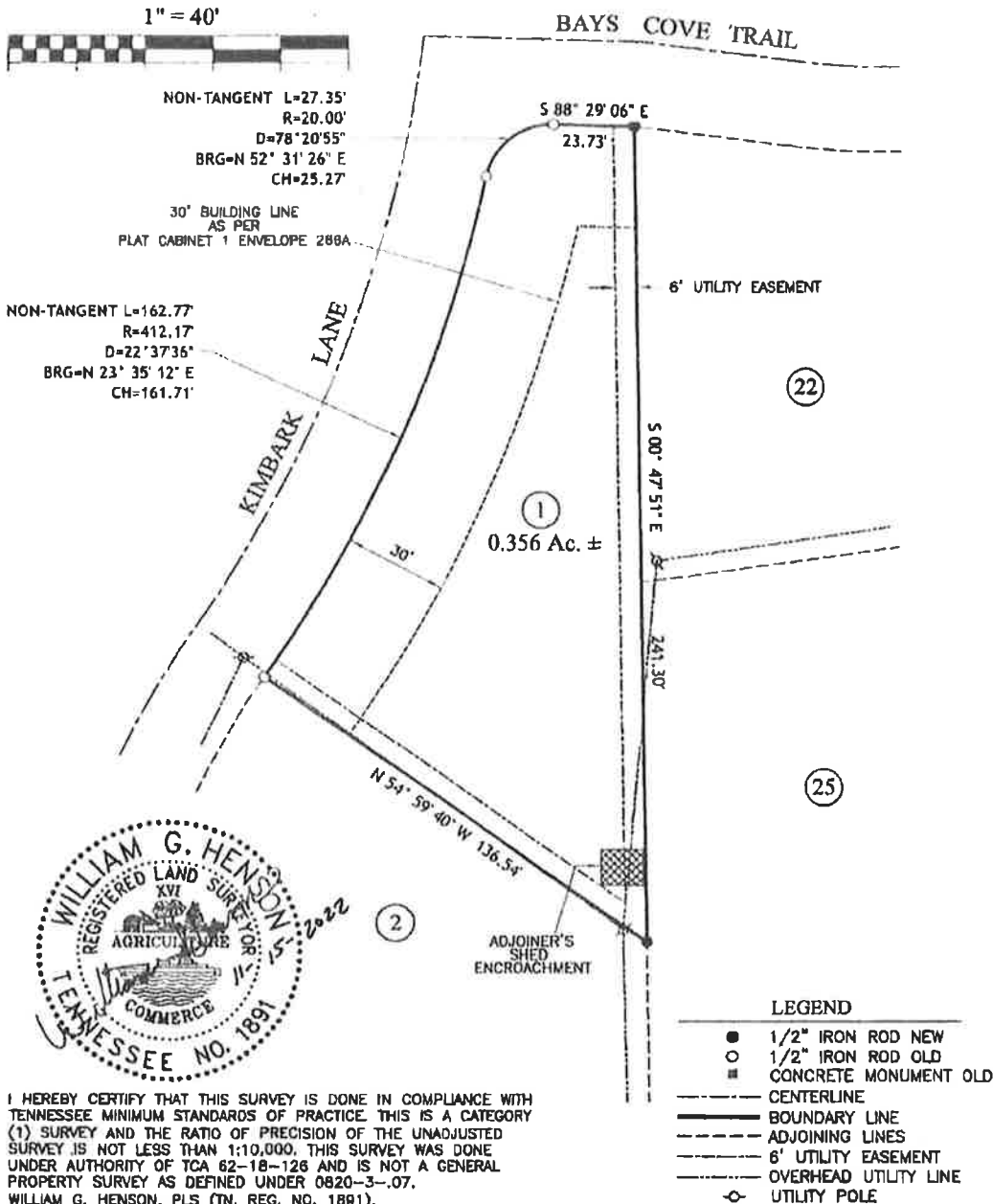
PROPERTY TAX REFERENCE: TAX MAP 022M GROUP "A" PARCEL 037.00.

BUILDING SETBACKS SHALL BE AS PER THE PARTICULAR ZONING ORDINANCE  
IN EFFECT UPON THE SUBJECT PROPERTY OR THE RESTRICTIVE COVENANTS,  
WHICHEVER IS MORE RESTRICTIVE.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION  
AND IS SUBJECT TO THE FINDINGS THEREOF.

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS,  
RIGHT-OF-WAYS, AND/OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN.

UNDERGROUND UTILITIES AND FEATURES HAVE NOT BEEN LOCATED AS PART OF  
THIS SURVEY, AND NO CERTIFICATION IS MADE OR IMPLIED TO THE EXISTENCE  
OR NONEXISTENCE THEREOF. CALL 811 BEFORE YOU DIG.



