

File #

2-E-21-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Sara Martin	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 1121 Eleanor St.	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-603-4756	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email sara@opendoorarchitecture.com		Other <input 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 1121 Eleanor St.

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 081MH003

Zoning District (see KGIS.org) RN-2

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.

We are doing a home renovation that includes adding a 56 sf covered back porch to provide rain protection for a new back door. Because covered porches count towards lot coverage and ours is already higher than what's allowed in RN-2 (30% max), we need a variance to allow for the extra lot coverage. The existing 100-year old house covers 44% of the lot; the new porch will bring the total to 45.3%.

Our project also includes breaking up some of the concrete driveway which will reduce impervious surface on the lot. I will defer to staff as to whether this needs an additional variance (even with the reduced impervious surface, we may still be over the limit).

Describe hardship conditions that apply to this variance.

This is a small lot of record. Minimum lot size in RN-2 is 5,000 sf; this lot is 4,441 sf.

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 January 19, 2021

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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. Increase the maximum permitted building coverage percentage from 30% to 45.3%
Per Article 4, Section 4.3.C. Table 4-1.
2. Increase the maximum permitted impervious surface coverage percentage from 40% to 51.7%
Per Article 4, Section 4.3.C. Table 4-1.
3. Reduce the minimum number of required parking space for a single-family dwelling from 2 spaces to 1 space.
Per Article 11, Section 11.4.A. Table 11-2.

