

File # 3-0-21-VA



BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: R. Bentley Marlow	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 322 Douglas Avenue	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, Tennessee 37921-4813	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: (865) 607-4357	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: rbentleymarlow@gmail.com		Other: <input type="checkbox"/>

THIS IS A REQUEST FOR:

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

PROPERTY INFORMATION

Street Address : 1508 Boyd Street City, State, Zip: 37921
 See KGIS.org for Parcel #: 094-FP-013 and Zoning District: RN2

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16.3
 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.

This new construction house will be built identical to the existing homes located at 1510 and 1512 Boyd Street. Accordingly this home will blend in and appear to have always been here.

1. Reduce front setback to 7 feet (To match 1510 and 1512 Boyd Street);
2. Reduce parking minimum aisle width from 26 feet to 20.5 feet;
3. Increase impervious coverage to 53.25% (This permits off street parking for this home; plus one designated space for each 1510 and 1512 Boyd to remove street parking on a narrow busy bus route);

In the event item 2 above is denied; item 3 will require an increase impervious coverage to 57.75%.

Describe hardship conditions that apply to this variance.

Small Lot of Record. 43.91' x 109.97' New Construction 792 SF Single Family Home; Concrete Ramps to make home visitable per COK; concrete parking pad for off street parking for multiple parcels.

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 24 Feb 2019

REVISED



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

Small Lot of record?

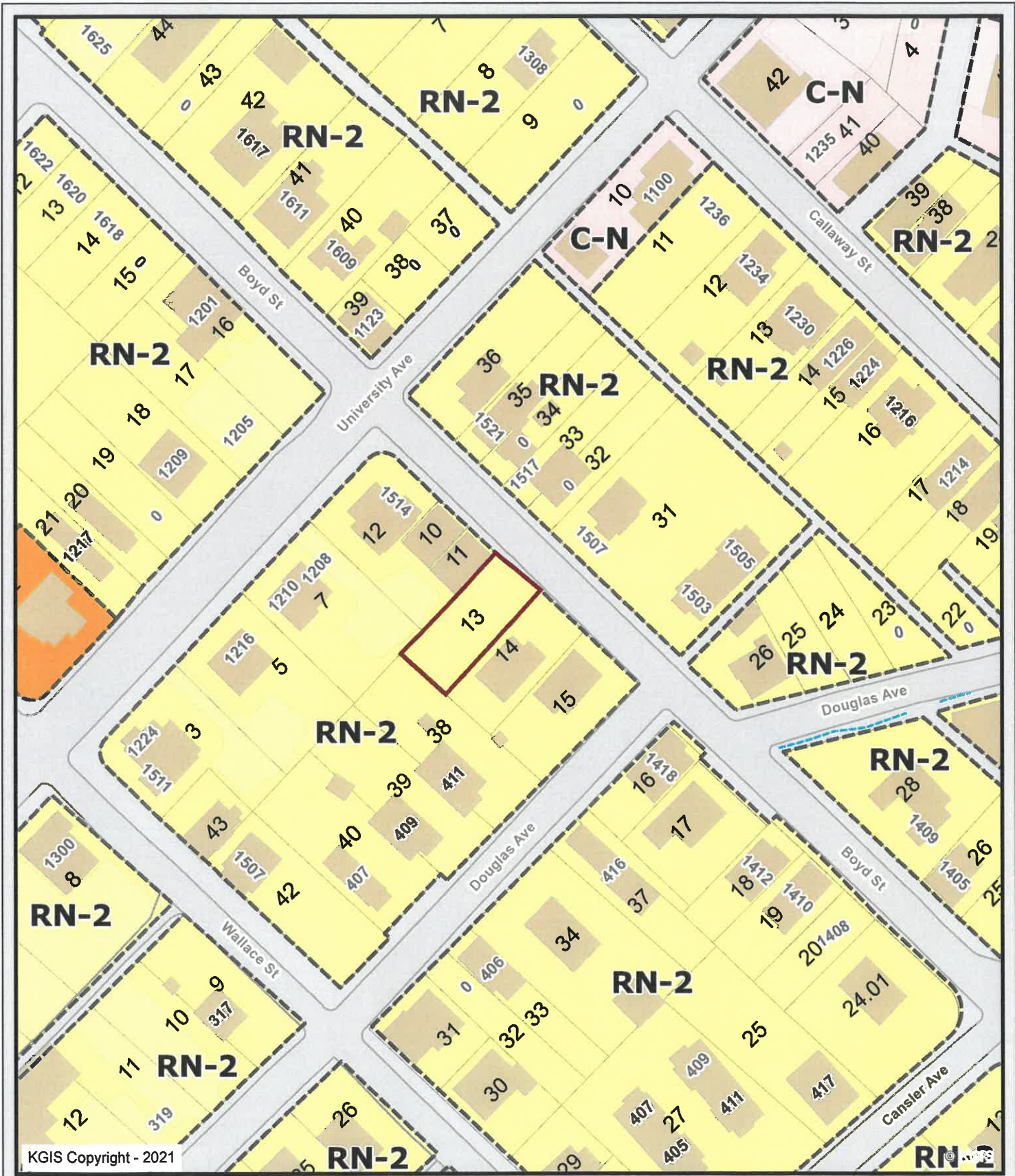
VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

