

BOARD OF ZONING APPEALS

NAME OF APPLICANT LUKE BOLIN

FILE NO. 10-D-18-Va

The applicant is: ☒ Owner ☐ Tenant ☐ Contractor ☐ Other _____

This is a request for:

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

PROPERTY INFORMATION

| | | |
|-------------------------------------|------------------------|---|
| Street Address 506 Rockingham Drive | | <input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official |
| Zoning District R-1E | Zoning Map Number 106 | |
| Ward and Block 47/47280 | Lot/Parcel 41/106MF015 | |

This proposal pertains to: ☒ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking
☐ Signage ☐ Other _____

Is a plat required? ☐ Yes ☐ No

DESCRIPTION OF PROPOSAL

Construction of a new detached, 2 bay garage with upper loft space.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

Reduce the minimum required side yard setback for a detached accessory structure from 5 ft. to 1 ft.
per Article 4, section 2.1.3.D.2.c.

CITY OF KNOXVILLE BUILDING INSPECTOR

Rebecca Johnson

DATE

9-17-18

10-D-18-VA

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☒ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☐ Other _____

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

The garage location needs to start at the termination of the current driveway. To build on this location we are requesting a 1' variance. If we build to the 8' setback code, our garage would not start where our driveway terminates, be several feet from our house, and impede on our existing outdoor patio entertaining space, which is not feasible.

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☒ Yes ☐ No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? ☒ No ☐ Yes If answering yes, describe: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: _____

Address to which all correspondence should be mailed regarding this application:

| Name (Print) | Street Address | City | State | Zip | Telephone |
|--------------|--------------------|-----------|-------|-------|--------------|
| Luke Bolin | 506 Rockingham Dr. | Knoxville | TN | 37909 | 931-607-6313 |

Names of all property owners or holders of option on same must be listed here:

| Name (Print) | Street Address | City | State | Zip | Telephone |
|--------------|--------------------|-----------|-------|-------|--------------|
| Luke Bolin | 506 Rockingham Dr. | Knoxville | TN | 37909 | 931-607-6313 |
| Lydia Bolin | 506 Rockingham Dr. | Knoxville | TN | 37909 | 256-509-7011 |

bolin.luke391@gmail.com

Date Filed:

Fee Paid: \$250 *OK 9/17/18*

Councilmanic District:

MPC Planning Sector:

General Location Description

Size: Acres

Size: Sq. Ft.

METROPOLITAN PLANNING COMMISSION

DATE

9/17/18

BOARD OF ZONING APPEALS

NAME OF APPLICANT Luke Bolin

FILE NO. 10-D-107A

The applicant is: ☒ Owner ☐ Tenant ☐ Contractor ☐ Other

This is a request for:

☒ Zoning Variance (Building Permit Denied)

☐ Extension of Non-Conforming Use

☐ Appeal of Administrative Official's Decision

☐ Map Interpretation

PROPERTY INFORMATION

Street Address 506 Rockingham Drive Knoxville, TN 37909

☒ Temporary ☐ Official

Zoning District

Zoning Map Number

Ward and Block

Lot/Parcel

This proposal pertains to: ☒ New Structure ☐ Extension of Existing Structure ☐ Off-Street Parking

☐ Signage ☐ Other

Is a plat required? ☐ Yes ☒ No

DESCRIPTION OF PROPOSAL

This proposal is to build a detached garage 1' off of my property line.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

Due to the location of my home on our lot and the proximity of my house to the property line I have a very limited space in which to build. If I build 8' off the property line to code, my garage would extent too far into my backyard and into my existing outdoor patio space. Also, my intentions are for my wife and myself to park our vechiles in this detached structure; therefore, I would like the convicence for it to be as close as possible to our house, which would limit our walking in the weather and carring groceries into the house.

I have alread shown my architectural designs to my neighbor and she is in agreement of the location and design and willing to sign documentation if needed.

CITY OF KNOXVILLE BUILDING INSPECTOR

DATE

APPLICANT'S HARDSHIP

10-D-18-VA

Which special circumstance(s) of the property do not apply generally in the zoning district?

