

KINGSPORT BOARD OF ZONING APPEALS AGENDA
REGULAR MEETING: June 1, 2017
Development Services Building – Bob Clear Conference Room

CALL TO ORDER – 12:00 P.M. NOON

INTRODUCTION / MEETING PROCEDURES

PUBLIC HEARING:

Case: 17-701-00005 – Property located at 2005 American Way, Control Map 47P, Group A, Parcel 005.40 requests a 13.2 foot side yard variance in order to construct a new storage building to Sec 114-198(f)1(d). The property is zoned M-1R, Light Manufacturing Restricted District.

INTERESTED PARTIES:

Owner: Charles Allen
2005 American Way
Kingsport, TN 37660
(423) 426-2656

Representative: Pete Adams

Case: 17-701-00006 – Property located at 2101 Swannanoa Avenue, Control Map 061L, Group A, Parcel 003.00 requests a .34 foot side yard variance in order to construct a handicap ramp to Sec 114-140(1). The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner: Larry and Jennifer Egan
2101 Swannanoa Avenue
Kingsport, TN 37664
(423) 384-3002

Representative: Robert Prendergast

Case: 17-701-00007 – Property located off Tri Cities Crossing, Control Map 105, Parcel 193.00 requests a landscaping reduction variance to Sec 114-600(4)a . The property is zoned B-4P, Planned Business District.

INTERESTED PARTIES:

Owner: Jill Rich/ Horse Creek Farms
325 Rock Springs Road
Kingsport, TN 37664

(423) 349-0222

Representative: Luther Cain

Case: 17-701-00009 – Property located at 135 W. Ravine Rd, Control Map 046G, Group F, Parcel 024.00 requests a 180 square foot wall sign variance to Sec 114-533(5)d : The property is zoned P-1, Professional Offices District.

INTERESTED PARTIES:

Owner: Katie Douthat
117 W Sevier Ave. Suite 140
Kingsport, TN 37660
(423) 765-1444

Representative: Brian Alderson

Case: 17-701-00008 – Property located at 2417 East Stone Drive, Control Map 047, Parcel 029.00 requests a variance to reduce the degree of nonconformance for the existing freestanding sign on the property to Sec 114-531(b) . The property is zoned M-1R, Light Manufacturing Restricted District.

INTERESTED PARTIES:

Owner: Prime Storage Kingsport LLC
85 Railroad Pl.
Saratoga Springs, NY 12866
(210) 792-4100

Representative: Tami Walton-Goltz

BUSINESS:

Approval of the May 4, 2017 driving tour and regular meeting minutes.

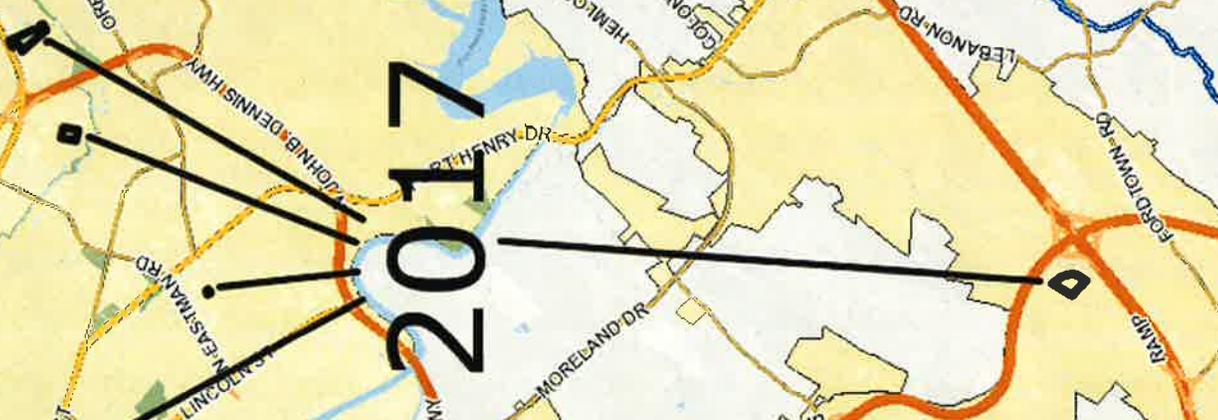
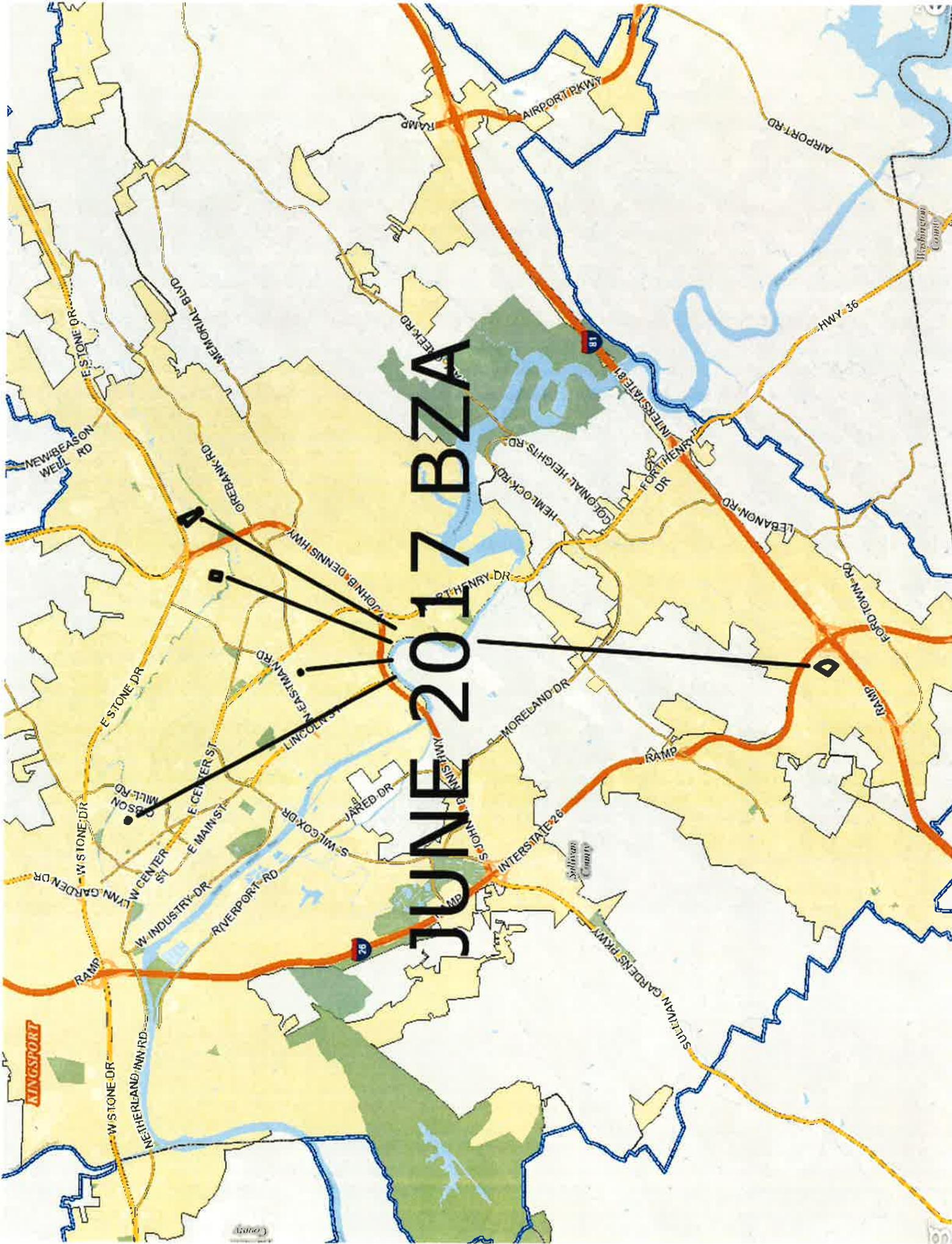
Stating for public record, the next application deadline is June 15, 2017 at noon, and meeting date (Thursday, July 6, 2017).