- 1) Reduce the minimum front setback from 17' to 7' for a new single family residence in an RN-2 zoning district. (Article 4, Section 4.3.A. Table 4-1)
- 2) Reduce the minimum drive aisle width from 26' to 20.5' for an off-street parking facility in an RN-2 zoning district. (Article 11, Section 11.5.B.1. Table)
- 3) Increase the maximum impervious coverage from 40% to 57.75% in an RN-2 zoning district. (Article 4, Section 4.3. Table 4-1)

REVISED

PROJECT INFORMATION

Date Filed 2/15/2021	Fee Amount \$250
Council District 6	BZA Meeting Date 3/16/2021
PLANS REVIEWER J Van Horn/Scott Elder	
DATE 2/25/2021 (Revised)	



KGIS Copyright - 2021

1508 Boyd St.

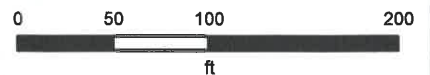
3-D-21-VA

R. Bentley Marlow

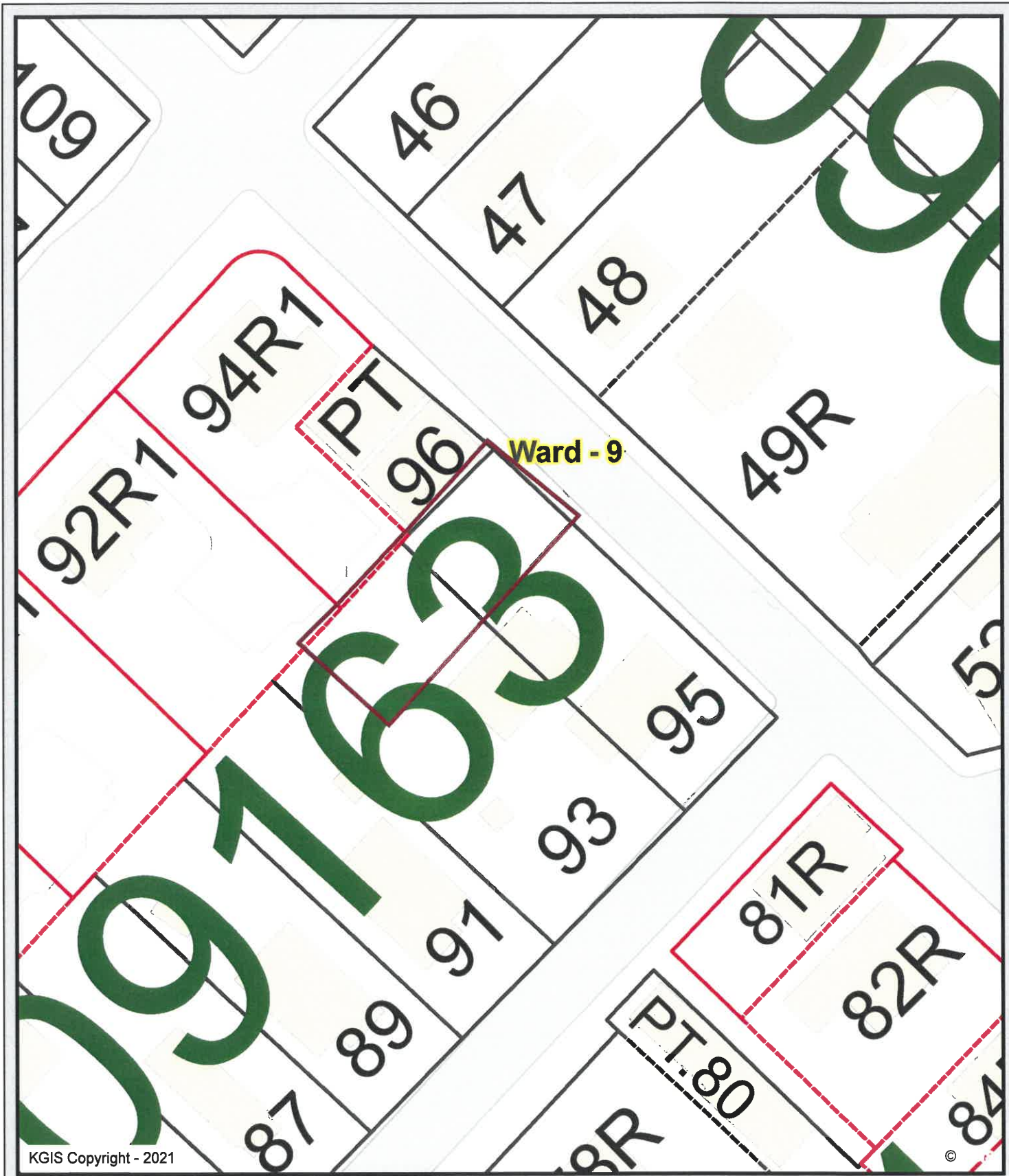
Knoxville - Knox County - KUB Geographic Information System



Printed: 2/15/2021 at 11:03:52 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

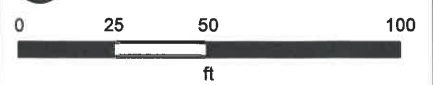


1508 Boyd St.
 3-D-21-VA
 R. Bentley Marlow

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/15/2021 at 11:04:13 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2021