☒ Size ☐ Elevation ☐ Slope ☐ Shape ☐ Soil ☐ Subsurface ☐ Other _____What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?
The garage location needs to start at the termination of our current driveway. To build on this location we arerequesting a 1' variance. If we build to the 8' setback code, our garage would not start where our driveway terminates.
be several feet from our house, and impede on our existing outdoor patio and entertaining space, which is not feasible.I affirm that the hardship described above was not created by anyone having an ownership interest in the
property since 1982. ☒ Yes ☐ No If answering no, explain: _____Are the conditions on your property the result of other man-made changes (such as the relocation of a road
or highway)? ☒ No ☐ Yes If answering yes, describe: _____**APPLICANT'S AUTHORIZATION**I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request
or holders of options on same, as listed below.Signature: Luke Bolin

Address to which all correspondence should be mailed regarding this application:

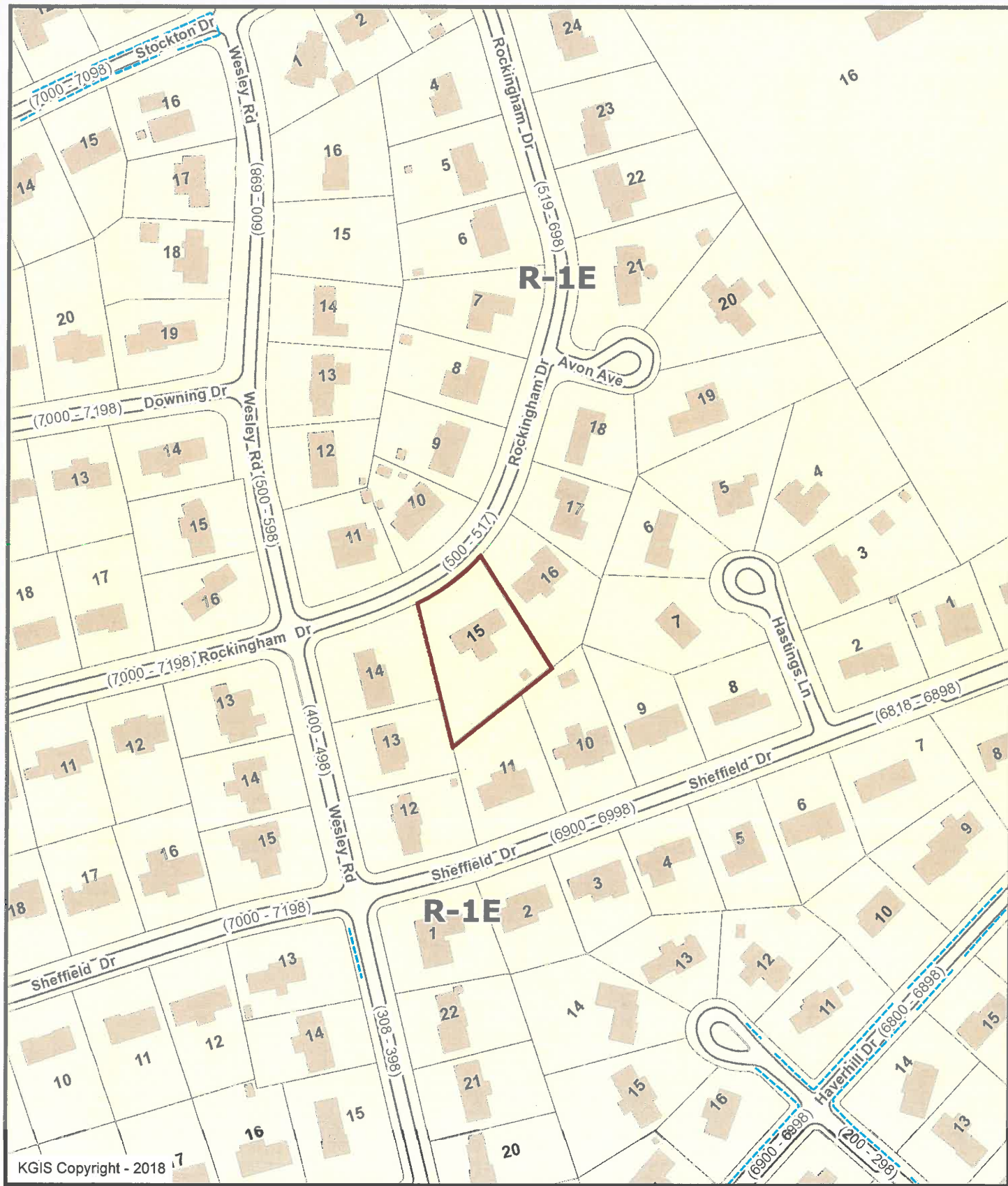
| Name (Print) | Street Address | City | State | Zip | Telephone |
|--------------|----------------------|---------------|-------|--------------|-----------|
| Luke Bolin | 506 Rockingham Drive | Knoxville, TN | 37909 | 931-667-6313 | |