PROJECT INFORMATION

Date Filed 1-19-21

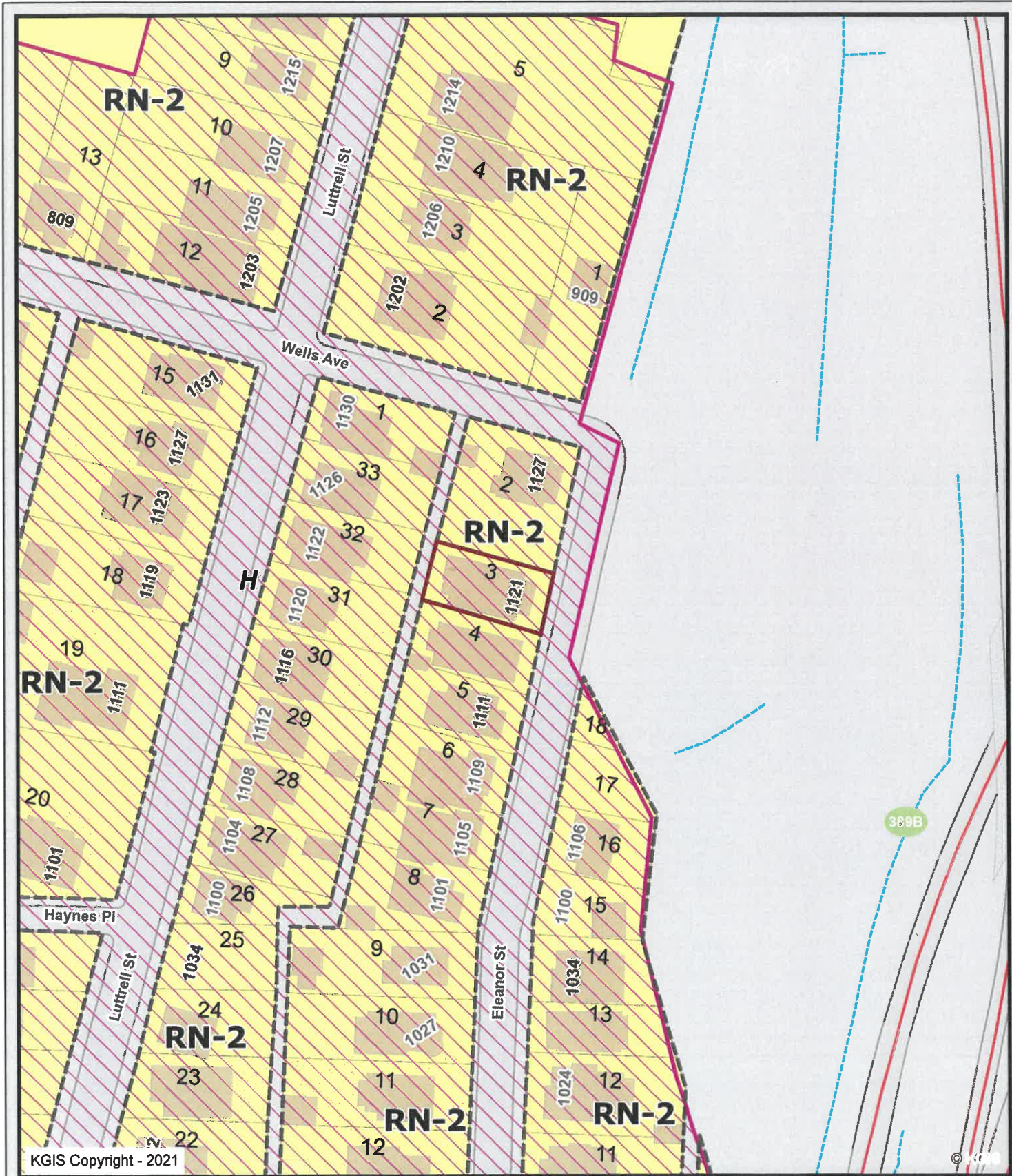
Fee Amount \$250.00

Council District 4th

BZA Meeting Date 2-18-21

PLANS REVIEWER Scott Elder

DATE 1-29-21



1121 Eleanor Street

Sara Martin

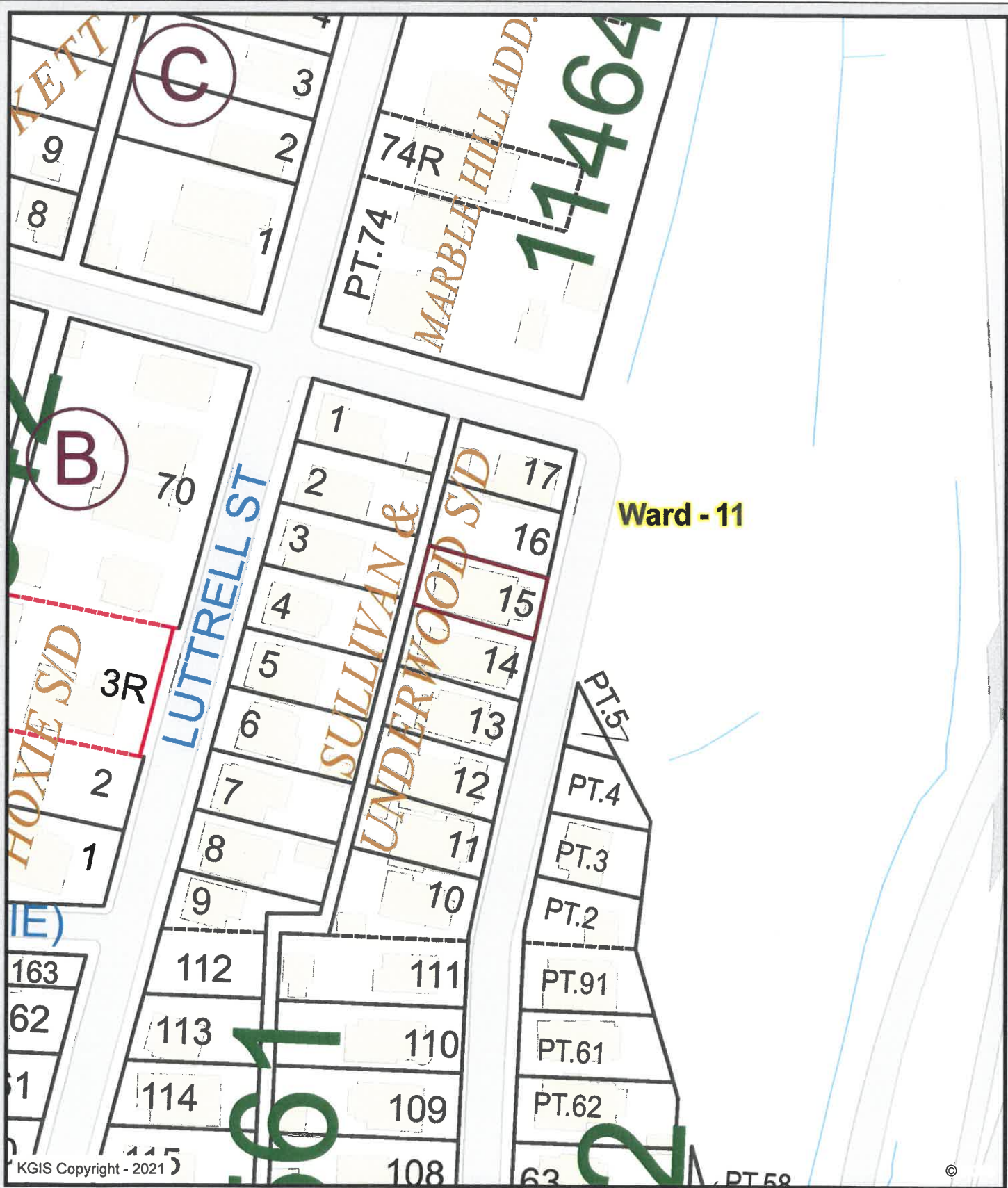
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1121 Eleanor Street