Staff Reports: none

ADJUDICATION OF CASES:

ADJOURNMENT:

JUNE 2017 BZA



MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: May 17, 2017

RE: 2005 American Way

The Board is asked to consider the following request:

Case: 17-701-00005 – Property located at 2005 American Way, Control Map 47P, Group A, Parcel 005.40 requests a 13.2 foot side yard variance in order to construct a new storage building to Sec 114-198(f)1(d). The property is zoned M-1R, Light Manufacturing Restricted District.



1008

EXECUTIVE-PARK
BLVD

2004

2004

2008

2001

2009

2008

2016

2021

AMERICAN WAY

INDEPENDENCE WAY

KINGSFORT

2005

Sullivan
County

Kingsport
Greenbelt

KINGSFORT
GREENBELT

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, June 1, 2017 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

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

Case: 17-701-00005 – Property located at 2005 American Way, Control Map 47P, Group A, Parcel 005.40 requests a 13.2 foot side yard variance in order to construct a new storage building to Sec 114-198(f)1(d). The property is zoned M-1R, Light Manufacturing Restricted 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) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
PIT: 5/22/17

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Stowaway Storage

Last Name Allen First Charles M.I. E Date 5-4-17
Street Address 2005 American Way Apartment/Unit #
City Kingsport State TN ZIP 37660
Phone 423-426-2656 E-mail Address Charles@ceellenco.com

PROPERTY INFORMATION:

Tax Map Information Tax map: 47P Group: A Parcel: 5.4 Lot:
Street Address 2005 American Way, Kingsport TN Apartment/Unit #
Current Zone M-1R Proposed Zone No Change
Current Use Self Storage Proposed Use Same

REPRESENTATIVE INFORMATION:

Last Name Adams First Pete M.I. Date 5/4/17
Street Address 1601 Par Ct. Apartment/Unit #
City Johnson City, State TN. ZIP 37601
Phone 423-747-0859 E-mail Address peteadams123@gmail.com.

REQUESTED ACTION:

13.2 ft. side yard variance

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: [Handwritten Signature]

Date: 5-4-17

Signed before me on this 4th day of May, 2017
a notary public for the State of Tennessee
County of at Large

Notary Page M. Jeffers
My Commission Expires May 13, 2020



0.5' OFF

1.8' FT. LINE

PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS & EGRESS
DEED BOOK 403 - PAGE 279

S 76°42' 28" E 350.96'

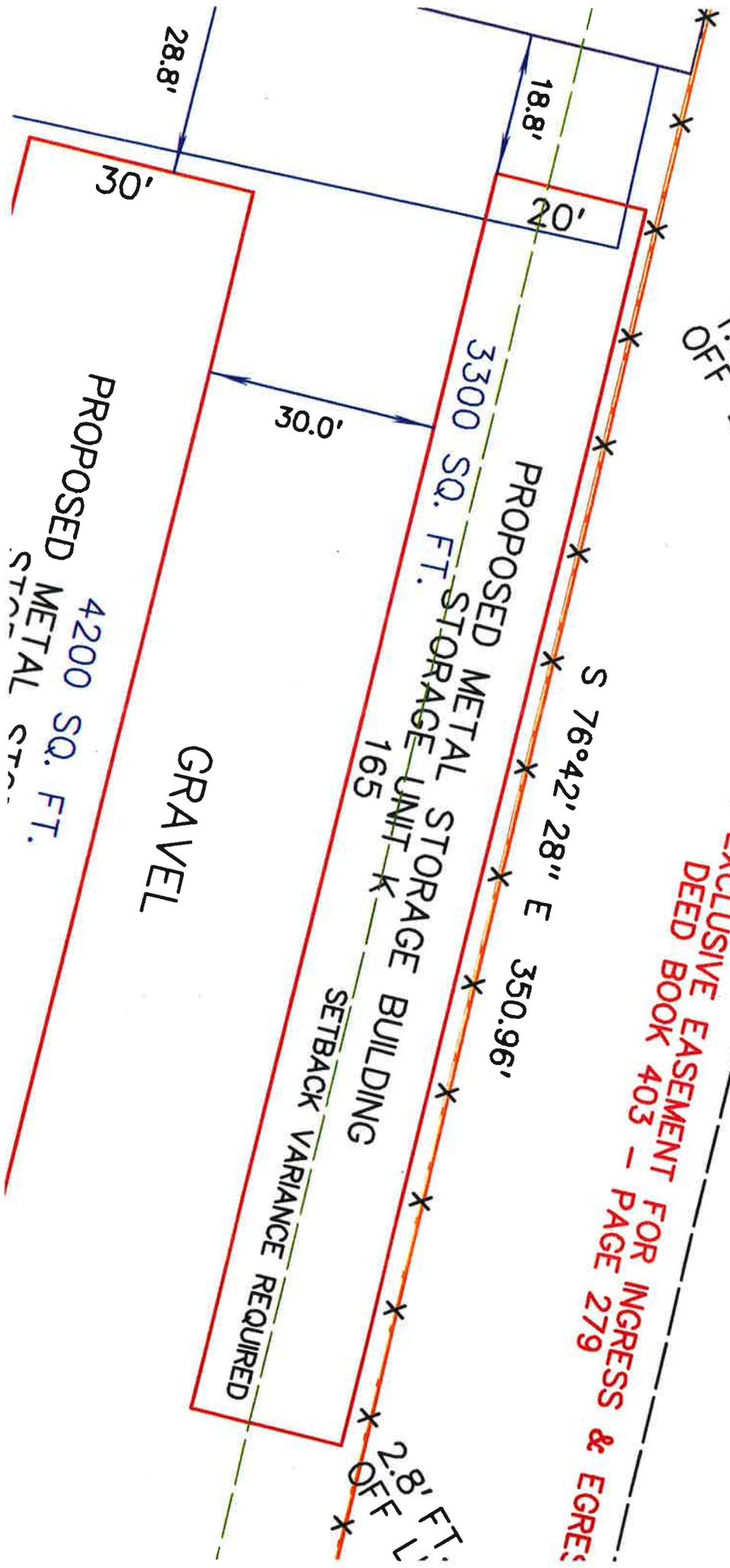
PROPOSED METAL STORAGE BUILDING
3300 SQ. FT. STORAGE UNIT

SETBACK VARIANCE REQUIRED

GRAVEL

PROPOSED METAL STORAGE
4200 SQ. FT.

2.8' FT. OFF



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.

There is an existing bridge which provides access to the property and to the main drive aisle. This bridge crosses a wetlands area. If variance is granted, bridge will not have to be moved.

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

If side setback is 18', building will not be able to be built due to location of bridge.

- 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.

There is an existing unused easement along side of property. The setback variance requested adjoins this easement.

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 requested adjoins an existing unused 95-ft. easement that runs along the side of property.

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.

