



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS	THIS PROPOSAL PERTAINS TO
Name LEN JOHNSON / CARL LANSDEN	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 724 TAYLOR ROAD	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip KNOXVILLE, TN. 37920	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number (865) 573-1148	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email lenedna@bellsouth.net		Other PRE-EXISTING/ADDITION <input checked="" type="checkbox"/>

## THIS IS A REQUEST FOR

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

## PROPERTY INFORMATION

Street Address 1805 FOREST AVENUE  
 City, State, Zip KNOXVILLE, TN. 37916  
 Parcel # (see KGIS.org) 094NC020  
 Zoning District (see KGIS.org) 094NC020

## VARIANCE REQUIREMENTS

### City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

## DESCRIPTION OF APPEAL

Describe your project and why you need variances.

REQUEST VARIANCE OF FRONT YARD SETBACK FROM 25 FEET TO 20 FEET AND LEFT SIDE YARD SETBACK FROM 5 FEET TO ZERO FEET, AND RIGHT SIDE SETBACK FROM 7' TO 5.33 FEET. REDUCE LOT WIDTH FROM 75 FEET TO 33.33 FEET. REDUCE LOT INTENSITY FROM 12,000 SQ. FT. TO 4,433 S.F. & MAX. LOT COVERAGE FROM 30% TO 33.4%.

REVISED

Describe hardship conditions that apply to this variance.

BRING NARROW LOT OF RECORD, PRE-EXISTING, NON-CONFORMING DUPLEX LOT AND PROPERTY INTO COMPLIANCE WITH ZONING ORDINANCE AND ADDING AN ADDITION CONSISTING OF 2 BEDROOM AND BATH ADDED TO EACH APARTMENT OF THE DUPLEX.

## APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE

DATE 25 OCT 19

File # 11-F-19-VA



## BOARD OF ZONING APPEALS APPLICATION

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Is a plat required? Yes ☒ No ☐

Small Lot of record? ☒

### VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

1. Reduce the front yard minimum required setback in an R-2 zone from 25' to 20' per Article 4, Section 2.1.6.D.1.a.
2. Reduce the left side yard minimum required setback from 5' to 0' per Article 5, Section 6.D.6.
3. Reduce the right side yard minimum required setback from 7' to 5.33' per Article 5, Section 6.D.6.
4. Reduce the minimum required lot width in an R-2 zone from 75' to 33.33' per Article 4, Section 2.1.6.D.4.a.
5. Reduce the minimum required lot area in an R-2 zone for a duplex from 9,000 S.F. to 4,433 S.F. per Article 4, Section 2.1.6.D.5.b.
6. Increase the maximum lot coverage in an R-2 zone from 30% to 33.4% per Article 4, Section 2.1.6.D.6. to add a 2-story addition.