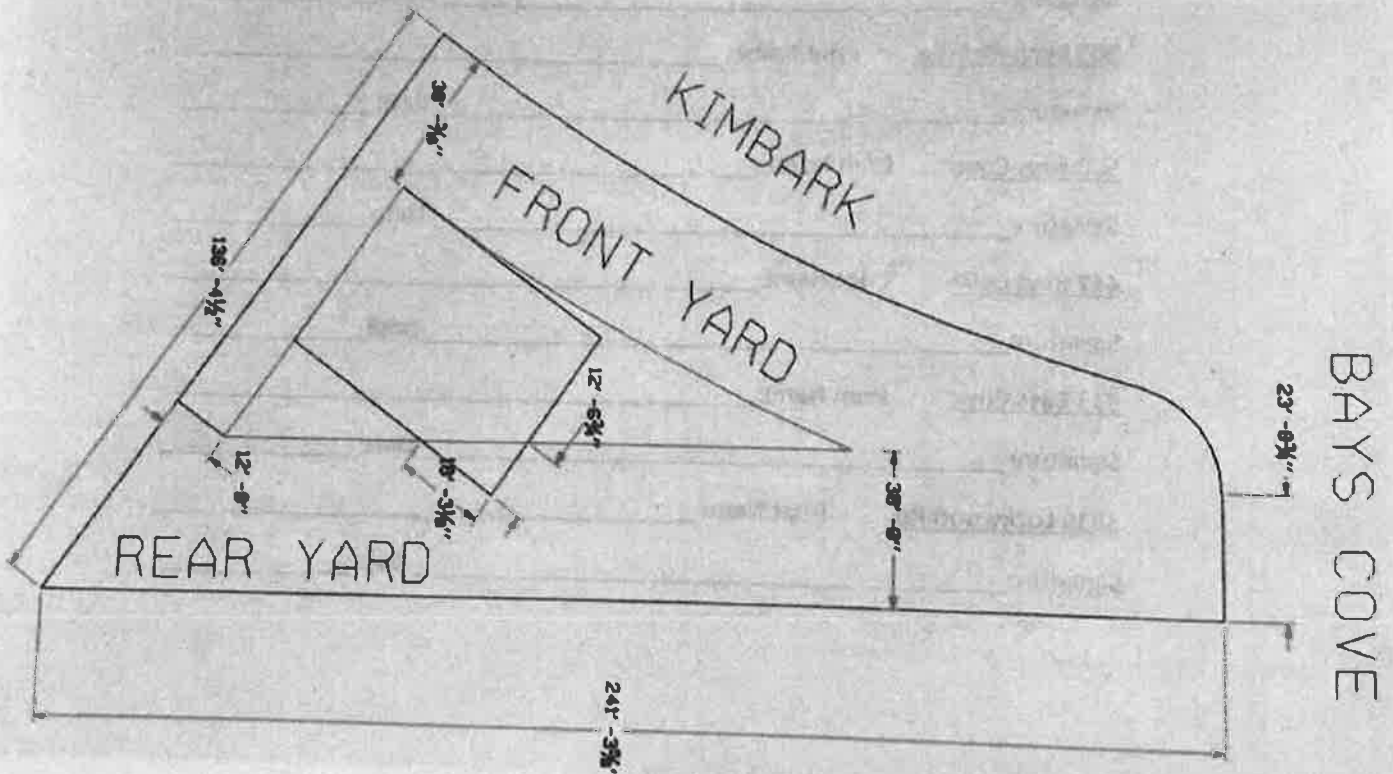
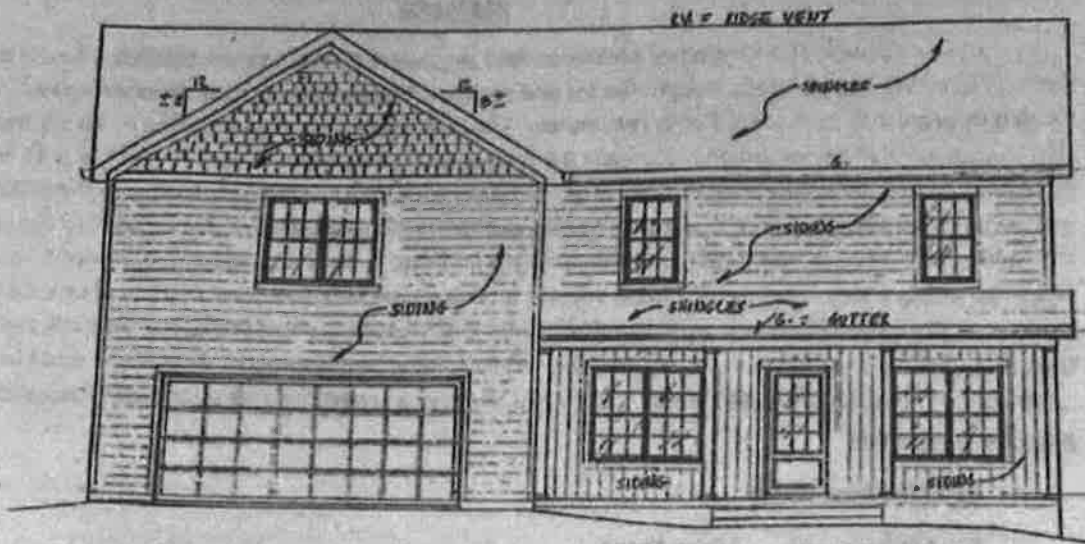
7TH CML DISTRICT OF HAWKINS COUNTY, TENNESSEE