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: May 17, 2017

RE: 2101 Swannanoa Ave

The Board is asked to consider the following request:

Case: 17-701-00006 – Property located at 2101 Swannanoa Avenue, Control Map 061L, Group A, Parcel 003.00 requests a .34 foot side yard variance in order to construct a handicap ramp to Sec 114-140(1). The property is zoned R-1B, Residential District.

REGULAR MEETING
& PUBLIC HEARING
Kingsport Board of Zoning Appeals

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A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

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

Case: 17-701-00006 – Property located at 2101 Swannanoa Avenue, Control Map 061L, Group A, Parcel 003.00 requests a .34 foot side yard variance in order to construct a handicap ramp to Sec 114-140(1). 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) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
PIT: 5/22/17

APPLICATION

Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Egan First Larry + Jenniter M.I. _____ Date 5/3/17
 Street Address 2101 Swannanoa Avenue Apartment/Unit # _____
 City Kingsport State TN ZIP 37664
 Phone (423) 384-3002 E-mail Address jeganechartertn.net

PROPERTY INFORMATION:

Tax Map Information _____ Tax map: _____ Group: _____ Parcel: _____ Lot: #28 Block #230
 Street Address 2101 Swannanoa Avenue - Kingsport Apartment/Unit # _____
 Current Zone _____ Proposed Zone _____
 Current Use Residence Proposed Use _____

REPRESENTATIVE INFORMATION:

Prendergast Construction Co. Inc.

Last Name Prendergast First Robert M.I. B Date 5/3/17
 Street Address 4033 Fort Henry Drive Apartment/Unit # _____
 City Kingsport State TN ZIP 37663
 Phone (423) 239-3117 E-mail Address bob@pccremodeling.com

REQUESTED ACTION:

Side yard variance - see attached

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: [Handwritten Signature]

Date: 5/11/17

Signed before me on this 11th day of May, 2017,
 a notary public for the State of Tennessee
 County of Greene
 Notary Alan L. Pickle
 My Commission Expires 5/22/2019





May 11, 2017

City of Kingsport
Board of Zoning Appeals
Development Services Center
Bob Clear Conference Room, 1st Floor
Kingsport, Tennessee 37660

Re: Variance Request for
2101 Swannanoa Avenue

Board of Zoning Appeals:

Our company is representing Jennifer and Larry Egan who reside at 2101 Swannanoa Avenue, in requesting consideration for a side line variance to their residence to accommodate the installation of a handicapped ramp to access the main floor of residence.

We are asking to allow a ramp be constructed on the left side of residence (see attached design), which will place side of ramp within 5'-0" of left property line; resulting in the need for a 3'-0" variance request.

Jennifer & Larry Egan moved to this location from their residence in Colonial Heights in October 2016 to down size to a one level home, and to a location that will allow them to age-in-place close to medical, shopping, family, etc., Mr. Egan has Parkinson's, although at present time the wheel chair access is not needed, they both are aware that at some time in the future as his condition or hers progresses it will become a necessity. They wanted to be proactive in getting this access in place before it is needed rather than waiting until it becomes a "have to" issue.

The placement of a ramp from the front would require a switch-back design due to elevation and distance to driveway. This would take up a good amount of yard and place ramp into front yard setback. All parties believe this design would be unappealing. We feel it would be best for the surrounding property and street appearance that the needed ramp be concealed on the left side of the residence.

The side ramp allows access to a new rear deck that was recently constructed to replace an unstable stoop and steps that we replaced under a current renovation contract with the homeowner. The existing side door on this deck is of correct width to allow for easy wheelchair access. Also the side ramp would be partially protected from rain and snow by the wide roof overhang and allow for recessed lighting, which we intend to install in the overhang above the ramp.

Page Two (2)
Board of Zoning Appeals
May 11, 2017

We have included with this letter and application a survey of the property along with a drawing of the requested variance. Please see Photo's below this letter that serve as reference points for drawings.

It is our hope that you find this request favorable, and grant our requested variance.

Thank you,

A handwritten signature in black ink, appearing to read 'Bob Prendergast', followed by a long horizontal line extending to the right.

Bob Prendergast
Prendergast Construction Co., Inc.

Page Three (3)
City of Kingsport
Board of Zoning Appeals
May 11, 2017

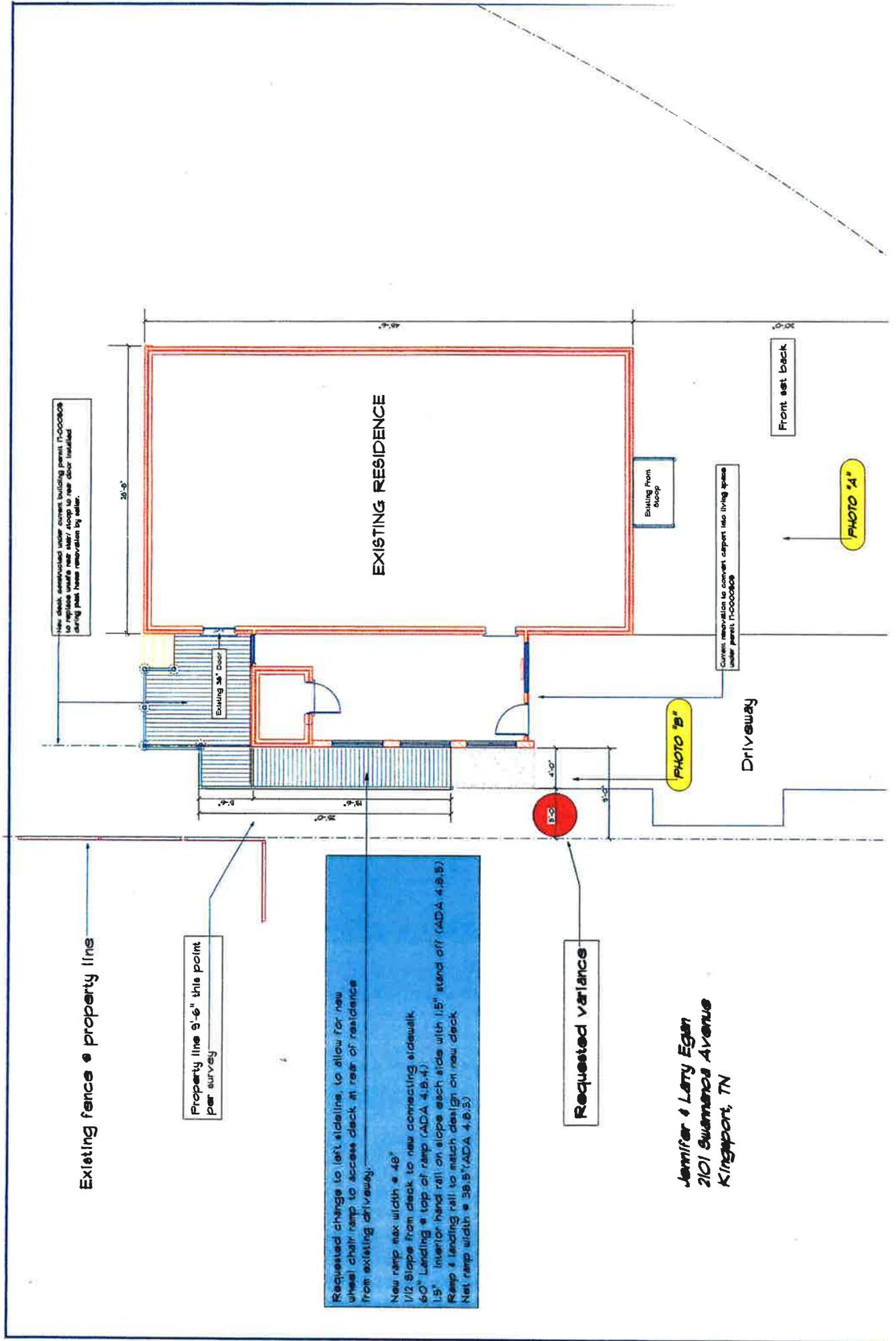
PHOTO "A" – 2101 Swannanoa Avenue – Kingsport, TN 37664



