

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

November 3, 2016

10:30 a.m.

Members Present:

Leland Leonard, Chairman
Frank Oglesby, Vice Chairman
Bill Sumner
Ashok Gala

Members Absent:

Bob Winstead, Jr.

Staff Present:

Ken Weems, AICP

At 10:30 a.m., the BZA departed the Development Services Building, 201 W. Market St. to conduct a walking tour of the property located at 330 Broad St., located in downtown Kingsport. No official action was taken.

The walking tour concluded at 11:10 a.m.

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator

MINUTES OF THE KINGSPORT BOARD OF ZONING APPEALS (BZA)

November 3, 2016, Regular Meeting

Noon

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

Members Present:

Leland Leonard, Chairman
Frank Oglesby, Vice Chairman
Bill Sumner
Ashok Gala
Bob Winstead, Jr.

Members Absent

none

Staff Present:

Ken Weems, AICP
Page Jeffers

Visitors:

Pamela Salley

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. Ms. Pamela Salley was sworn in.

Public Hearing:

Case: 16-701-00020 – Property located at 330 Broad Street, Control Map 46I, Group E, Parcel 028.00 requests a 28 inch variance to Sec 114-530 (7) to accommodate a new wall sign. The property is zoned B-2, Central Business District.

Ms. Salley presented the case to the Board. Ms. Salley stated that she would like to add an artistict element to the building and acknowledged that she had been working on a façade grant for the structure. Ms. Salley stated that the sign would be installed at a 45 degree angle from the building, pointing toward the intersection of Broad and New Streets. Ms. Salley stated that other similar signs existed along Broad Street.

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

Chairman Leonard, in conducting the business portion of the meeting, called for the approval of the October 6, 2016 driving tour and regular meeting minutes. Mr. Winstead noted a minor correction to the regular meeting minutes, stating that his name was on the Board attendees listing twice. Staff commented that the correction to the minutes would occur.

On a motion by Mr. Sumner, seconded by Mr. Gala, the Board approved the October 6, 2016 driving tour minutes. On a motion by Mr. Sumner, seconded by Mr. Gala, the Board approved the October 6, 2016 regular meeting minutes as amended.

The Board stated, for the record, that the next submittal deadline is November 15, 2016 at noon for the December 1, 2016 regular meeting.

Staff stated that a compilation of training videos would be distributed to the Board in a similar fashion to last year in order to supplement training hours for the year.

Adjudication of Cases:

Case: 16-701-00020 – Property located at 330 Broad Street, Control Map 46I, Group E, Parcel 028.00

Chairman Leonard stated that the Board considered the request more appropriate as a variance to blade sign size as opposed to wall sign projection. Staff commented that the new consideration would be a 2 square foot variance to blade sign size instead of the originally proposed wall sign projection variance.

MOTION: made by Frank Ogelsby, seconded by Mr. Winstead, to grant a 2 square foot variance to blade sign size, thus granting approval of the sign as originally proposed.

VOTE: 4-0 to approve the request due to similarly configured signs along the same street.

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 parcel configuration and building configuration yields a setting appropriate for the request, having similar features to the other buildings along the same street that currently have similar blade signs. The subject building and corner lot will allow a blade sign similar to other blade signs along Broad Street.*
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, whereas similar uses surround the applicant.*
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. The applicant inherited the property in its current configuration.*
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 a sign similar in size and fashion to other corner lots and buildings along the same street.*

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

Respectfully Submitted,

Ken Weems, AICP
Zoning Administrator