### PROJECT INFORMATION

Date Filed 10-21-19

Fee Amount \$250

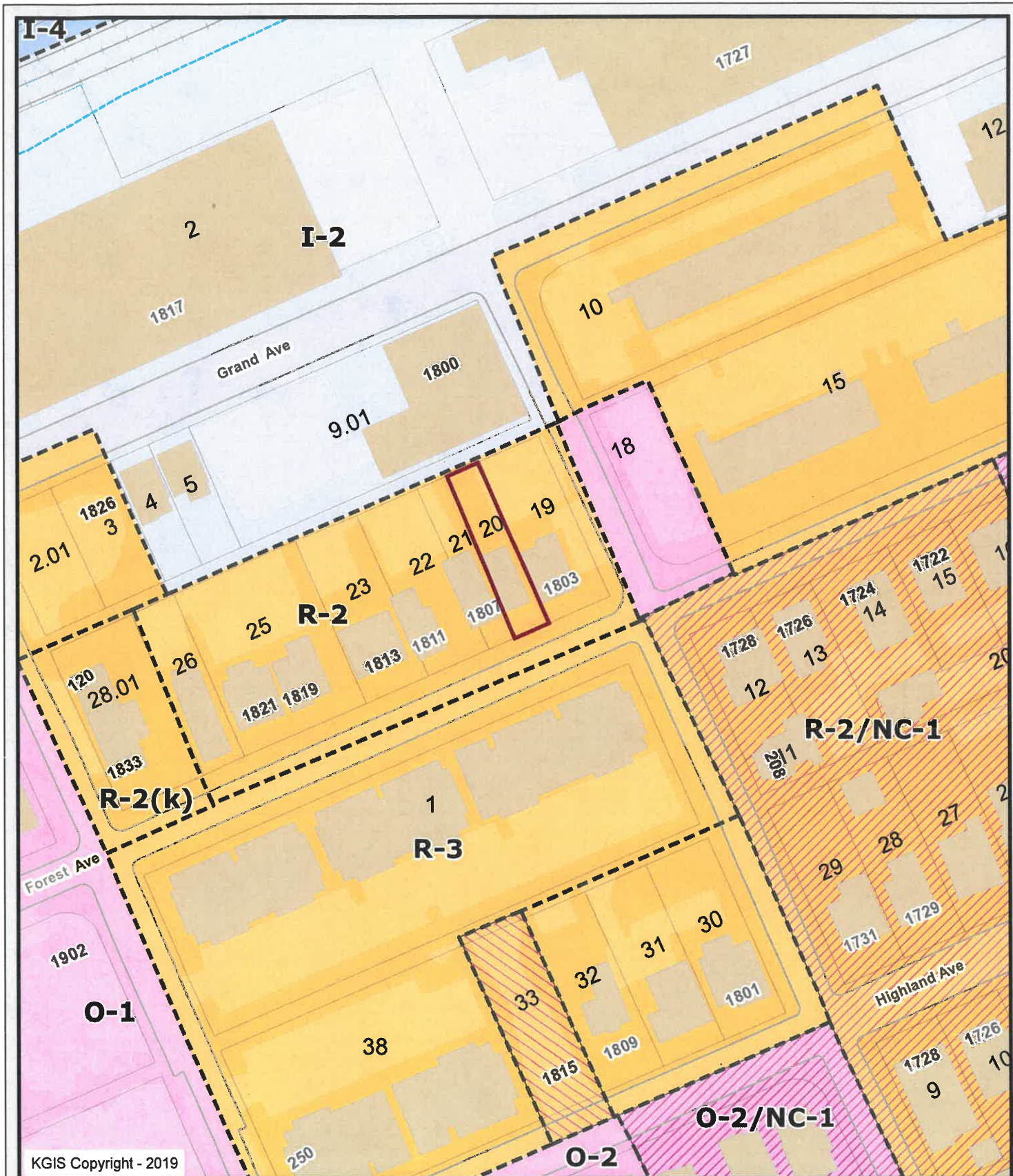
Council District 1

BZA Meeting Date 11-21-19

PLANS REVIEWER Rebecca Johnson

DATE 10-21-19





**1805 Forest Ave.**

11-F-19-VA

Len Johnson/Carl Lansden

**Knoxville - Knox County - KUB Geographic Information System**

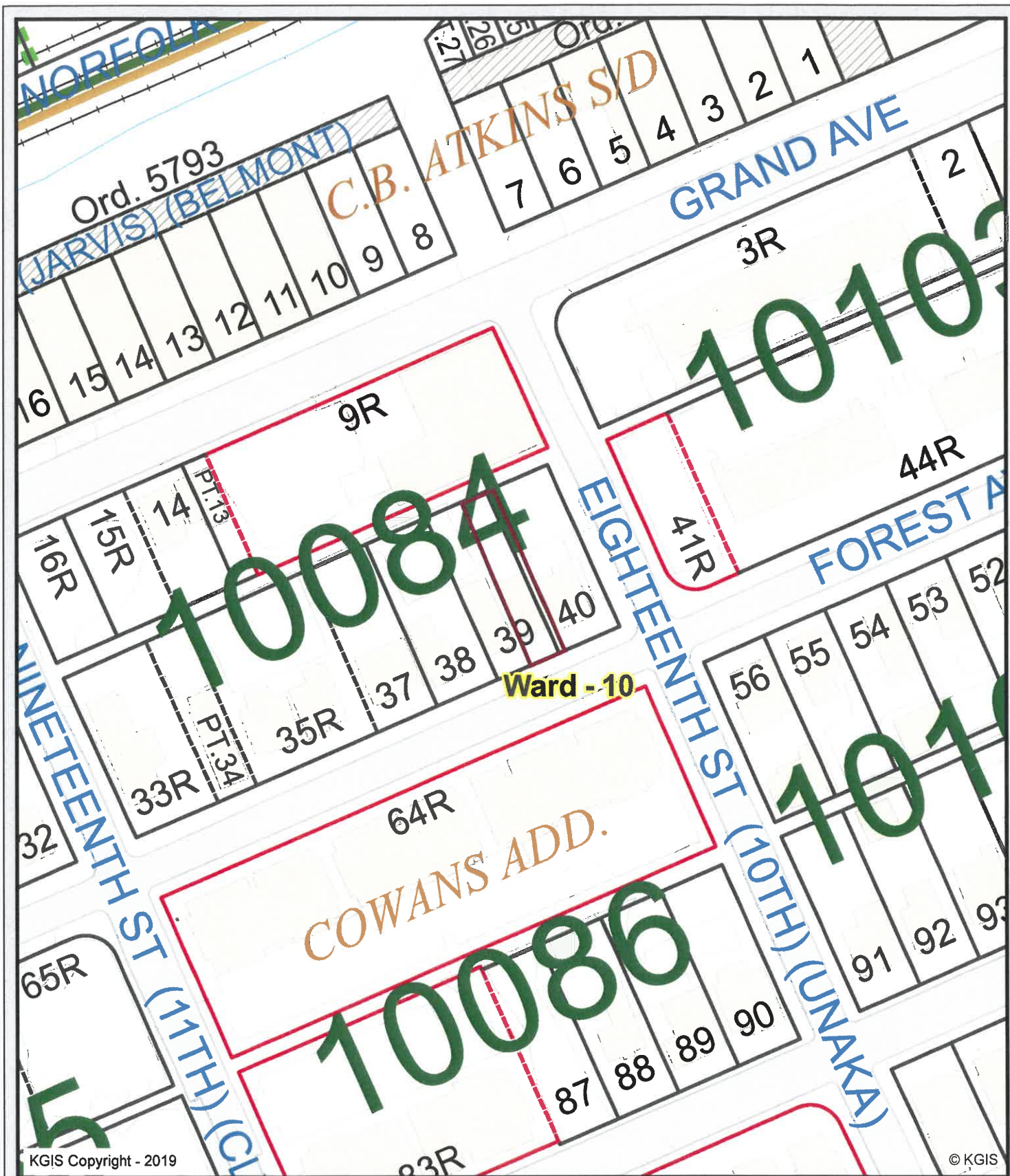


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1805 Forest Ave.

11-F-19-VA

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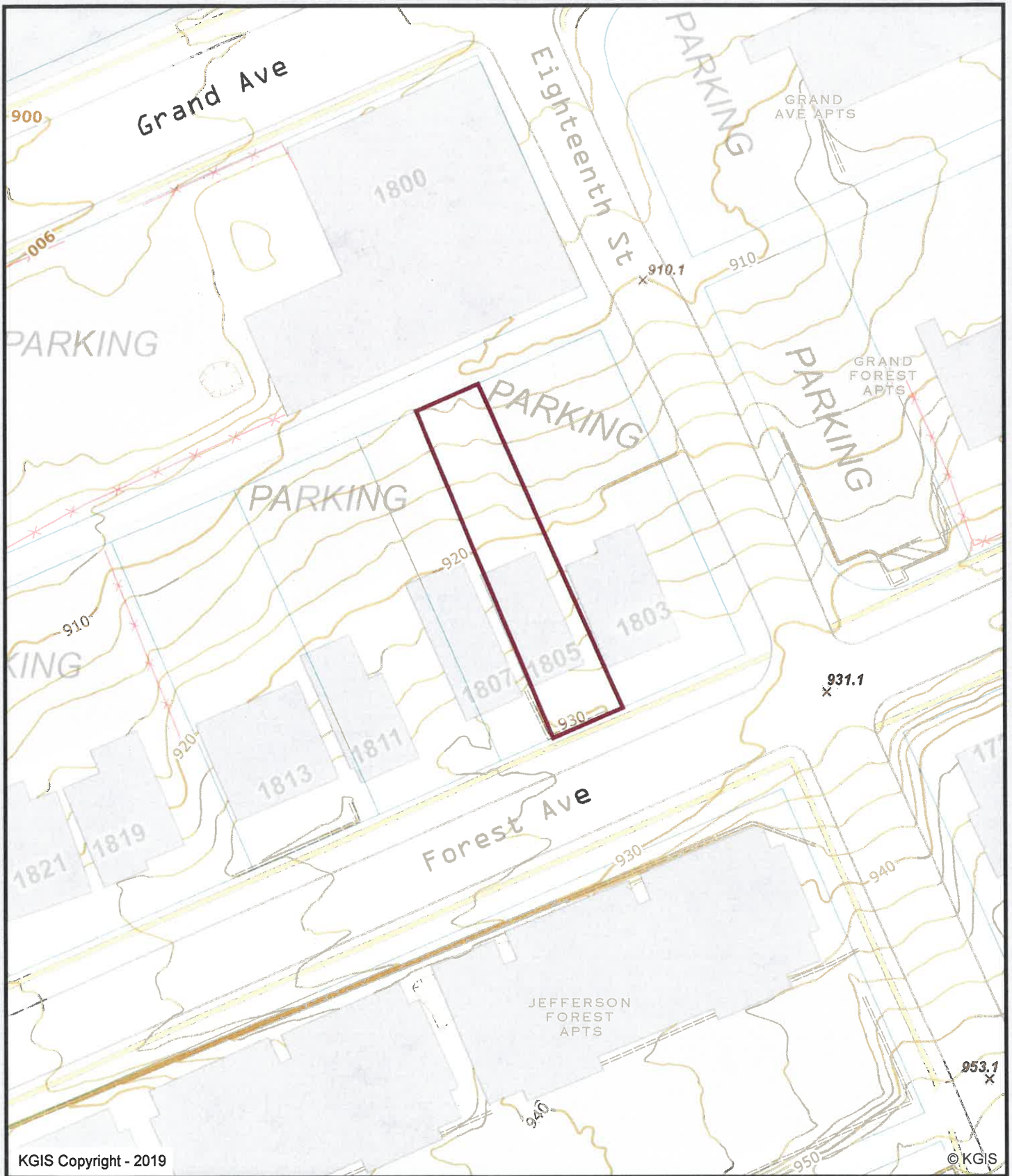


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**1805 Forest Ave.**

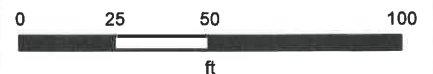
11-F-19-VA

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