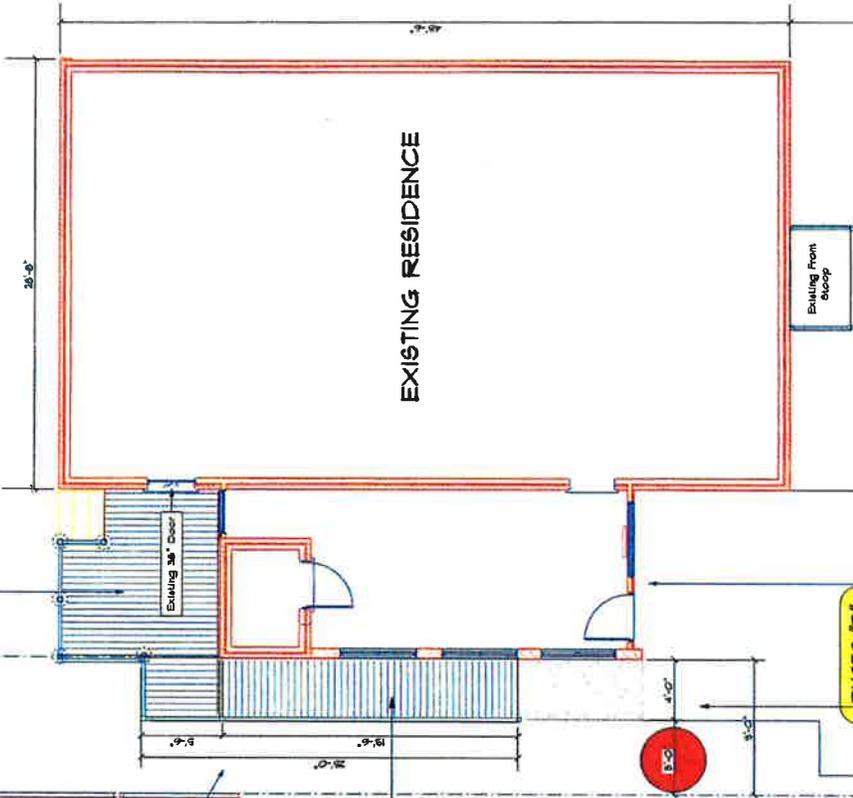
Page Four (4)
City of Kingsport
Board of Zoning Appeals
May 11, 2017

PHOTO "B" – 2101 Swannanoa Avenue – Kingsport, TN 37664





New deck, steelhead water control building permit 17-000008 to allow deck, ramp, and rear door installed during pool house renovation by seller.



Existing fence • property line

Property line 9'-6" this point per survey

Requested change to left sidewalk, to allow for new wheel chair ramp to access deck at rear of residence from existing driveway.

New ramp max width = 48"
 1/2 Slope from deck to new connecting sidewalk
 6-0" Landing = top of ramp (ADA 4.8.4)
 1.5" Interior hand rail on slope each side with 1.5" stand off (ADA 4.8.5)
 Ramp & landing fall to match design on new deck
 Net ramp width = 38.5" (ADA 4.8.5)

Requested variance

Jennifer & Larry Egan
 2101 Swannona Avenue
 Kingsport, TN

Front set back

PHOTO "A"

PHOTO "B"

Driveway

EXISTING RESIDENCE

Existing Front Sloop

Current renovation to convert sloop into living space under permit 17-000008

26'-6"

19'-6"

8'-6"

4'-0"

5'-0"

0'-0"

Property line 9'-6" this point per survey

Requested change to left sidewalk, to allow for new wheel chair ramp to access deck at rear of residence from existing driveway.

New ramp max width @ 48"

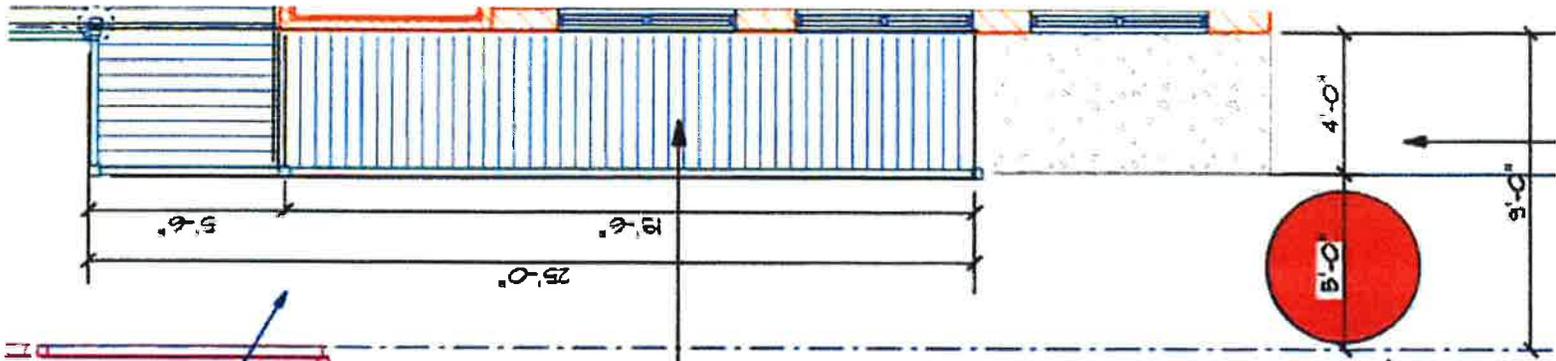
1/12 Slope from deck to new connecting sidewalk

60" Landing @ top of ramp (ADA 4.8.4)

1.5" Interior hand rail on slope each side with 1.5" stand off (ADA 4.8.5)

Ramp & landing rail to match design on new deck

Net ramp width @ 38.5" (ADA 4.8.3)



Requested variance

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: May 17, 2017

RE: Tri Cities Crossing Parcel 193.00

The Board is asked to consider the following request:

Case: 17-701-00007 – Property located off Tri Cities Crossing, Control Map 105, Parcel 193.00 requests a landscaping reduction variance to Sec 114-600(4)a . The property is zoned B-4P, Planned Business District.

The section of code that applies to this request is copied below:

- (4)

Property adjoining a residential or agricultural zone.

a.

A planting strip boundary shall be placed between the property and a residential or agricultural zone or public parks or the greenbelt pathways. The planting strip shall have a minimum width equal to the abutting setback requirement of the more restrictive zone; in the absence of a setback requirement, the minimum width shall be 30 feet. The planting zone shall contain one large-maturing deciduous tree for each 50 linear feet of boundary and for any fraction of additional footage over 25 linear feet. The remainder of the planting area shall be landscaped with ground cover, shrubs or other landscape materials specified in section 114-601. However, this shall not apply to any part of the subject property line that abuts a public right-of-way, which is at least 40 feet in width and open to public use.