Names of all property owners or holders of option on same must be listed here:

| Name (Print) | Street Address | City | State | Zip | Telephone |
|--------------------|---------------------------------|--------------------------|------------------|-------------------------|-----------|
| Suzanne | 510 Rockingham Drive | Knoxville, TN | 37909 | 965-406-3915 | |

| Name (Print) | Street Address | City | State | Zip | Telephone |
|--------------|----------------------|---------------|-------|--------------|-----------|
| Lydia Bolin | 506 Rockingham Drive | Knoxville, TN | 37909 | 256-507-7611 | |

| | |
|---|-----------------------------------|
| Date Filed: | Fee Paid: \$250 pd 9/17/10 CL#537 |
| Councilmanic District: | MPC Planning Sector: |
| General Location Description | |
| Size: Acres | Size: Sq. Ft. |
| METROPOLITAN PLANNING COMMISSION | |
| DATE | |



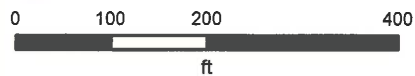
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Luke Bolin
506 Rockingham Dr.
10-D-18-VA

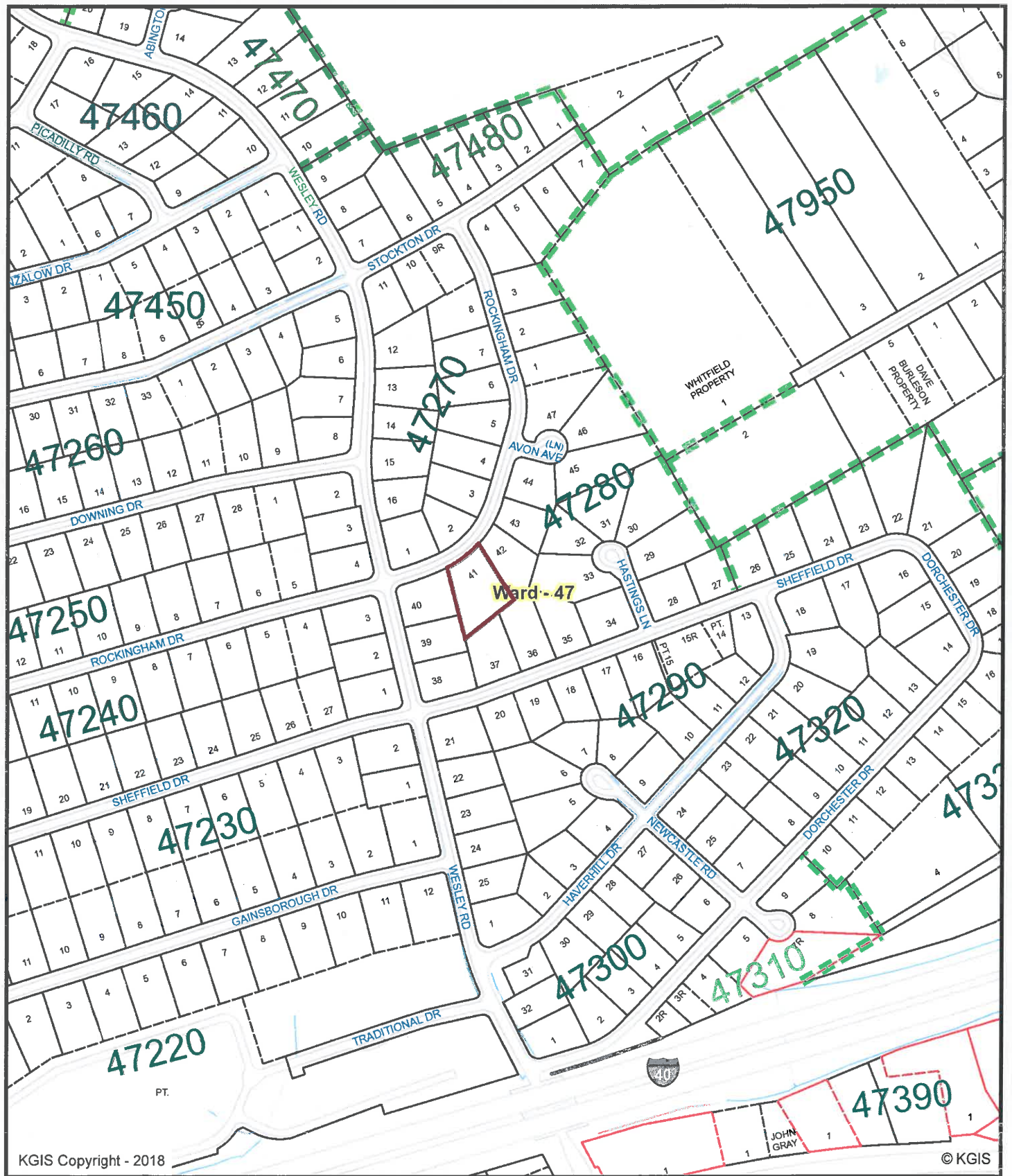
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Luke Bolin
506 Rockingham Dr.
10-D-18-VA

Knoxville - Knox County - KUB Geographic Information System



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Luke Bolin
506 Rockingham Dr.
10-D-18-VA

Knoxville - Knox County - KUB Geographic Information System



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October 11, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 10-A-18-VA, 10-B-18-VA, 10-C-18-VA, 10-D-18-VA, and 10-E-18-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

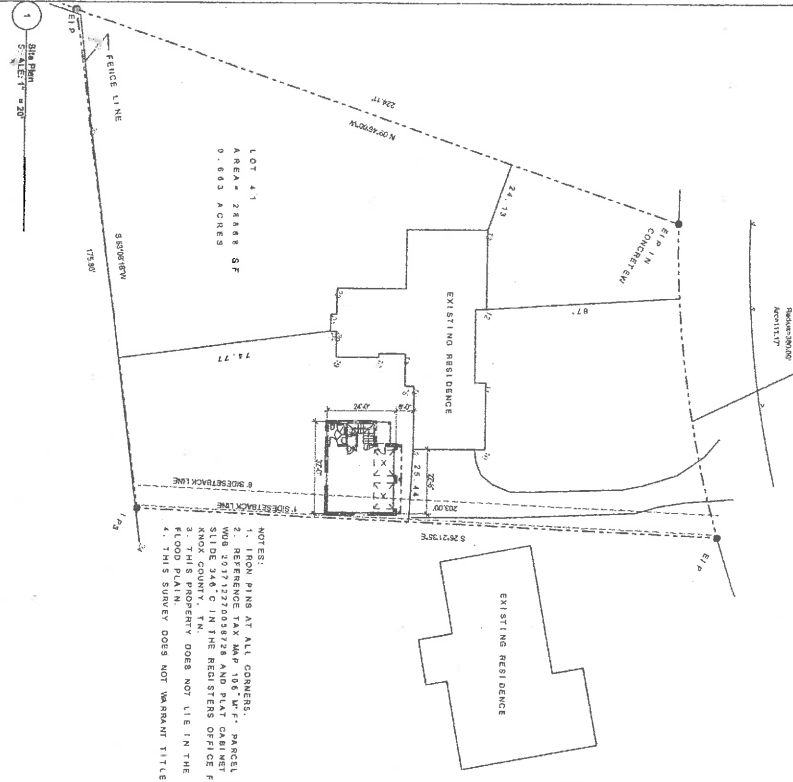
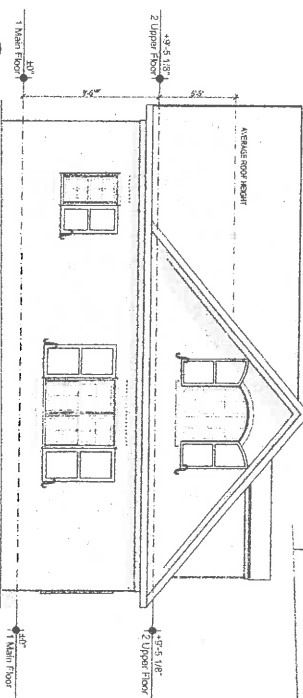
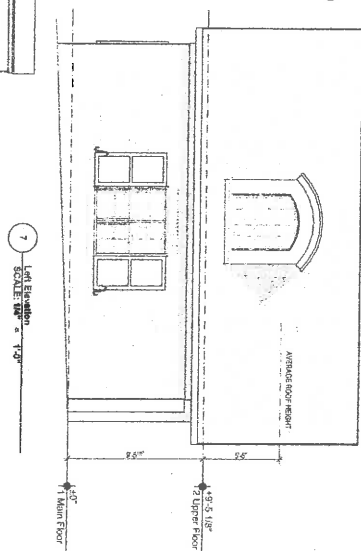
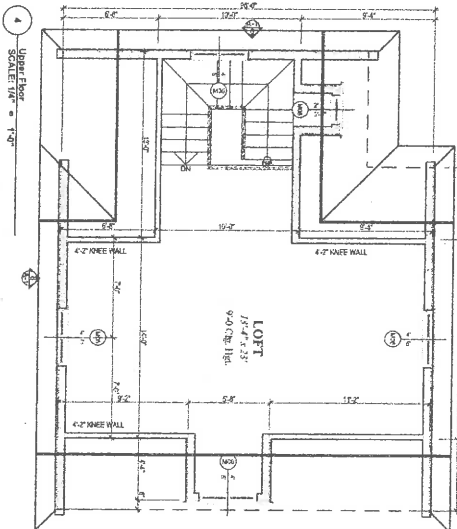
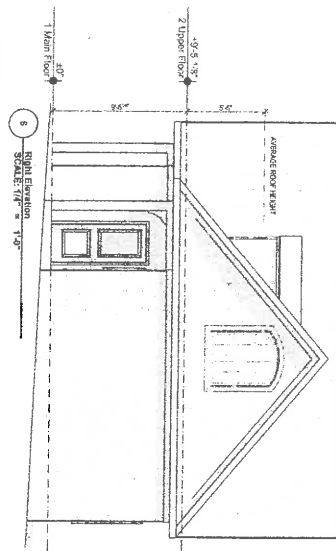
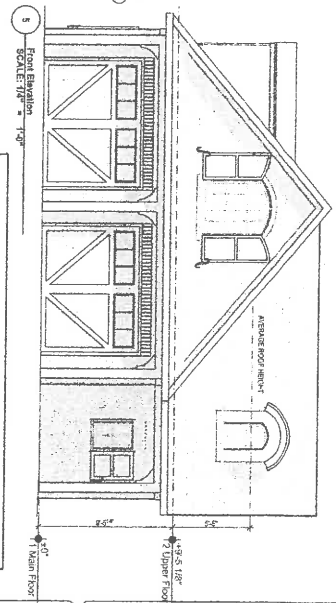
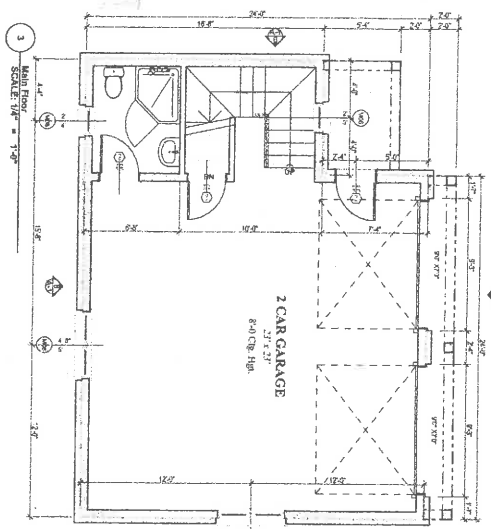
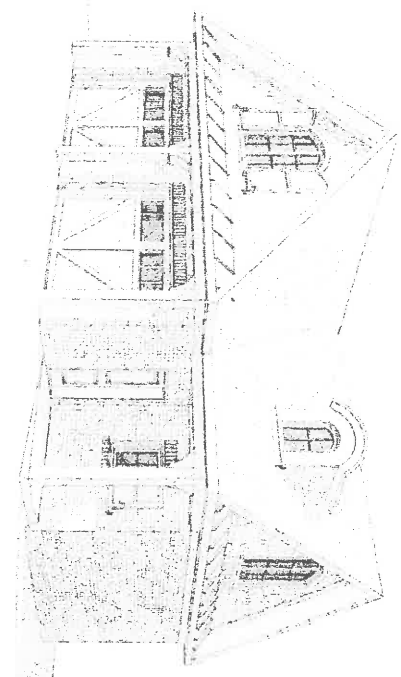
If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW



FLOOR PLANS

A Garage Addition For
The Bolin Residence
506 Rockingham Dr.
Knoxville, TN 37909

JASON T FOSHIE
ARCHITECT
KNOXVILLE, TN
(865) 850-7050

FOSHIE
ARCHITECTURE

10-0-18-VX