Sara Martin

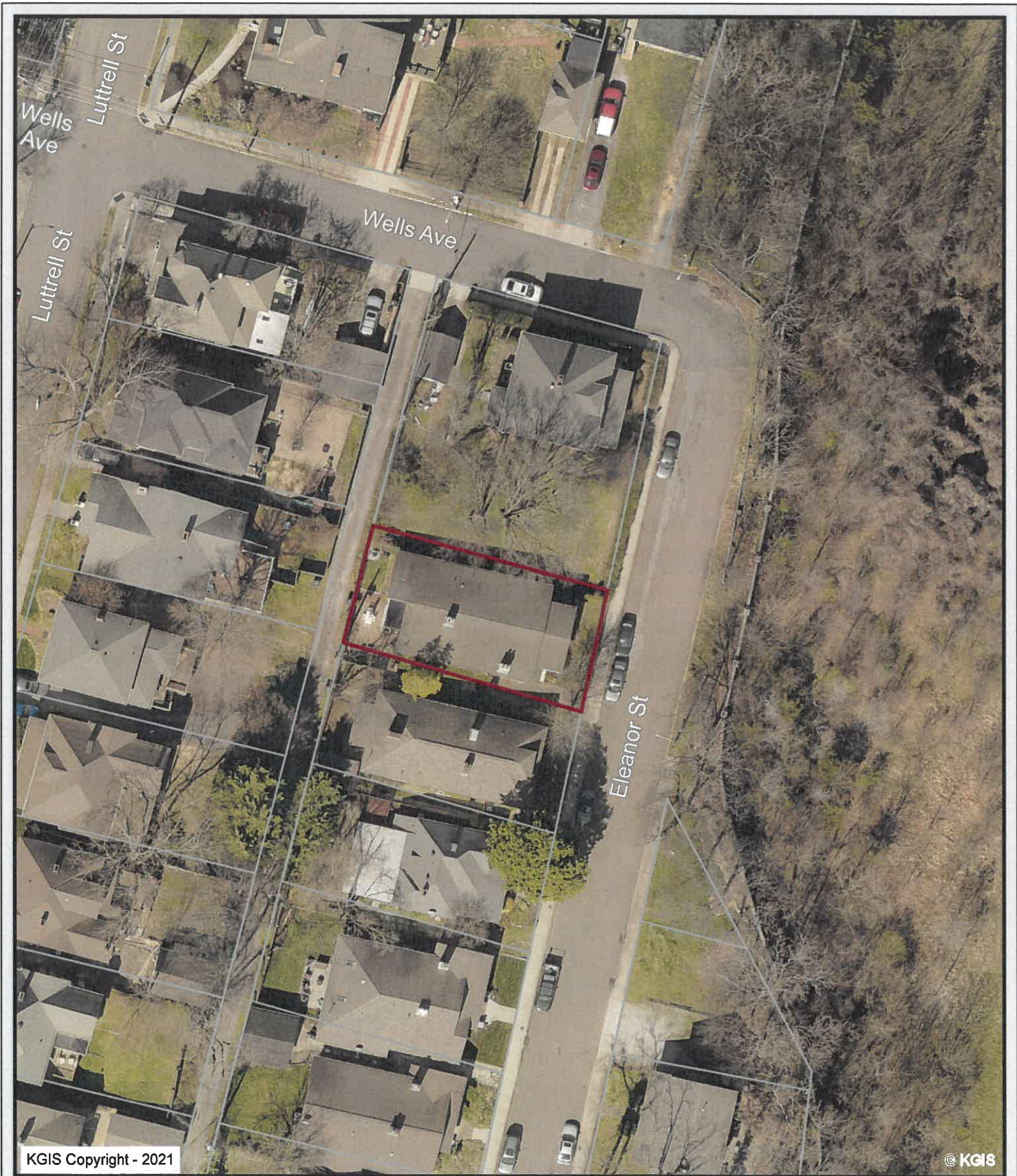
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1121 Eleanor Street