This section is applicable to the northern property line of the property that abuts an A-1 (Agricultural) zone. The total length of the boundary amounts to 13 large-maturing deciduous trees to be placed in the planting zone. The property owner desires to reduce this tree requirement to zero trees inside the planting zone. The owner proposes to add the same 13 trees to other areas of the development as indicated on the attached landscape plan.



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

Case: 17-701-00007 – Property located off Tri Cities Crossing, Control Map 105, Parcel 193.00 requests a landscaping reduction variance to Sec 114-600(4)a . The property is zoned B-4P, Planned Business 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) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
PIT: 5/22/17

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Horse Creek Farms/Sill Rich First _____ M.I. _____ Date 5/9/2017
Street Address 325 Rock Springs ROAD Apartment/Unit # _____
City Kingsport State TN ZIP 37664
Phone 423-349-0222 E-mail Address _____

PROPERTY INFORMATION:

Tax Map Information Tax map: 105 Group: _____ Parcel: 193 Lot: _____
Street Address Tri Cities Crossing (1423 Summerville Rd.) Apartment/Unit # _____
Current Zone B-4P Proposed Zone n/a
Current Use Agricultural Proposed Use New Construction & Forestry Office & Shop

REPRESENTATIVE INFORMATION:

Last Name Cain First Luther M.I. D Date 05/09/2017
Street Address 130 Regional Park Drive Apartment/Unit # _____
City Kingsport State TN ZIP 37660
Phone (423) 349-7760 E-mail Address luther@grcinc.com

REQUESTED ACTION:

Request a variance of the Gateway Ordinance to allow relocation of required trees to better utilize the effects of the screening.
This comes as a recommendation by way of the Gateway Committee, and would allow for additional screening from public view.

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: Karen Jill Riggs Rich

Date: 5/11/17

Signed before me on this 11th day of May, 20 17

a notary public for the State of Tennessee

County of Sullivan

Notary Amy E Fortner

My Commission Expires 10/31/17



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 hardship was identified by the Gateway Committee during our review of the project with the committee. The Gateway Ordinance states that we were to provide screening along any adjacent properties that were of a lower zoning district. This is the case along the rear of the property, where the subject property abuts some land used and zoned for agricultural purposes. The Gateway Committee felt that the screening required in that area could be better used in other areas. We have revised our Landscaping Plan to meet these recommendations.

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

The recommendation relocates the aforementioned screening to better utilize its use for the public. The rear of the property will be enclosed and not accessible to the public. The screening will be relocated to be along the fence lines visible from the parking areas.

- 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 conditions are set by the Gateway Ordinance and this variance is coming by way of recommendation from the Gateway Committee.

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 improve the overall screening of the "back lot" of the property and improve the overall appearance of the site in terms of the public view.

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.

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: May 17, 2017

RE: 135 W Ravine

The Board is asked to consider the following request:

Case: 17-701-00009 – Property located at 135 W. Ravine Rd, Control Map 046G, Group F, Parcel 024.00 requests a 180 square foot wall sign variance to Sec 114-533(5)d . The property is zoned P-1, Professional Offices District.

Wall signage in a P-1 zone maxes out at 60 square feet. The applicant desires to place 60 square feet of wall signage on each side of the 4 sided building. The signage is proposed to be indirectly illuminated per the P-1 district sign guidelines.



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

Case: 17-701-00009 – Property located at 135 W. Ravine Rd, Control Map 046G, Group F, Parcel 024.00 requests a 180 square foot wall sign variance to Sec 114-533(5)d . The property is zoned P-1, Professional Offices 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) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
P1T: 5/22/17

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name: Douthat, First: Katie, M.I., Date: 5/15/2017
Street Address: 117 W Sevier Ave. Suite 140 Kingsport, Apartment/Unit #
City: Kingsport, State: TN, ZIP: 37660
Phone: 4237651444, E-mail Address: katiedouthat@htareit.com

PROPERTY INFORMATION:

Tax Map Information: Tax map: Group: Parcel: Lot:
Street Address: 135 W Ravine Rd., Apartment/Unit #
Current Zone: Proposed Zone
Current Use: Proposed Use

REPRESENTATIVE INFORMATION:

Last Name: Alderson, First: Brian, M.I., Date: 5/15/2017
Street Address: 207 East Main St. Ste 3C, Apartment/Unit #
City: Johnson City, State: TN, ZIP: 37605
Phone: 4239281175, E-mail Address: balderson@blsarch.com

REQUESTED ACTION:

To be allowed 60 sqft of signage per side

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:

Date: 5/15/2017

Signed before me on this 15 day of May, 2017,
a notary public for the State of Tennessee
County of Sullivan

Notary April Boyd
My Commission Expires September 26, 2020





THE REGIONAL
EYE CENTER



9'-9"



THE REGIONAL
EYE CENTER®

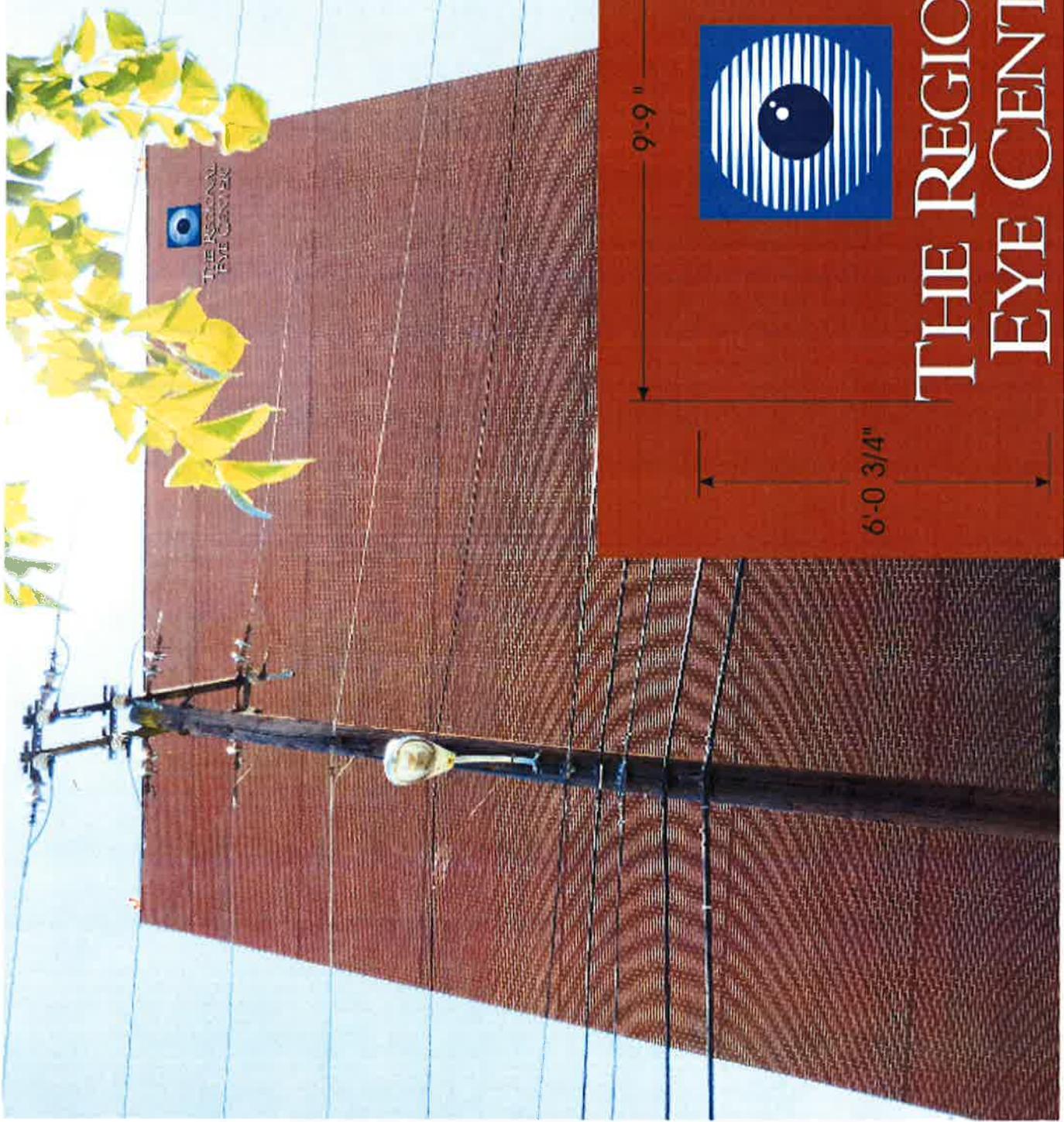
6'-0 3/4"