© KGIS

1508 Boyd St.

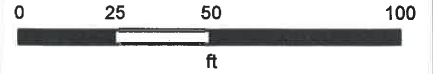
3-D-21-VA

R. Bentley Marlow

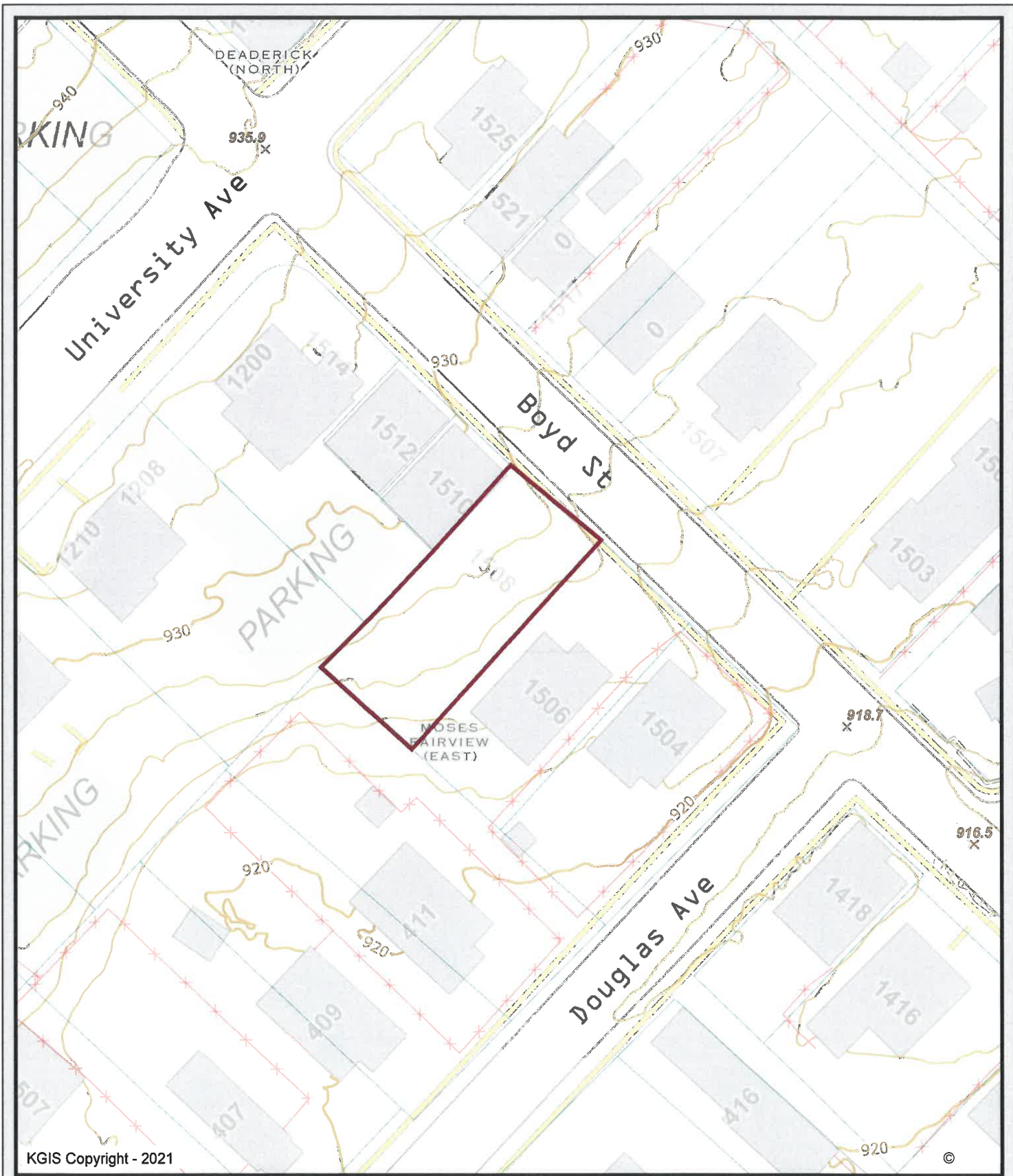
Knoxville - Knox County - KUB Geographic Information System



Printed: 2/15/2021 at 11:04:44 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