Sara Martin

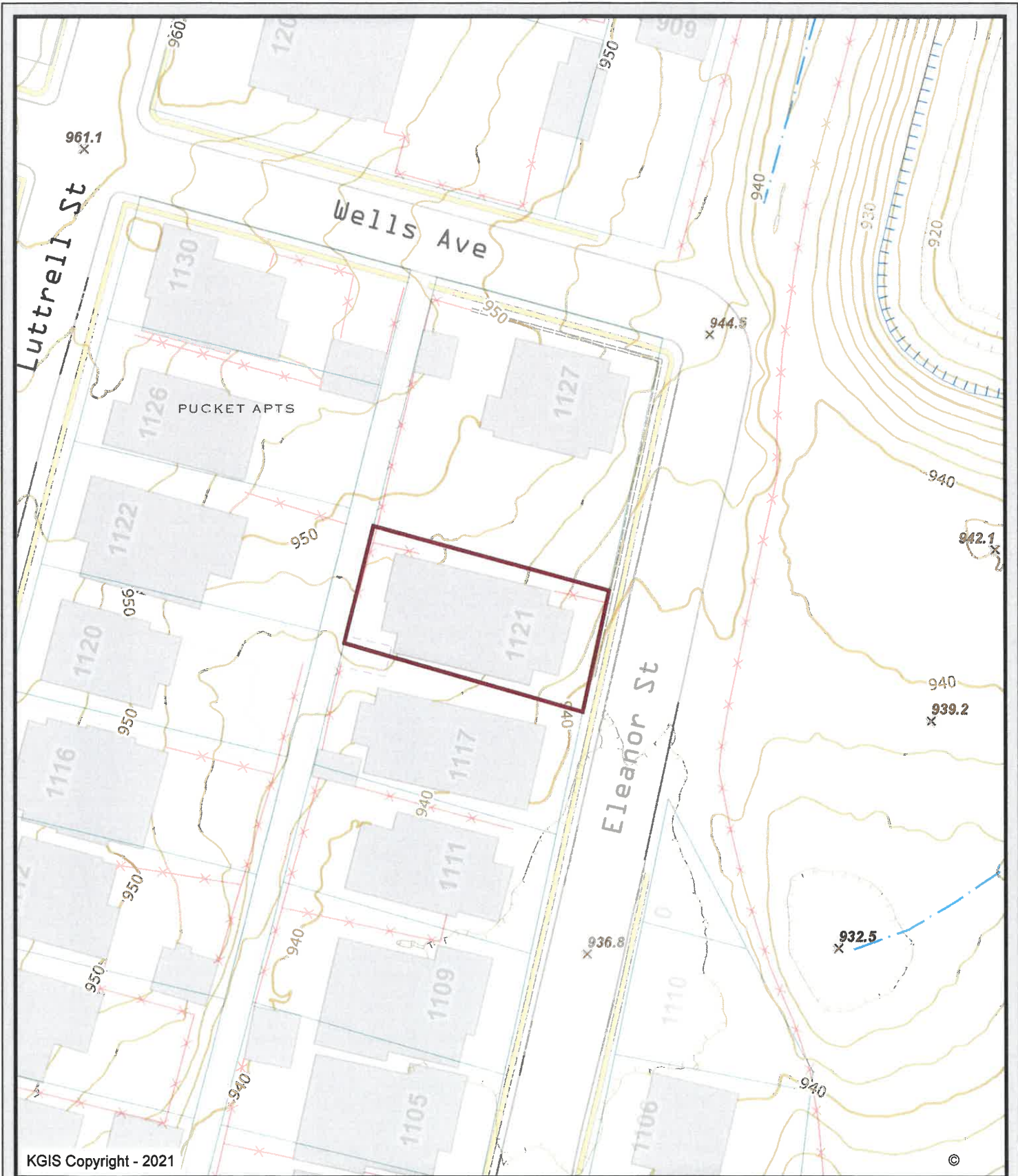
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1121 Eleanor Street