2918 CREEKMORE DRIVE
JOHNSON CITY, TN 37601
423-282-6221 FAX 423-282-6222

DATE: 5/11/17 DESIGN #: 21390
DESIGNER: JKA REVISION #:
SALES REP: RAYNY HOLLAND SCALE: NIS

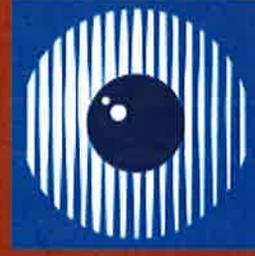
CUSTOMER APPROVAL: _____ DATE: _____





9'-9"

6'-0 3/4"



THE REGIONAL
EYE CENTER®

2918 CREEKMORE DRIVE
JOHNSON CITY, TN 37601
423-282-6221 FAX 423-282-6222

DATE: 5/11/17 DESIGN #: 21390-A
DESIGNER: JKA REVISION #:
SALES REP: RAYOL HOLLAND SCALE: NIS



CUSTOMER APPROVAL: _____

DATE: _____

THE REGIONAL EYE CENTER®

32.9 1/4"

THE REGIONAL EYE CENTER®

2918 CREEKMORE DRIVE
JOHNSON CITY, TN 37601
423-282-6221 FAX 423-282-6222

DATE: 5/11/17
DESIGNER: JKA
SALES REP: Randy Holland

DESIGN #: 24390-B
REVISION #:
SCALE: NTS

CUSTOMER APPROVAL: _____

DATE: _____

Snyder Signs

THE REGIONAL EYE CENTER

32-9 1/4"

THE REGIONAL EYE CENTER®

2918 CREEKMORE DRIVE
JOHNSON CITY, TN 37601
423-282-6221 FAX 423-282-6222

DATE: 5/11/17 DESIGN #: 24300-C
DESIGNER: JKA REVISION #:
SALES REP: Randy Holland SCALE: NIS

CUSTOMER APPROVAL: _____

DATE: _____

Snyder Signs

MEMORANDUM

TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Ken Weems, AICP, Zoning Administrator

DATE: May 17, 2017

RE: 2417 E Stone

The Board is asked to consider the following request:

Case: 17-701-00010 – Property located at 2417 East Stone Drive, Control Map 047, Parcel 029.00 requests a variance to reduce the degree of nonconformance for the existing freestanding sign on the property to Sec 114-531(b) . The property is zoned M-1R, Light Manufacturing Restricted District.

The applicable code for this case is copied below:

- (b)

The board of zoning appeals may permit variances from subsection (a)(2) of this section or variances permitting the erection or maintenance of a nonconforming sign only upon the grounds established by law for the granting of zoning variances or upon a finding that the grant of a variance will reduce the degree of nonconformance of an existing sign or will result in the removal of one or more lawfully nonconforming signs and replacement by a sign more in keeping with the spirit, purpose and provisions of this chapter.



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, June 1, 2017 will be conducted beginning at NOON in the Bob Clear Conference Room, on the first floor of the Development Services Building, 201 West Market Street, Kingsport, Tennessee.

A tour of the property will be conducted starting at 10:30a.m. prior to the meeting.

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

Case: 17-701-00010 – Property located at 2417 East Stone Drive, Control Map 047, Parcel 029.00 requests a variance to reduce the degree of nonconformance for the existing freestanding sign on the property to Sec 114-531(b) . The property is zoned M-1R, Light Manufacturing Restricted 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) 229-9485.

City of Kingsport, Tennessee
Jim Deming, City Recorder
PIT: 5/22/17

APPLICATION
Board of Zoning Appeals



APPLICANT INFORMATION:

Last Name Prime Storage
Kingsport LLC
Street Address 85 Railroad Pl.
City Saratoga Springs
Phone
First
M.I.
Date
Apartment/Unit #
State NY
ZIP 12866
E-mail Address

PROPERTY INFORMATION:

Tax Map Information Tax map: Group: Parcel: 082047 02900 Lot:
Street Address 2417 E. Stone Dr
Current Zone M1-R
Current Use
Proposed Zone Same
Proposed Use
Apartment/Unit #

REPRESENTATIVE INFORMATION:

Last Name Walton
Signage- Goltz
Street Address 10101 Reunion PL
City San Antonio
Phone 210-792-4100
First Tami
M.I. U
Date 5-12-17
Apartment/Unit # 500
State TX
ZIP 78216
E-mail Address tgoltz@waltonsignage.com

REQUESTED ACTION:

Variance to modify the existing pole sign from 50' 11" in height and 178 sq ft to be modified to an overall height of 30' and 98 sq ft.

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:

Date:

5/15/17

Signed before me on this 15 day of May, 2017
a notary public for the State of New York
County of SARATOGA SPRINGS

Notary

JENNIFER C HERRIGAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HQ6296004
Qualified in Washington County
Commission Expires 1/21/2018



PROJECT SITE:
 214 E. STONE DRIVE
 KINGSPORT, TN 37660

==== SIGN PACKAGE

SUMMARY OF SIGNAGE

SIGN	GRAPHIC	DESCRIPTION	AREA
A		<ul style="list-style-type: none"> FACE-LIT CHANNEL LETTERS SINGLE-SIDE 2-7/8" X 15-1/2" 	40 SQ. FT.
B		<ul style="list-style-type: none"> REPLACEMENT DF SIGN CABINET NON ILLUMINATED 84-7/8" X 168" (14'-0") 	98 SQ. FT.

CODE

Existing Ground sign is currently non-conforming and any changes (even face change) will need to bring sign into compliance with current codes or obtain a variance. Variance fee is \$50.00 Current Code allowance is 32 sq ft per face, 5 overall height and external illumination only.

Wall Signage allowance is 1/4 of the building's ground coverage area. If less than 4000 sq ft, client is allowed up to 40 sq ft.