DATE: 11-15-2022

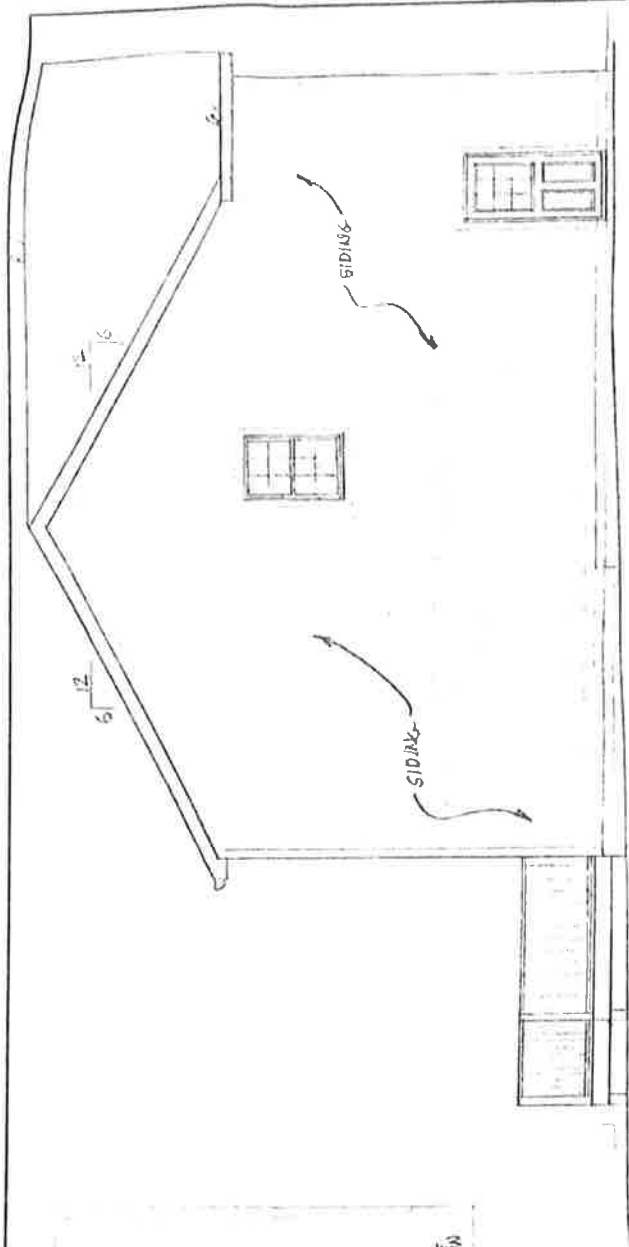
PROJECT No.: 1810

HENSON LAND SURVEYS

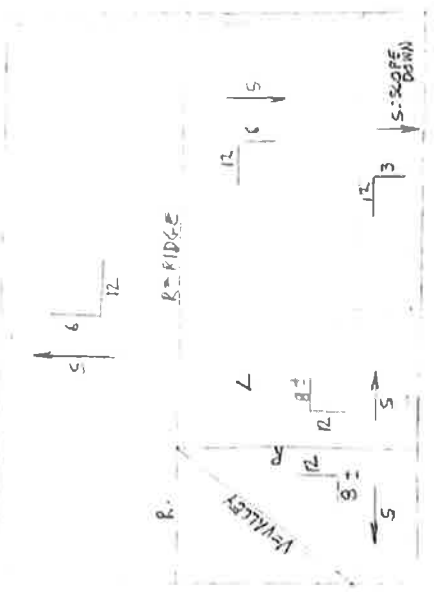
434 GLEN OAKS DRIVE  
JOHNSON CITY, TN. 37615  
PHONE: (423) 483-6484



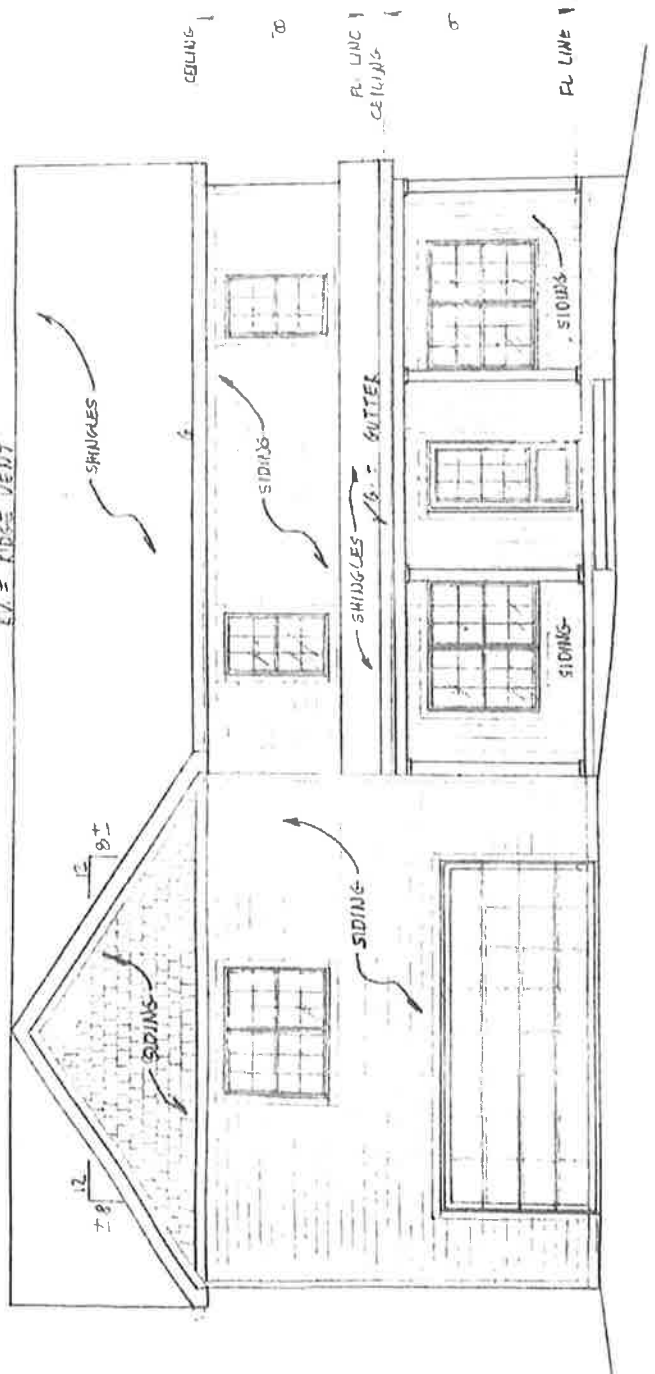




LEFT ELEVATION  
SCALE 1/4" = 1'-0"



ROOF PLAN  
SCALE 1/8" = 1'-0"



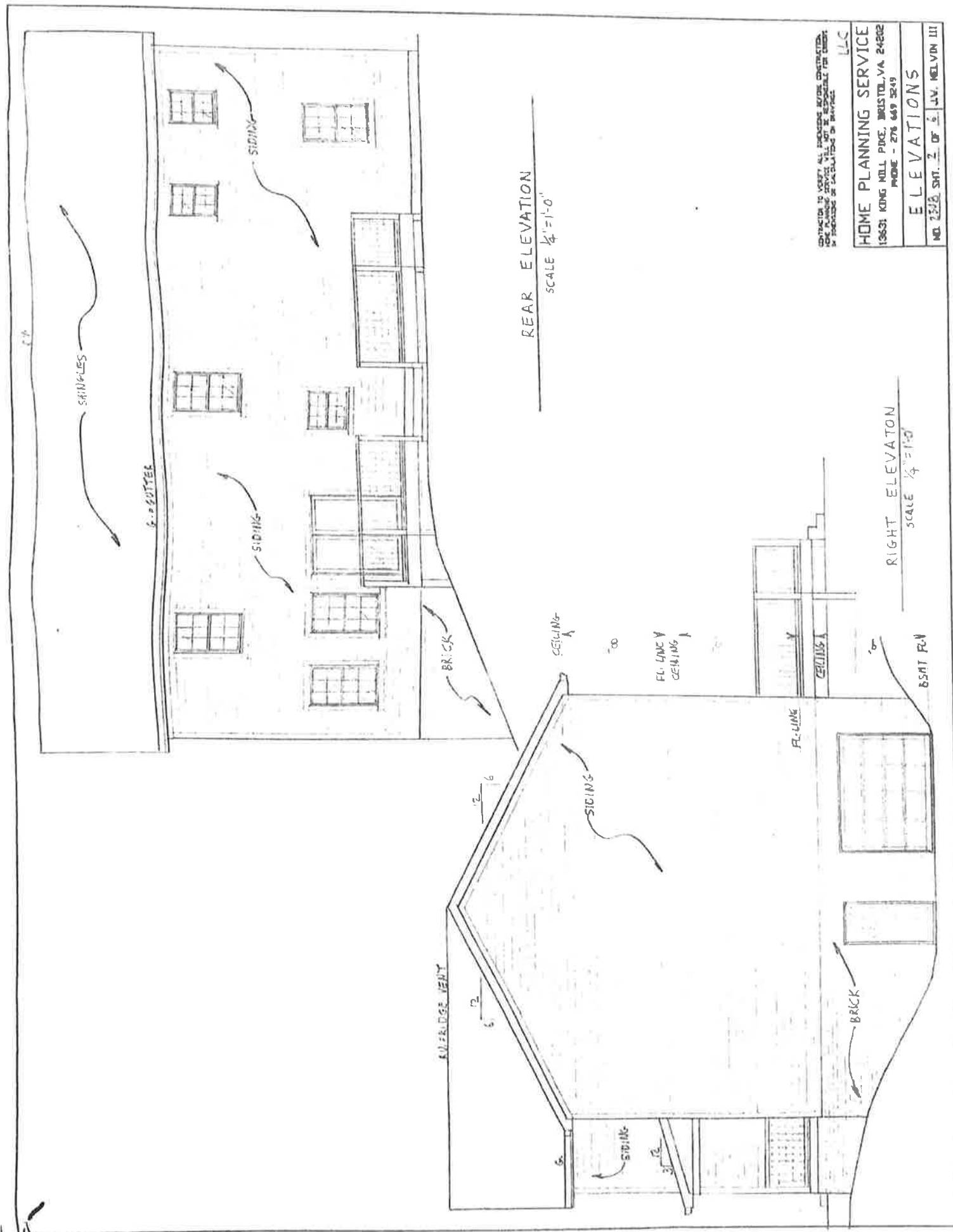
FRONT ELEVATION  
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.  
HOME PLANNING SERVICE, INC. IS NOT RESPONSIBLE FOR ERRORS  
OR OMISSIONS IN CALCULATIONS OR DRAWINGS.