KGIS Copyright - 2021

1508 Boyd St.
 3-D-21-VA
 R. Bentley Marlow

Knoxville - Knox County - KUB Geographic Information System

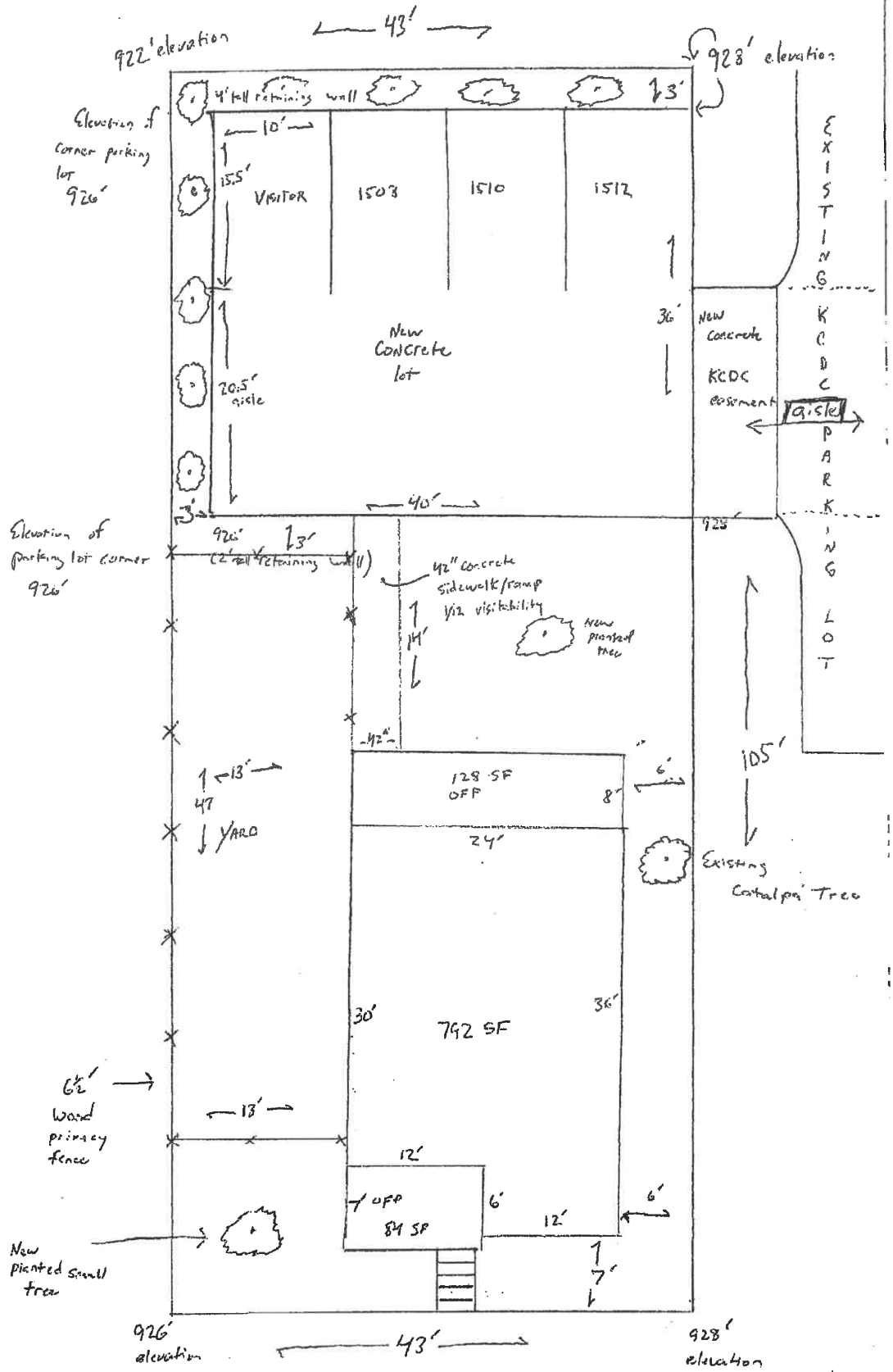


Printed: 2/15/2021 at 11:05:03 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

1508 BOYD ST



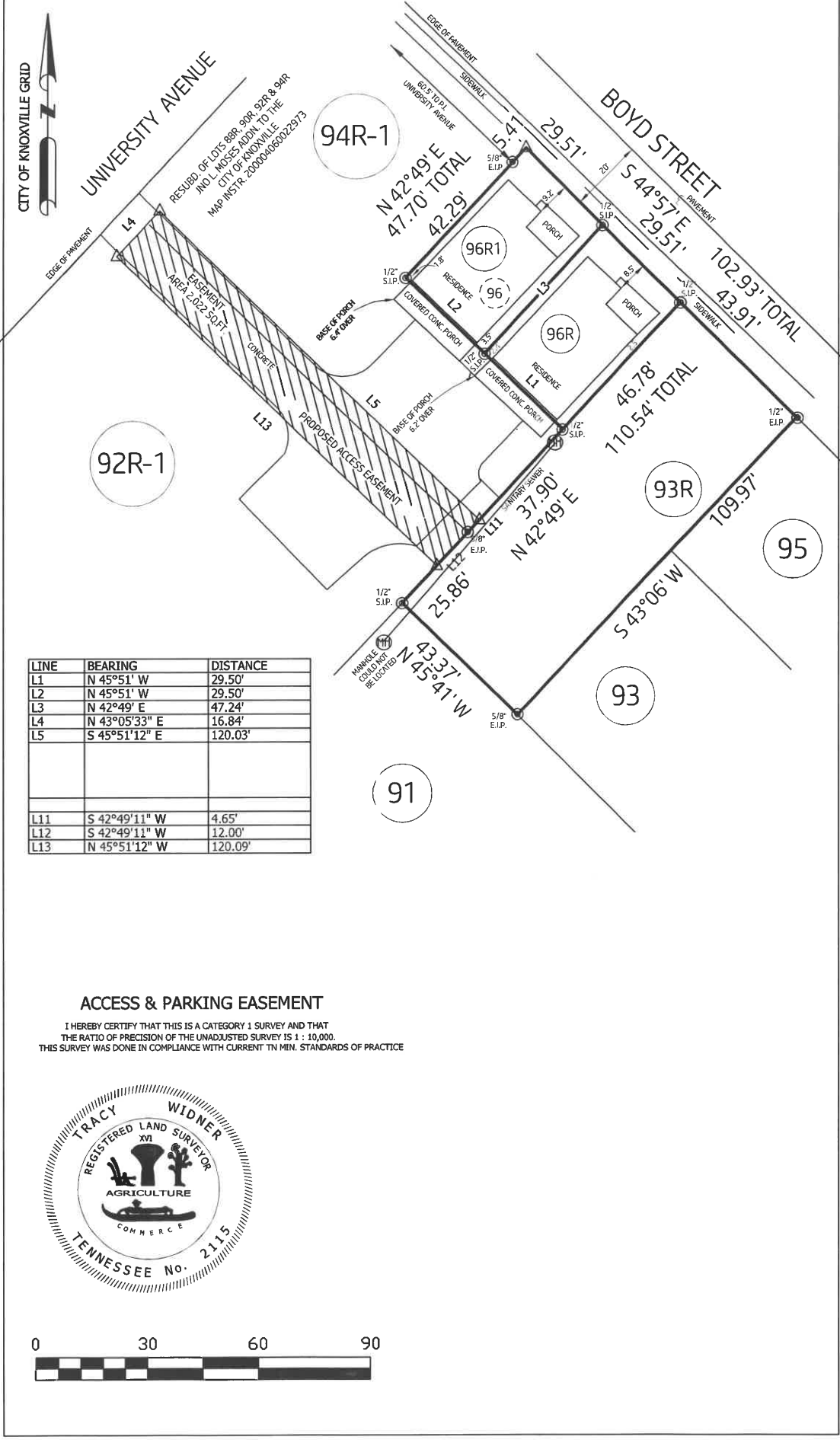
3-D-21-VA

I received the preliminary survey of 1508 -- that lot is larger than we first believed. It is 4,809 square feet per the surveyor. (I had calculated everything based on 4,515 SF). Accordingly, we can adjust the impervious lot coverage request. That percentage will adjust to approx 53%; or in alternative 58%.

It's 110.54 deep along its northern boundary; 109.97 feet deep along its southern boundary; and it's 43.91 feet wide at Boyd Street; 43.37 feet wide at its rear. I should have a version of the survey ready to share by Monday when we turn it into MPC for the re-plat. He is still making changes and asked me not to share it at this moment--but these figures for the lot dimension are accurate and it's SF is 4,809; .110 acres.

Thanks,

Bentley



LINE	BEARING	DISTANCE
L1	N 45°51' W	29.50'
L2	N 45°51' W	29.50'
L3	N 42°49' E	47.24'
L4	N 43°05'33" E	16.84'
L5	S 45°51'12" E	120.03'
L11	S 42°49'11" W	4.65'
L12	S 42°49'11" W	12.00'
L13	N 45°51'12" W	120.09'

ACCESS & PARKING EASEMENT

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 : 10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TN MIN. STANDARDS OF PRACTICE



3-D-21-VA