WALTON SIGNAGE
 214 E. STONE DRIVE
 KINGSPORT, TN 37660
 (615) 827-1116
 www.waltonsign.com

Client: PRIME STORAGE GROUP
 Address: 214 E. STONE DRIVE
 City: KINGSPORT, TN 37660
 State: TN
 Zip: 37660
 Sales: MJD
 Design: WH
 Date: 08/19/16

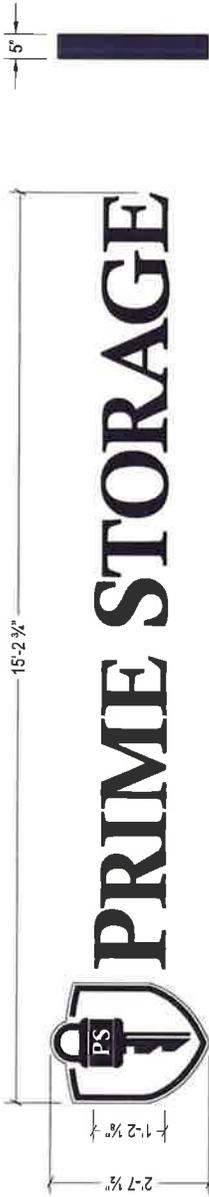
This is an original drawing created by Walton. It is not to be reproduced, stored in a retrieval system, or used in connection with the project being planned or authorized to show these drawings to anyone other than your organization. If you are not the intended recipient, please notify the sender immediately. If you are not the intended recipient, please do not disseminate, distribute, or copy this information.

Signs will be manufactured with 72027 Volt AC. Signs will be installed on a concrete foundation. All work is to be done in accordance with the purchase agreement attached hereto. In case of variance, the client shall be responsible for obtaining all necessary permits and fees during the drawing phase process.

This sign is intended to be installed in accordance with the National Electrical Code 600 of the National Electrical Code and/or other applicable local codes. This indicates proper grounding and bonding of the sign.

Approved By: _____
 Date: _____
 Sales: _____
 Date: _____
 P.M.: _____
 Design: _____
 Date: _____
 Client: _____
 Date: _____

CID153080



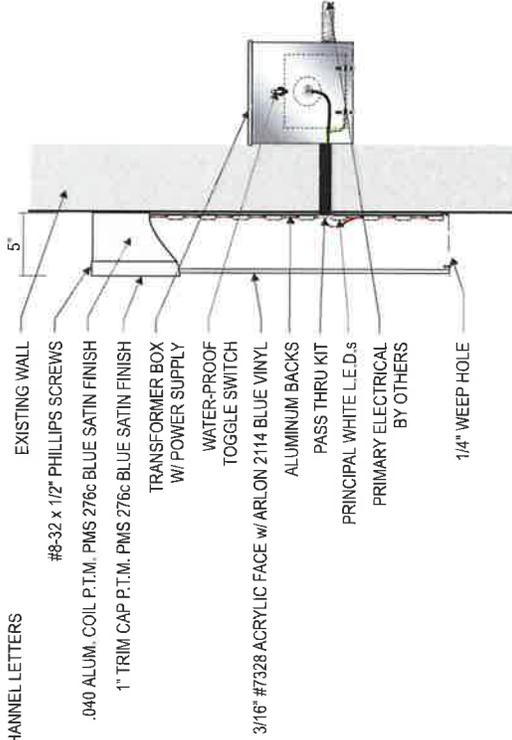
PRIME STORAGE

A CHANNEL LETTERS - (1) REQ'D - 40 SQ. FT.
SCALE: 1/2" = 1'-0"

SCOPE OF WORK:

- REMOVE EXISTING SIGN
- PATCH/REPAIR WALL
- MANUFACTURE AND INSTALL (1) SET FACE-LIT CHANNEL LETTERS
- WHITE L.E.D. ILLUMINATION

TRANSLUCENT



SECTION DETAIL @ CHANNEL LETTERS:



WALTON
SIGNAGE
10015 Sevier Pike, Suite 500
Kingsport, TN 37660
278.846.4444
© 2018 WALTON ALL RIGHTS RESERVED

Client: **PRIME STORAGE GROUP**
Address: **214 E. STONE DRIVE**
City: **KINGSPORT, TN 37660**
State: **MD** Zip: **20795**
Date: **09/19/18**

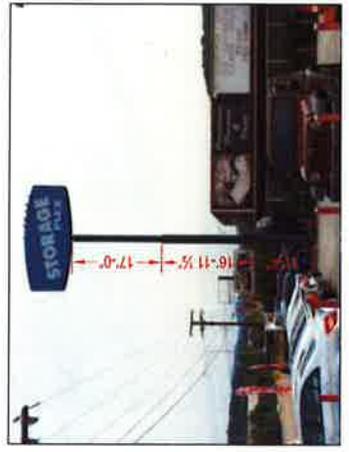
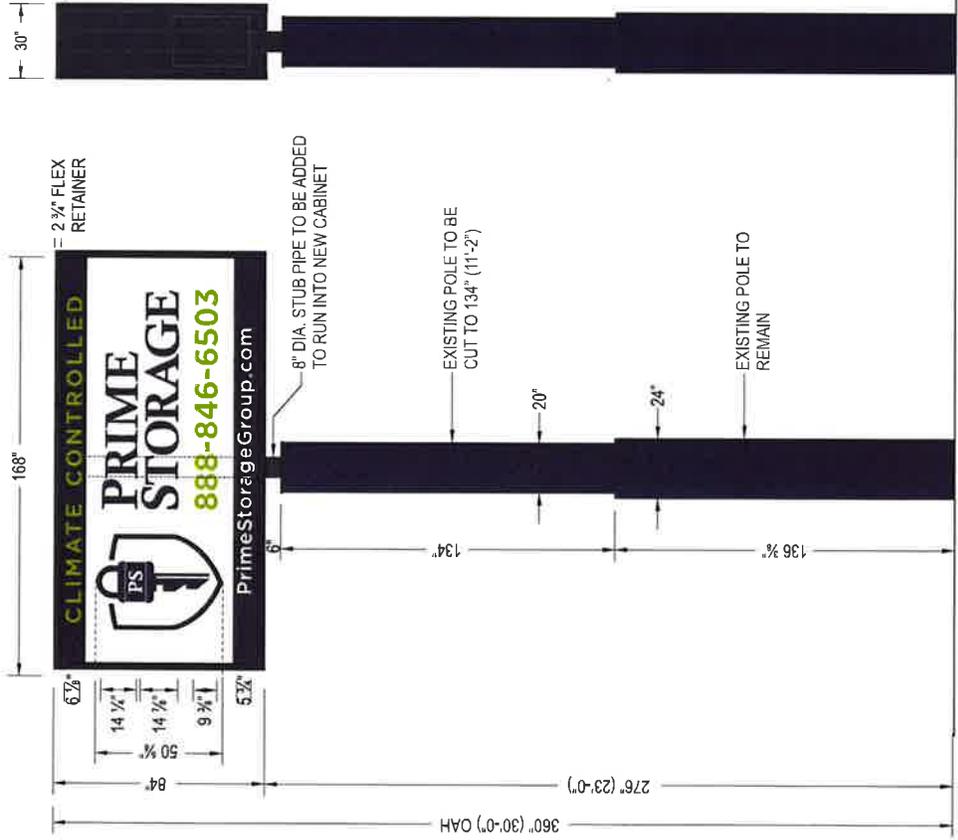
This is an original drawing created by Walton. It is submitted for your personal use; however, it and all lines remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not allowed to store, lease, re-use, or give to anyone else any part of this drawing or any reproductions. If you need to use this drawing in any fashion, you must contact Walton for reproduction.