HOME PLANNING SERVICE  
13631 KING MILL POCE, BRISTOL, VA 24202  
PHONE - 276 649 3249

ELEVATION 5

ML 2306 SMT. 1 OF 5 J.V. MELVIN III  
LLC.



CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.  
HOME PLANNING SERVICE WILL NOT BE RESPONSIBLE FOR ERRORS  
IN DIMENSIONS OR CALCULATIONS OF MATERIALS.

LLC

HOME PLANNING SERVICE  
13801 KING MILL POCE, BRISTOL, VA 24202  
PHONE - 276 649 3249

ELEVATIONS

NO. 2512 SHIT. 2 OF 5 J.W. MELVIN III



DOOR SCHEDULE	
NO.	DESCRIPTION
1	3' x 7' 0" ENTRY
2	3' x 7' 0" ENTRY
3	3' x 7' 0" ENTRY
4	3' x 7' 0" ENTRY
5	3' x 7' 0" ENTRY
6	3' x 7' 0" ENTRY
7	3' x 7' 0" ENTRY
8	3' x 7' 0" ENTRY
9	3' x 7' 0" ENTRY
10	3' x 7' 0" ENTRY

WINDOW SCHEDULE	
NO.	DESCRIPTION
1	2' 0" x 5' 2" DM
2	3' 0" x 5' 2"
3	3' 0" x 5' 2"
4	3' 0" x 5' 2"
5	3' 0" x 5' 2"
6	3' 0" x 5' 2"
7	3' 0" x 5' 2"
8	3' 0" x 5' 2"
9	3' 0" x 5' 2"
10	3' 0" x 5' 2"

- 1. LIGHT
- 2. RECESSED LIGHT
- 3. LIGHT - VENT
- 4. RECEPTACLE
- 5. FLOOR REC.
- 6. TV JACK
- 7. TELEPHONE JACK
- 8. ROSE BIBE
- 9. FAN

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.  
HOME PLANNING SERVICE WILL NOT BE RESPONSIBLE FOR ERRORS  
OR OMISSIONS IN CALCULATION OR MEASUREMENT.

LLC

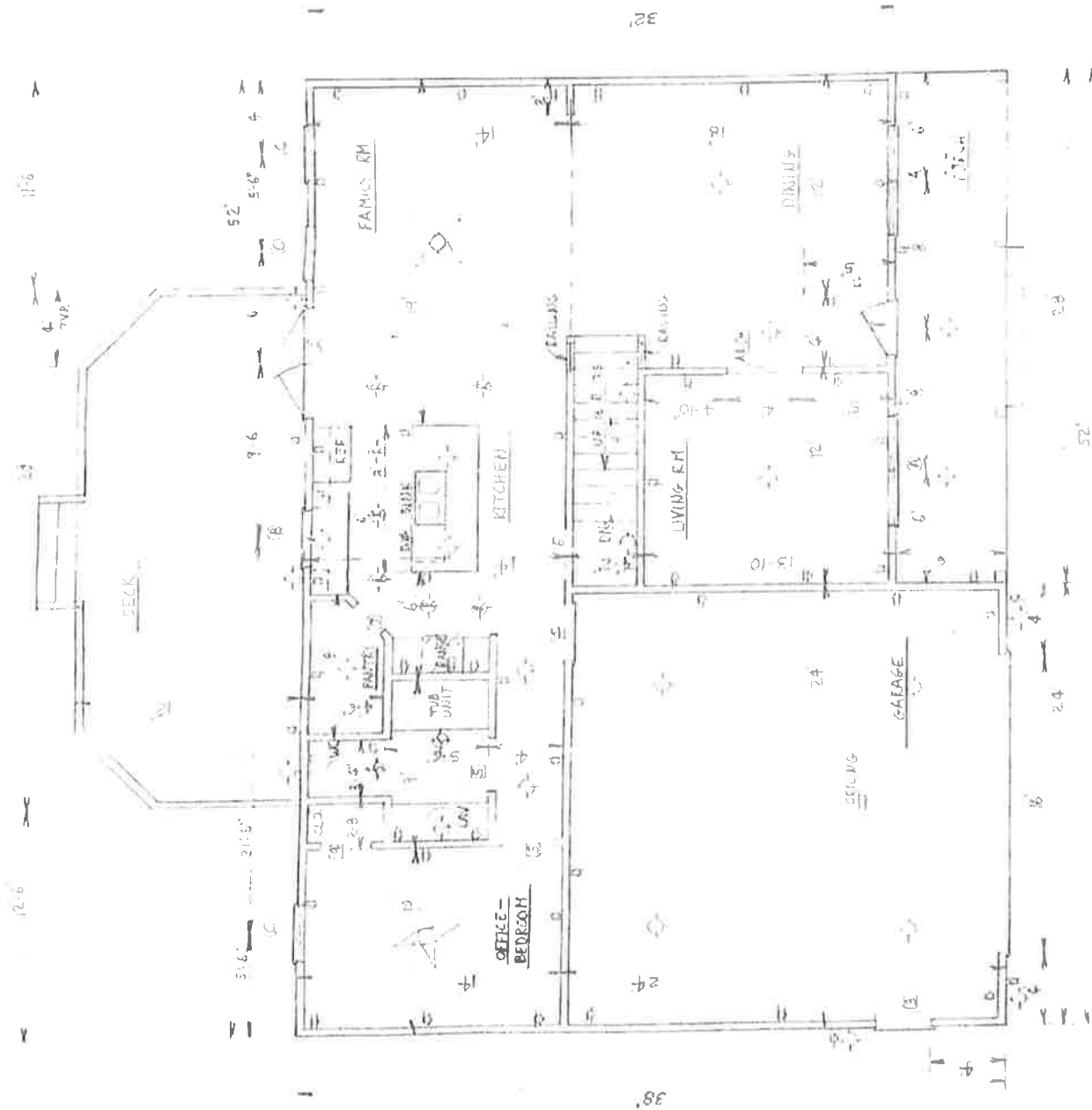
HOME PLANNING SERVICE

13631 KING HILL PIKE, BRISTOL, VA 24202

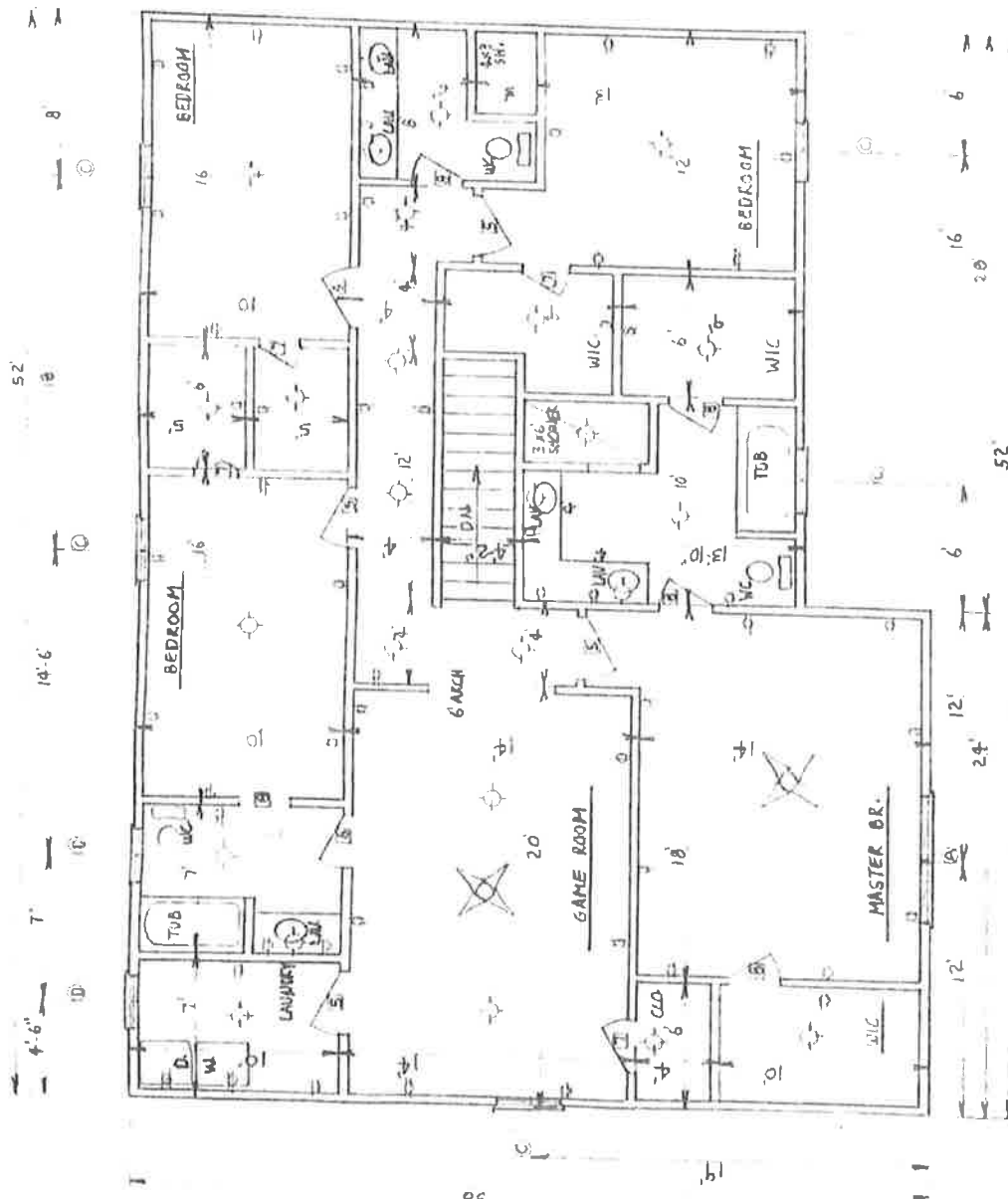
PHONE - 276 669 3293

FIRST FLOOR PLAN

NO. 2285 SHT. 3 OF 6 J.V. MELVIN III



FIRST FLOOR PLAN 1232 SQ. FT.



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.  
DIMENSIONS ARE GIVEN IN FEET AND INCHES.  
IN ADDITION TO CALCULATIONS OF MATERIALS.

HOME PLANNING SERVICE  
13631 KING HILL RD., BRISTOL, VA 24202  
PHONE - 276 669 3249

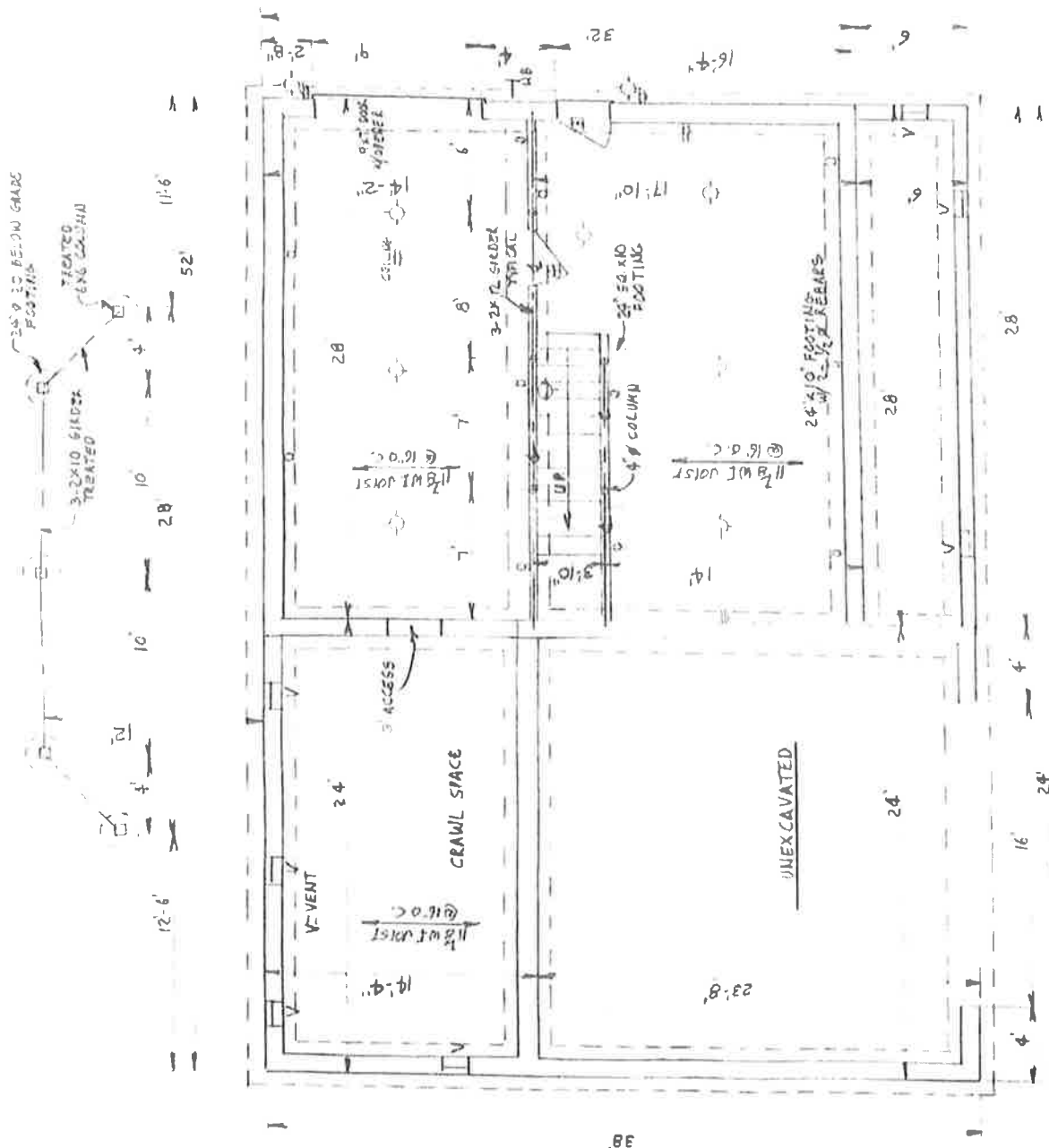
SECOND FLOOR PLAN  
NO. 2508 SHT. 4 OF 6 J.V. MELVIN III



24" x 10" BELOW GRADE  
FOOTING

3-2x10 6" RDS  
TREATED

TREATED  
ENG. COLL. HD



CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PROJECT. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED FOR THIS PROJECT.

HOME PLANNING SERVICE

13631 KING HILL PDE, BROOKLYN, VA 24002

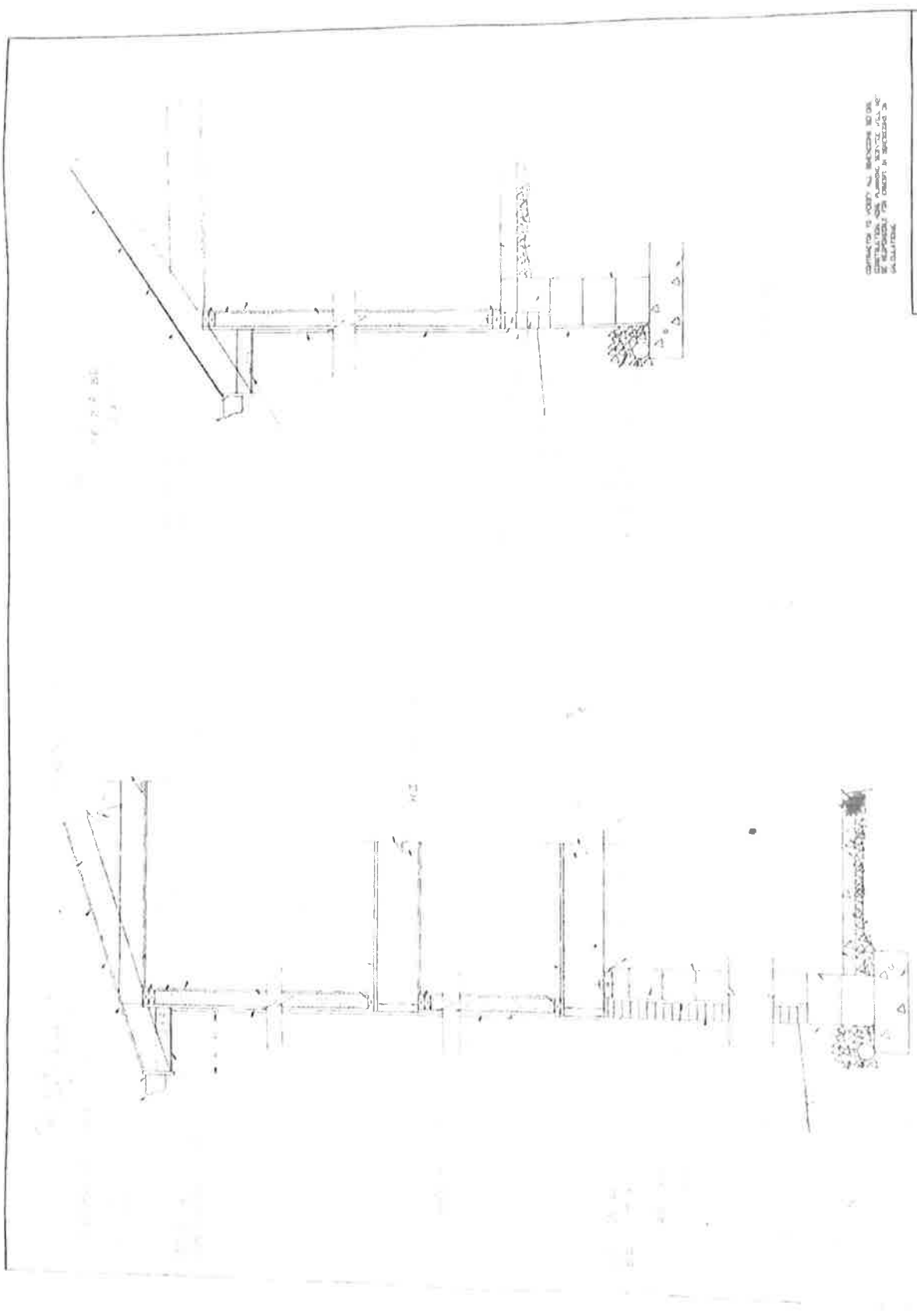
PHONE - 876 649 5249

BASEMENT/FOUNDATION PLAN

NO. 230 SMT. 5 OF 6 J.V. NELSON III

BASEMENT/FOUNDATION PLAN

SCALE 1/4" = 1'-0"



CONTRACTOR TO VERIFY ALL DIMENSIONS TO BE  
 SHOWN ON THIS DRAWING AND TO BE  
 RESPONSIBLE FOR CORRECTING ANY  
 DISCREPANCIES.

HOME PLANNING SERVICE  
 13601 KING HILL PKCE, BRISTOL, VA  
 667 3243

24202

SECTION

NO. 1 SHY OF 1 V MOLYB DI



## ESTIMATE OF COST TO BUILD

Contractor \_\_\_\_\_

Contractor License # \_\_\_\_\_

Client \_\_\_\_\_

Categories of Expenditures	Estimated Cost
Excavating, Clearing Lot, Meter or Well	\$ 3,300
Concrete Footings	\$ 2,200
Foundation: Block, Termite Shields (Treatment)	\$ 11,150
Subflooring	\$ 3,000
Floor Framing: 1st Floor & 2nd Floor	\$ 7,500
Walls: Studs, Wall Sheathing	\$ 4,500
Roof Framing: Main Roof, Roof Sheathing, Porches	\$ 6,500
Outside Doors, Windows, & Locks: installed	\$ 5,500
Roof Shingles: Main Roof, Porches, Garage, Flashing	\$ 9,000
Plumbing: Roughed in 2" Septic or City Sewer	\$ 6,000
Electrical Wiring: Roughed In	\$ 5,000
Heating/Air Conditioning Roughed in	\$ 8,800
Insulation	\$ 5,000
Concrete: Basement Floor Poured	\$ 7,000
Inside Walls & Ceilings: Sheetrock/Filled & Taped	\$ 14,000
Siding, Brick, Stone, Stucco	\$ 11,000
Stairs	\$ 700
Interior Painting & Decorating	\$ 1,500
Inside Trim: Windows, Doors, Baseboards, Closets	\$ 2,500
Interior Doors Hung & Hardware	\$ 3,000
Cabinets & Counter-Tops: Kitchen & Bath Vanities	\$ 13,000
Concrete: Porches, Walks, Drive-Way, Garage	\$ 5,000
Decks, Porches	\$ 3,000
Outside Trim	\$ 1,300
Gutters & Downspouts	\$ 1,500
Heating/Air Conditioning Completed	\$ 10,000
Plumbing Fixtures: Tubs, Lav, WC, Sink, W.H.	\$ 6,000
Electrical Fixtures Installed: Lights, Receptacles	\$ 4,000
Built-In Appliances	\$ 5,000
Floor Finish: Main Floor, Tile, Carpet, Hardwood	\$ 7,000
Finished Stairs	\$ 700
Exterior Painting Complete: Primed & Caulked	\$ 100
Garage Door & Opener Installation	\$ 2,800
Closet Shelving Installation	\$ 1,200
Installed Mirrors, Shower Doors, Bath Accessories	\$ 700
Finish Grading: Landscaping, Grass	\$ 800
Permanent Power Connection	\$ 1,000
Utilities: Portajohn, Dumpster	\$ 1,000
Permits	\$ 2,000
Construction Related Insurance - Builders Risk	\$ 4,000
Contractor Fee (if applicable)	\$ 20,000
<b>Total Cost of Construction</b>	<b>\$ 204,950</b>







### VARIANCE

Hello neighbor, this is Mitchell and Jessica McKinney. We are building a house at 501 Kimbark lane. We have already bought the lot and received the loan to start construction and are very excited to begin and be a part of your community. The only issue we are running into is the set backs that Kingsport City has, we originally bought the property thinking the rear yard set back was 12 feet instead of 30 feet. We have a small portion of the back part of our house protruding into the setbacks. We are trying to get a variance to allow this small portion to be accepted and if you could by chance sign this stating that you are fine with us building it there and that it does not cause any inconvenience. It would go a long way in helping us. I hope you are all doing well and would be able to call us neighbor thank you. We have attached a drawing explaining where our house is encroaching the setback, and a blueprint of the front of the house to see what will be in your neighborhood. Also, if you need us for anything our number is **423-367-4333**. Just so you know you are **NOT** giving us any land, possession, or **absolutely anything**.

Neighbor Signatures  
501 Bays Cove Trail

502 Kimbark lane Print Name Do Amanda McKee

Signature [Signature] Date 12-28-22

505 Kimbark lane Print Name Sohn S. Travis Birchfield

Signature [Signature] Date 12-27-2022

423-946-776

500 Bays Cove Print Name Don Catalano

Signature [Signature] Date 12-27-22

412 Bays Cove Print Name DANIEL McMillan

Signature [Signature] Date 1/6/23

413 Bays Cove Print Name LINDA MURPHY

Signature [Signature] Date 1-14-23

423-972-541

3836 Lockwood Rd. Print Name Brad Hoover

Signature [Signature] Date 12-28-22

423-342-832

504 Kimbark Lane Print name Bradley Hoover

signature [Signature] Date 12-28-22

423-335-74



## 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 shape of this lot is triangular in nature and due to this fact we are losing the ability to build on a large portion of this lot. The rear of the lot is also bordering a steep slope.*

b. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land.

*Strict application of this chapter would cause us to not be able to build a single family home comparable to surrounding homes in the area.*

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 property is as was when purchased, no work has been applied to lot.*

d. Reasons that the variance will preserve, not harm, the public safety and welfare and will not alter the essential character of the neighborhood.

*Approving the variance will create a nice residential atmosphere for the neighboring areas of Kimbark Ln, and Bays Cove tr.*

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:

1. The premises of cannot be used in a manner permitted by the Zoning Ordinance unless the variance is granted.
2. A strict application of the terms of the Zoning Ordinance precludes its use for any purpose to which the land is reasonably adopted.
3. Inability to put the property to its most profitable use DOES NOT constitute a "hardship".
4. Mere inconvenience to the applicant is not sufficient grounds for determining a "hardship". In granting a variance the BZA may not make any decision that is contrary to the purpose and intent of the Zoning Ordinance.

## MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

### November 3, 2022, Regular Meeting

Noon

City Hall Council Room

#### Members Present:

Bill Sumner

Joe White

Tracey Cleek

Wes Combs

#### Members Absent:

Calvin Clifton

#### Staff Present:

Ken Weems, AICP

Angela Marshall

#### Visitors:

John Mize

Kenny Flanagan

Roy Anderson

Christopher Rachels

Jackie Hewitt

Neela Krishnamoorthy

Dale Patterson

Linda Patterson

Chairman Sumner called the meeting to order.

Chairman Sumner explained the meeting procedures.

Ms. Angela Marshall conducted the swearing in ceremony for those wishing to speak during the regular meeting. All visitors were sworn in with the exception of Jackie Hewitt and Neela Krishnamoorthy.

#### **Public Hearing:**

**Case: 22-0262 – Property located at 730 Midfield Avenue, Control Map 29K, Group G, Parcel 022.00** requests a 50 foot departure from rear yard variance to Sec 114-133(1) for the purpose of building an aluminum camper cover in portions of the side and front yard. The property is zoned R-1B, Residential District.

Mr. Roy Anderson presented the case to the Board. Mr. Anderson stated that it would be too difficult to build a carport in the rear of his yard due to access. Mr. Anderson stated that the variance is necessary to locate the carport in the side and front yard to accommodate his camper.

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

**Case: 22-0263 – Property located at 516 W. Carters Valley Road, Control Map 12N, Group A, Parcel 028.01** requests a 41.2 foot departure from rear yard variance to Sec 114-133(1) for the purpose of building a freestanding carport in portions of the side and front yard.

Additionally, an accessory structure size allotment variance of 52 square feet to Sec114-133(2) is requested. The property is zoned R-1B, Residential District.

Mr. Kenny Flanagan presented the case to the Board. Mr. Flanagan stated that due to the steep slope in the rear of his property, he was unable to locate a carport in the rear yard. Mr. Flanagan stated that he is seeking to build the carport in his side yard.

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

**Case: 22-0290 – Property located at 1150 Ridgecrest Avenue, Control Map 030H, Group F, Parcel 035.00** requests a 2 foot height variance to Sec 114-139 for the purpose of having an 8 foot tall board fence in the front yard. The property is zoned R-1B, Residential District.

Mr. Christopher Rachels stated that due to steep uphill terrain, he needed approval for the recently constructed 8' tall fence to remain that height in his front yard. Staff commented that no calls were received in opposition to the height of the fence.

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

**Case: 22-0288 – Property located at 1901 Brookside Drive, Control Map 47H, Group A, Parcel 006.00** requests an 18 foot rear yard variance and a 9 foot rear yard variance to Sec 114-195(f)1(e) and a front yard variance of 3 feet to Sec114-195(f)1(c) for the purpose of subdividing a piece of property that contains multiple existing principal structures. The property is zoned B-3, Highway Oriented Business District.

Mr. John Mize presented the case to the Board. Mr. Mize stated that the owners of the property wanted to subdivide their commercial property. Mr. Mize stated that due to the parcel containing multiple principal structures, it was not possible to accommodate all current day B-3 zone setbacks.

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

**Case: 22-0297 – Property located at 105 Port Dr., a portion of Control Map 022, Parcel 067.02** requests a 22.64 square foot variance to Sec 114-533(8)b for the purpose of increasing wall sign allotment for a new commercial building. The property is zoned B-3, Highway Oriented Business District.

Mr. Dale Patterson presented the case to the Board. Mr. Patterson stated that several trees located on TDOT right-of-way were blocking the site visibility of his proposed coffee business. Mr. Patterson stated that he had inquired about cutting the trees, but that TDOT stated that was not possible. Mr. Patterson also stated that his coffee business was far away from W. Stone Drive due to the Netherland Inn ramp existence. Mr. Patterson stated that visibility was needed due to the customer stream coming from the west.

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



The Chairman opened the business meeting. A motion was made by Wes Combs, seconded by Joe White, to approve the minutes of the October 13, 2022 regular meeting. The motion was passed unanimously, 4-0. Staff stated for the record that the next application deadline is November 15, 2022 for the next regular meeting to be held on December 1, 2022.

**Adjudication of Cases:**

**Case: 22-0262 – Property located at 730 Midfield Avenue, Control Map 29K, Group G, Parcel 022.00**

The Board collectively agreed that the hardship in this case is the accessibility of the rear yard.

MOTION: made by Joe White, seconded by Tracey Cleek, to grant the 50 foot departure from rear yard variance to Sec 114-133(1) for the purpose of building an aluminum camper cover in portions of the side and front yard.

VOTE: 4-0 to approve the motion.

**Case: 22-0263 – Property located at 516 W. Carters Valley Road, Control Map 12N, Group A, Parcel 028.01**

The Chairman stated that the hardship for this case is the steep slope of the rear yard.

MOTION: made by Tracey Cleek, seconded by Joe White, to grant the 41.2 foot departure from rear yard variance to Sec 114-133(1) for the purpose of building a freestanding carport in portions of the side and front yard and also an accessory structure size allotment variance of 52 square feet to Sec114-133(2).

VOTE: 4-0 to approve the motion.

**Case: 22-0290 – Property located at 1150 Ridgecrest Avenue, Control Map 030H, Group F, Parcel 035.00**

The Board acknowledged that the slope of the property was steep enough to justify the extra height in the front yard.

MOTION: made by Joe White, seconded by Wes Combs, to 2 foot height variance to Sec 114-139 for the purpose of having an 8 foot tall board fence in the front yard.

VOTE: 4-0 to approve the motion.

**Case: 22-0288 – Property located at 1901 Brookside Drive, Control Map 47H, Group A, Parcel 006.00**

The Board agreed that the site was an existing tight fit for the needed subdivision

MOTION: made by Wes Combs, seconded by Tracey Cleek, to grant the 18 foot rear yard variance and a 9 foot rear yard variance to Sec 114-195(f)1(e) and a front yard variance of 3

feet to Sec114-195(f)1(c) for the purpose of subdividing a piece of property that contains multiple existing principal structures.

VOTE: 4-0 to approve the motion.

**Case: 22-0297 – Property located at 105 Port Dr., a portion of Control Map 022, Parcel 067.02**

The Board acknowledged the unique circumstances of distance from W. Stone Drive and the existing right-of-way trees as both items pertain to the visibility of the site.

MOTION: made by Wes Combs, seconded by Tracey Cleek, to grant the 102.6 square foot variance to Sec 114-533(8)b for the purpose of increasing wall sign allotment for a new commercial building.

VOTE: 4-0 to approve the motion.

With no further business the meeting was adjourned at 1:15 p.m.

Respectfully Submitted,

Ken Weems, AICP  
Planning Manager