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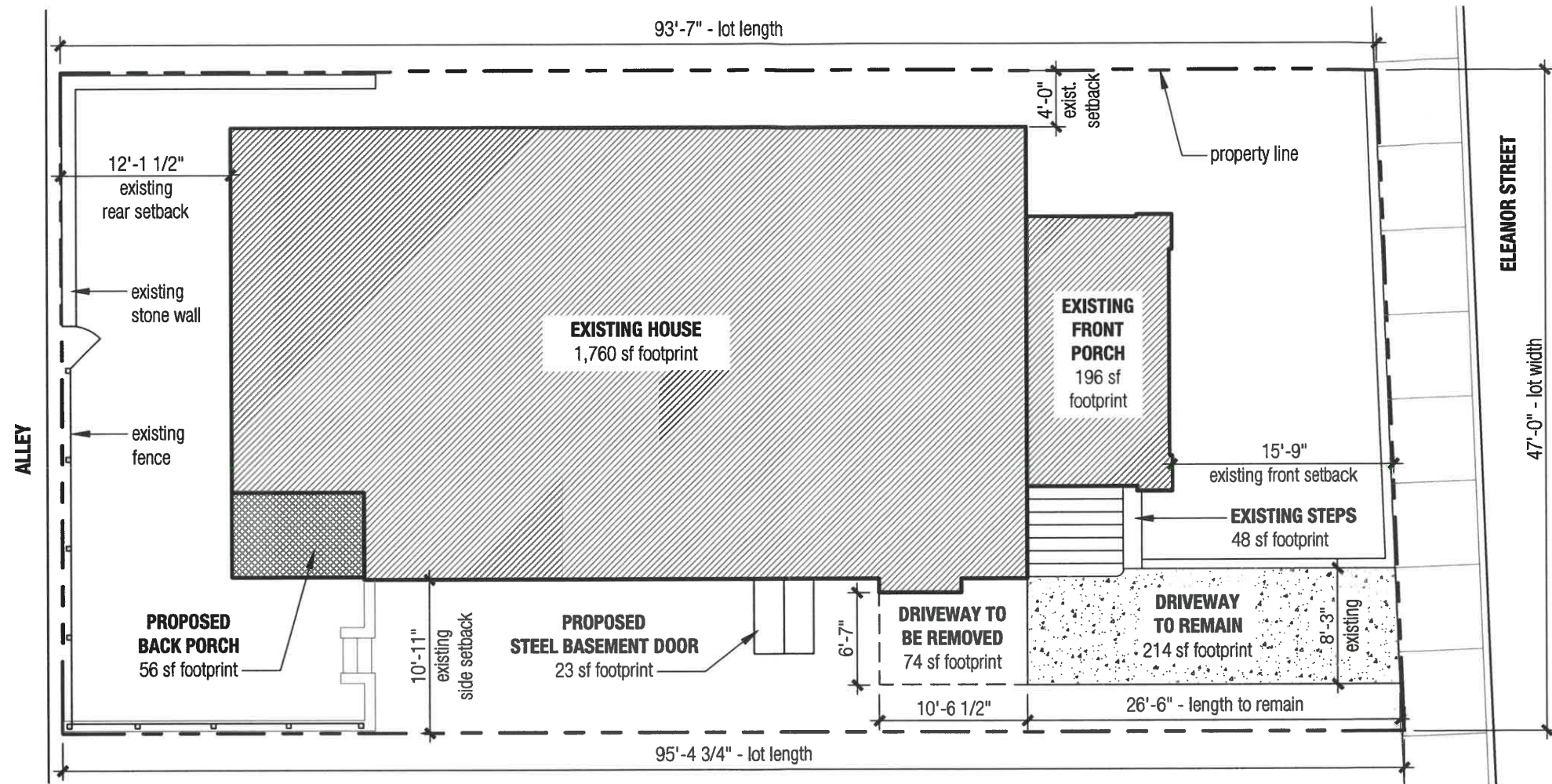
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VARIANCE APPLICATION FOR:
1121 ELEANOR ST.
Parcel ID: 081MH003

BY:
 Sara & Sean Martin
 865-603-4756
 sara@opendoorarchitecture.com

SITE CALCULATIONS:

lot size: 4,441 sf
 existing house & front porch: 1,956 sf
 existing impervious items (1,956 + 48 + 288): 2,292 sf
existing building coverage: 44%
existing impervious coverage: 51.6%
 proposed back porch: 56 sf
 proposed steel basement door: 23 sf
 proposed removal of part of existing driveway: - 74 sf
proposed building coverage: 45.3%
proposed impervious surface coverage: 51.7%

REQUESTED VARIANCES:

- Increase building coverage to 45.3% owing to the hardship of a small lot of record (less than the minimum 5,000 sf).
- Reduce off-street parking to 1 spot by removing 74 sf of existing driveway.
- Increase the allowed impervious coverage from 40% to 51.7% owing to the hardship of a small lot of record.



OPEN DOOR
 ARCHITECTURE

REVISED

2-E-21-VA