Quantity: **1**
Part Number: **PS1827716** revised scope of work for color sign - WH
PS1827717 revised sign graphics to new layout - MSB
PS1827717 revised sign A change color in sign B - GD
PS1827417 add on for trim and return color - WH

This sign is intended to be installed in accordance with the National Electrical Code 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approved by:
Sales: _____ Date: _____
P.M.: _____ Date: _____
Design: _____ Date: _____
Client: _____ Date: _____

CID153080



EXISTING SIGN



PROPOSED NEW CABINET AT NEW HEIGHT

B REPLACEMENT OF NON-ILLUM. SIGN CABINET
 SCALE: 1/4" = 1'-0"

SCOPE OF WORK:

- REMOVE EXISTING SIGN CABINET FROM POLE STRUCTURE
- CUT POLE TO ACHIEVE 23'-0" HEIGHT (WITH STUB PIPE)
- POLE TO BE PAINTED TO MATCH PMS 276c BLUE
- MANUFACTURE AND INSTALL NEW DOUBLE-FACED NON-ILLUMINATED SIGN CABINET. PAINT CABINET AND RETAINERS TO MATCH PMS 276c SATIN BLUE
- WHITE FLEX PANELS WITH SURFACE APPLIED TRANSLUCENT VINYL GRAPHICS TO MATCH COLOR SWATCH
- ATTACH TO EXISTING POLE AT NEW HEIGHT

NOTE:
 VARIANCE TO BE PURSUED TO REQUEST B-3 GROUND SIGN ALLOWANCES AND SUBMITTAL MUST BE MADE BY 5/15/17 IN ORDER TO MAKE THE JUNE DOCKET.

TRANSLUCENT



ENGINEERING NOTE:
 SUPPORT SPECIFICATIONS HEREIN TO BE VERIFIED BY CERTIFIED STRUCTURAL ENGINEER. CABINET CONSTRUCTION AND ATTACHMENT TO FOLLOW. ELECTRICAL TO BE RUN TO SIGN BY OTHERS.

© 2016 WALTON SIGNAGE, INC. ALL RIGHTS RESERVED.

PRIME STORAGE GROUP
 214 E. STONE DRIVE
 KINGSPOORT, TN 37680
 M.D. 08/19/16

Client: _____ Date: _____

Design: _____ Date: _____

Sales: _____ Date: _____

PM: _____ Date: _____

CID 153080

Sheet: 4 of 4

This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding at 75 cfm.

Signs will be manufactured with 1102771 Vals ACS. All Primary electrical service to the sign and final connection thereof, is the responsibility of the buyer. All work is to be done in accordance with the purchase order and other applicable local codes. This includes proper grounding and bonding at 75 cfm. and this drawing the drawing shall prevail.

This is an original drawing created by Walton. It is submitted for your personal use; however, it shall not be used in connection with the project being planned for without your participation. It is also to be reproduced outside your participation, nor is it to be reproduced, copied or exhibited in any fashion.

Revisions:
 01 02/17/16, revised scope of work for pole sign - WH
 02 02/17/17, revised sign graphics to new layout - MSB
 03 02/17/17, revised sign & change pole color in sign B-GD
 04 02/24/17, add on for trim and paint color - WH

Approved by: _____
 Date: _____

H:\Prime Storage\Locations\Kingsport, TN\Design\153080.cdr

**MINUTES OF THE DRIVING TOUR OF THE
KINGSPORT BOARD OF ZONING APPEALS (BZA)**

May 4, 2017

10:30 a.m.

Members Present:
Leland Leonard

Members Absent:
Bill Sumner
Frank Oglesby
Ashok Gala
Anita Campbell

Staff Present:
Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a driving tour of the property located at 3200 Fort Henry Drive and 750 Lynn Garden Drive. No official action was taken.

The driving tour concluded at 11:35 a.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

May 4, 2017, Regular Meeting

Noon

Bob Clear Conference Room, 1st floor of the Development Services Building

Members Present:

Leland Leonard, Chairman
Bill Sumner
Anita Campbell

Members Absent

Frank Oglesby
Ashok Gala

Staff Present:

Ken Weems, AICP
Page Jeffers

Visitors:

Matthew Davis

Chairman Leonard called the meeting to order.

Chairman Leonard explained the meeting procedures.

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

Public Hearing:

Case: 17-701-00003 – Property located at 3200 Fort Henry Drive, Control Map 77H, Group C, Parcel 002.10 requests a variance to reduce the degree of nonconformance of an existing wall sign scheme for the existing business on the property to Sec 114-531(b). The current total amount of wall signage is 578.04 square feet. The proposed amount of wall signage is 541.5 square feet. The property is zoned B-4P, Planned Business District.

Mr. Matthew Davis presented the case to the Board. Mr. Davis acknowledged the current amount of wall signage on the building vs. the proposed amount. Staff confirmed that a wall sign permit was in place for the current wall signage disposition. Mr. Davis stated that although the end result of the proposed sign package is more than the code allows, it will still represent a reduction in the overall wall signage for the building.

Chairman Leonard, seeing no one wishing to speak, closed the public hearing.

Case: 17-701-00004 – Property located at 750 Lynn Garden Drive, Control Map 045D, Group H, Parcel 014.00 requests a 3.85 square foot wall sign variance to Sec 114-533(9)c . The property is zoned B-4P, Planned Business District.

Mr. Matthew Davis presented the case to the Board. Mr. Davis stated that this Walmart Neighborhood Market store is looking to add curb-side pickup. Mr. Davis noted that the additional signage is necessary so that patrons will be able to easily recognize the pickup point.

Chairman Leonard, seeing no one wishing to speak, closed the public hearing.

Next, Chairman Leonard called for the approval of the April 6, 2017 driving tour and regular meeting minutes. On a motion by Mr. Sumner, seconded by Ms. Campbell, the Board approved the April 6, 2017 driving tour minutes. On a motion by Mr. Sumner, seconded by Ms. Campbell, the Board approved the April 6, 2017 regular meeting minutes.

The Board stated, for the record, that the next submittal deadline is May 15, 2017 at noon for the June 1, 2017 regular meeting.

Adjudication of Cases:

Case: 17-701-00003 – Property located at 3200 Fort Henry Drive, Control Map 77H, Group C, Parcel 002.10

Chairman Leonard stated that the most appropriate request at this time should be a 241.5 square foot wall sign variance as opposed to a reduction in permitted wall signage.

MOTION: made by Mr. Sumner, seconded by Ms. Campbell, to grant the 241.5 square foot variance to wall sign allotment

VOTE: 3-0 to approve the request due to the request being a reduction in wall signage from the current amount

PROOF PRESENTED:

1. 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 existing business on the property is much larger than all surrounding businesses.*
2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *The strict application of this chapter would deny the owners of a reasonable use of their property.*
3. 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 existing property configuration is not a result of the applicant.*
4. 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 preserve the essential character of the neighborhood by allowing wall signage consistent with stores of a similar size.*

Case: 17-701-00004 – Property located at 750 Lynn Garden Drive, Control Map 045D, Group H, Parcel 014.00

Bill Sumner noted that this request is appropriate for the business on the property and would allow appropriate use of the property.

MOTION: made by Mr. Sumner, seconded by Ms. Campbell, to grant the 3.85 square foot variance for wall signage allotment.

VOTE: 3-0 to approve the request due to the size of the commercial structure on the property.

PROOF PRESENTED:

1. 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 existing business on the property is much larger than all surrounding businesses.*
2. The manner in which the strict application of this chapter would deprive the applicant of a reasonable use of the land. *The strict application of this chapter would deny the owners of a reasonable use of their property.*
3. 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 existing property configuration is not a result of the applicant.*
4. 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 preserve the essential character of the neighborhood by allowing wall signage consistent with stores of a similar size.*

With no further business the meeting was adjourned at 12:36 p.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator