

File # 3-F-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: Marshall Prado	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address: 1111 Eleanor Street	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input checked="" type="checkbox"/>
Phone Number: (865)765-6055	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: marshall.prado@utk.edu		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 : 1111 Eleanor Street City, State, Zip: Knoxville, TN 37917
 See KGIS.org for Parcel #: 081MH005 and Zoning District: RN-2

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.

We are requesting a variance to remove and rebuild our rear shed to a more functional location that is consistent with the neighborhood. Because of minimal lot size (4,568 SF) we would like to build within the designated rear and side setback area. Our neighbors on both sides have auxiliary buildings on and/or over their property lines which seems to be normal in the historic Fourth and Gill neighborhood. In addition, we are asking the city to rebuild a preexisting curb-cut to allow for off-street parking. Most neighbors on our block have front parking access and from historical aerials it is clear that our lot had it in the past. Our property exceeds the City's impervious allowance. With the new shed and parking, we would be increasing the existing impervious percentage by a total of 1%. In order to do so, the shed would remain quite small and the drive would use permeable pavers where possible. We are also planning to build the shed on pilings to reduce soil compaction and capturing the new shed's rainwater runoff for irrigation.

Describe hardship conditions that apply to this variance.

This request is necessary due to the limited size, width and depth of the lot.

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 Marshall Prado

Digitally signed by Marshall Prado
Date: 2021.02.15 09:33:54 -05'00'

DATE 02.15.21

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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. Reduce the minimum required side yard setback for a freestanding roofed structure from 5 feet to 1 foot 4 inches. (Per Article 10, Section 10.3.O.2.)
2. Reduce the minimum required rear yard setback for a freestanding roofed structure from 5 feet to 3 feet 6 inches. (Per Article 10, Section 10.3.O.2.)
3. Increase the maximum permitted building coverage for a lot in an RN-2 from 30% to 37.7%. (Per Article 4, Section 4.3. Table 4-1)

REVISED

PROJECT INFORMATION

Date Filed 2-15-21

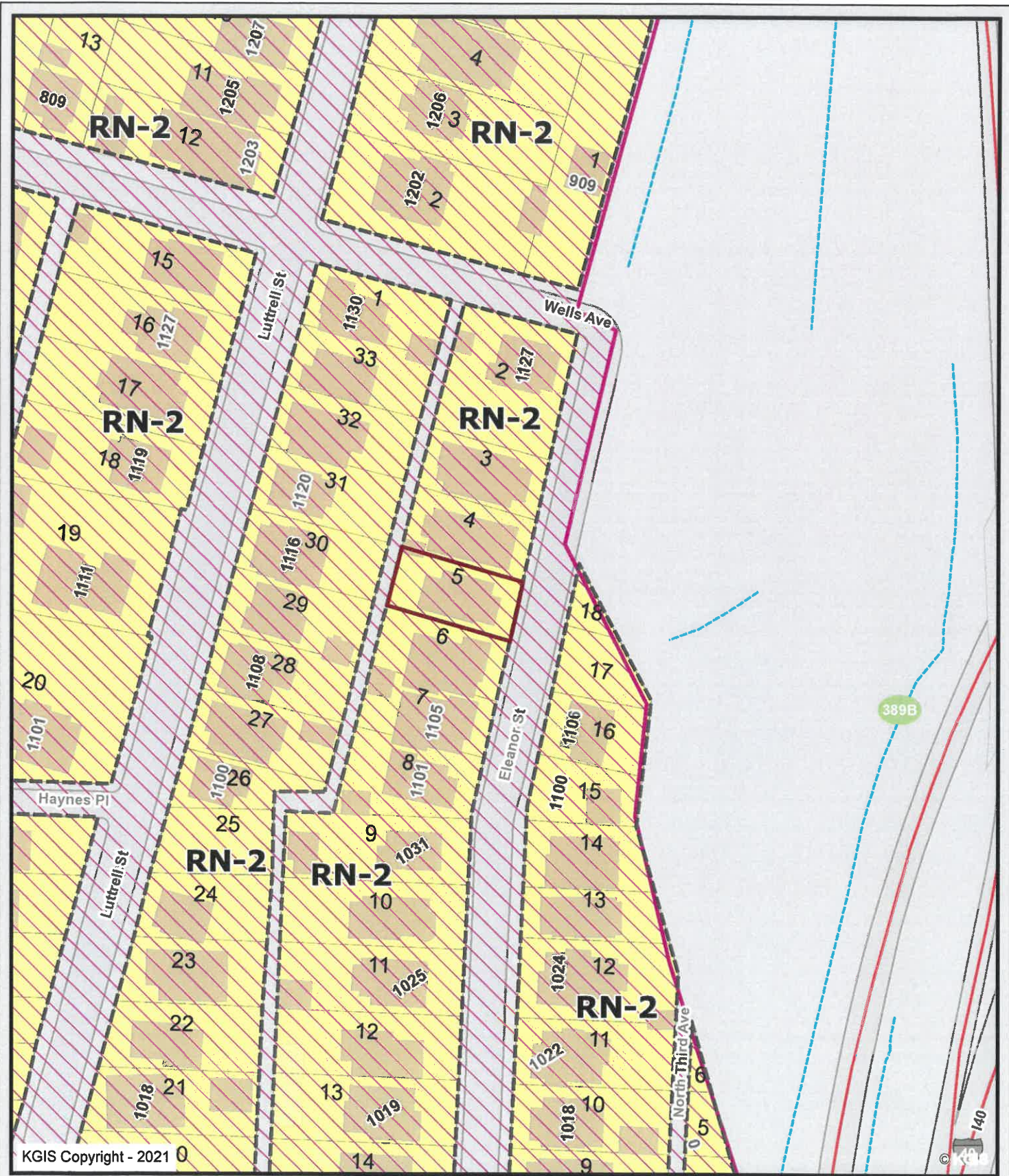
Fee Amount \$250.00

Council District 4

BZA Meeting Date 3-16-21

PLANS REVIEWER Scott Elder

DATE 2-24-21

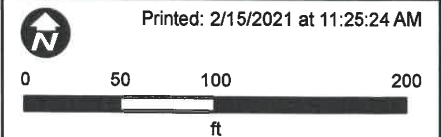


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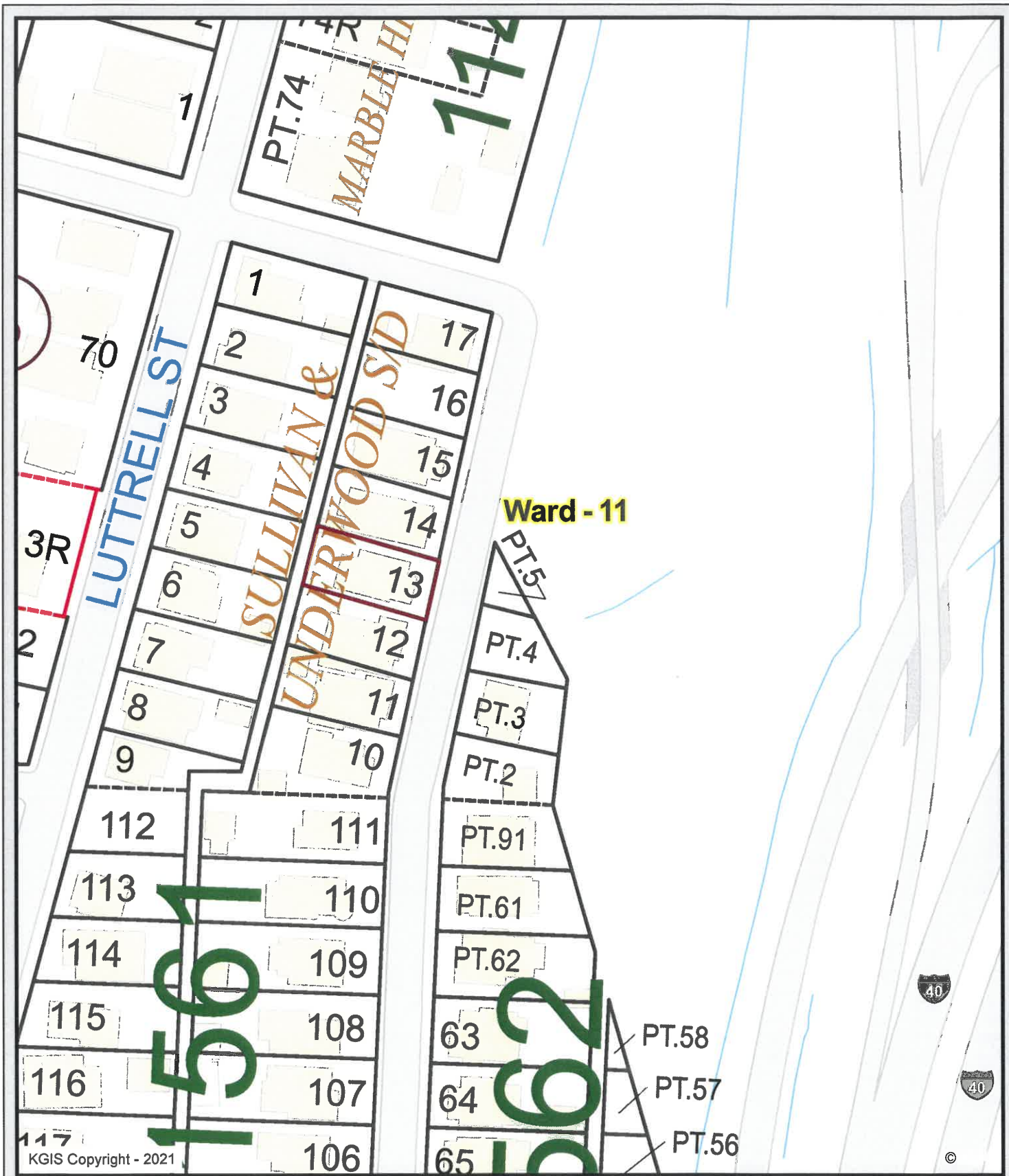
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1111 Eleanor St.
3-F-21-VA
Marshall Prado

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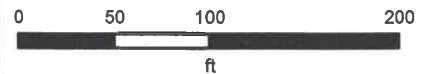


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 3-F-21-VA
 Marshall Prado

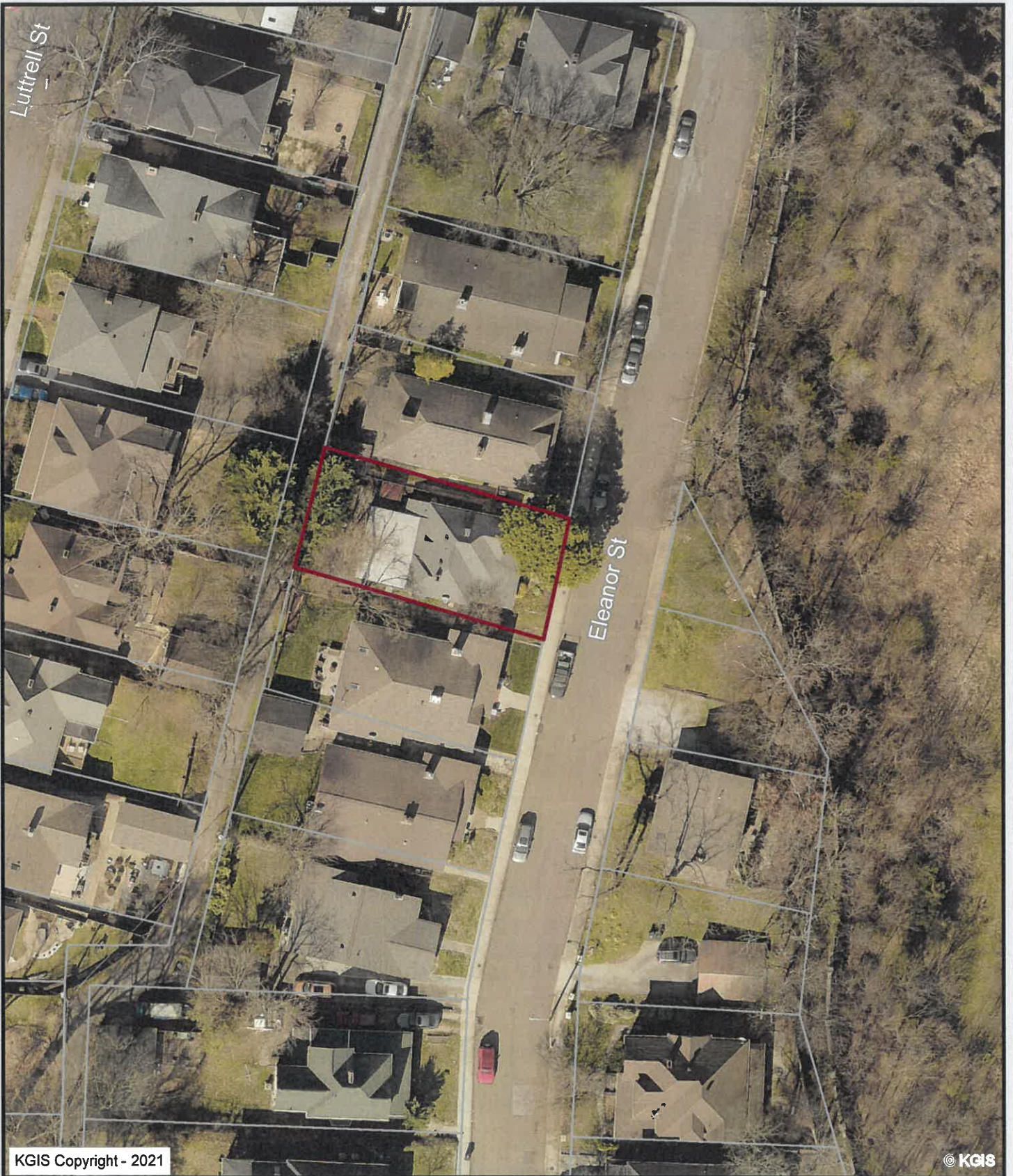
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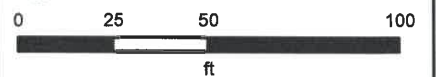
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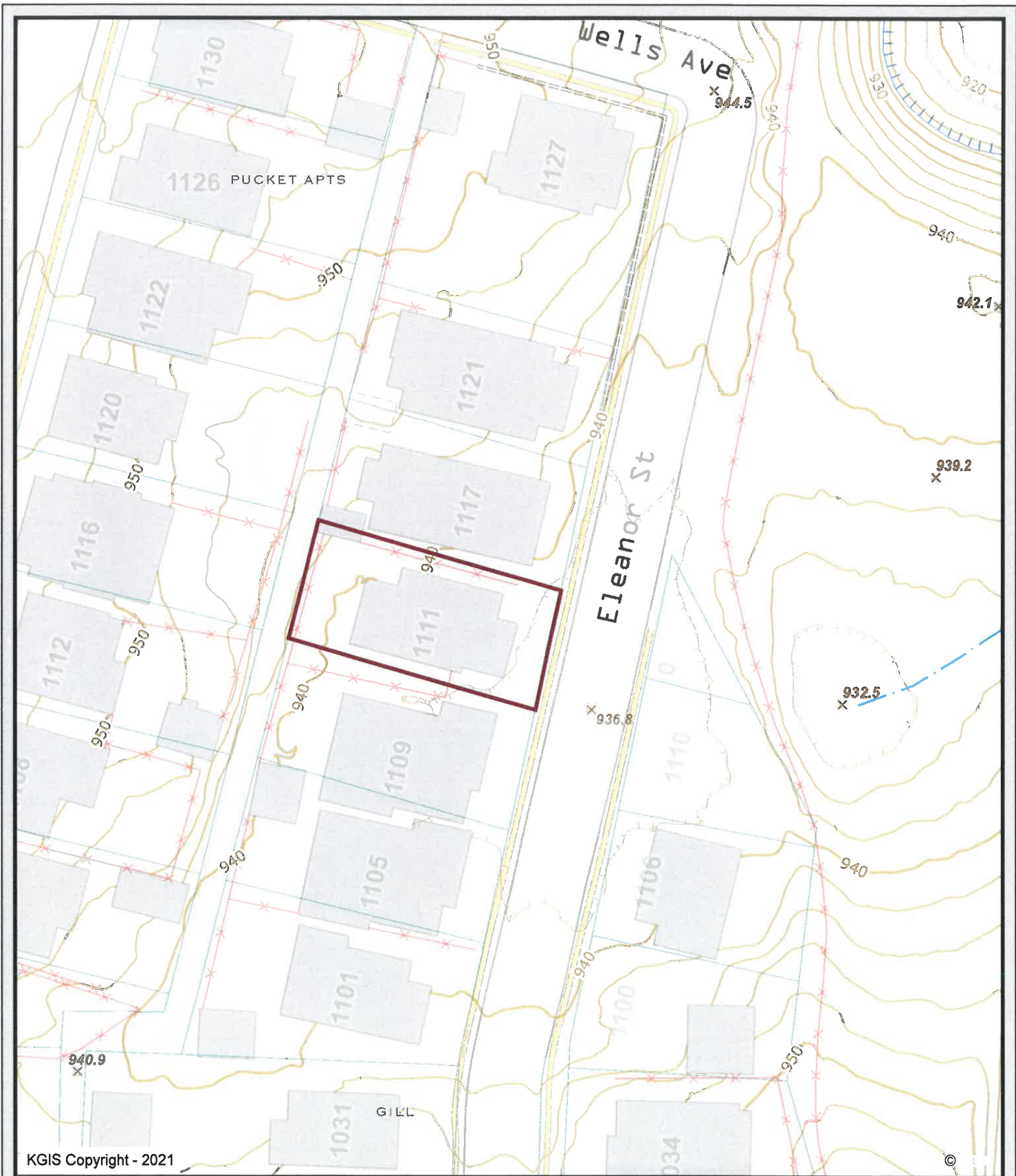
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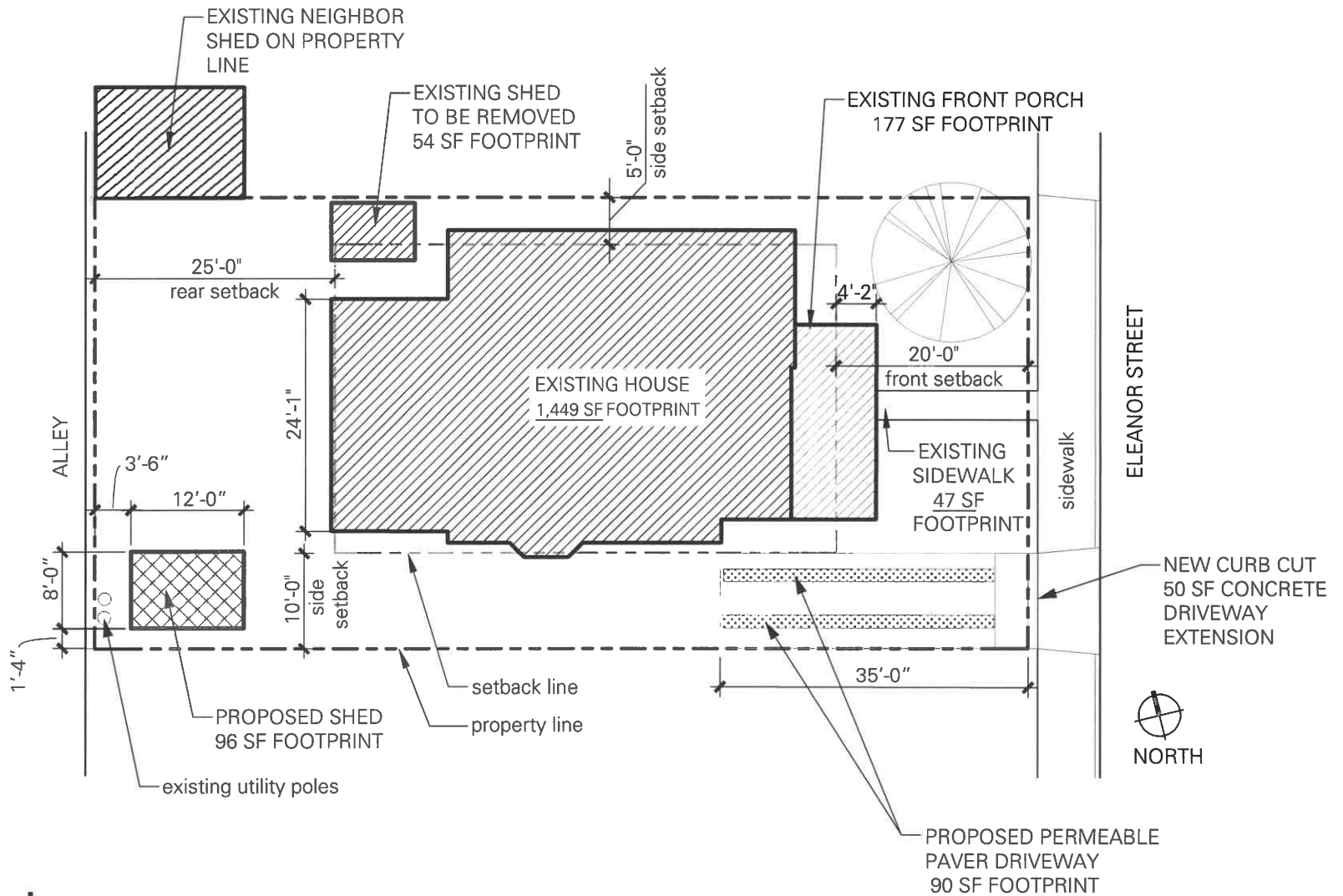
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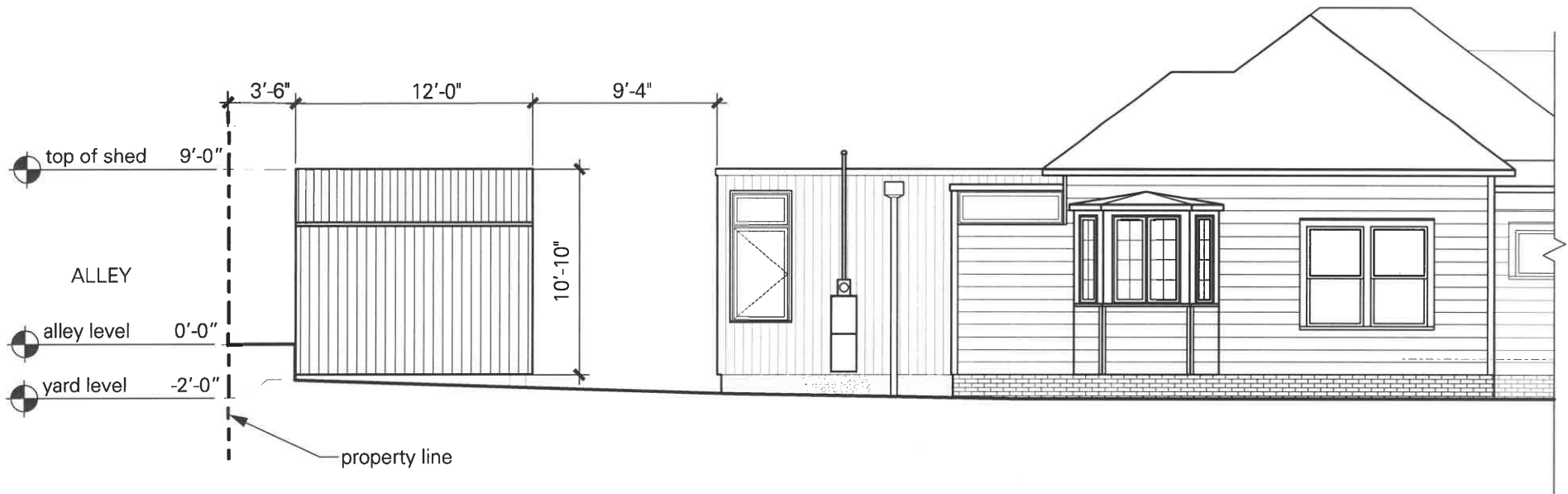
site plan

1/16" = 1'-0"

-  = proposed permeable pavers
-  = existing structure
-  = proposed structure

LOT COVERAGE:
 LOT SIZE = 4,568 SF
 EXISTING HOUSE, FRONT PORCH AND SHED = 1,680 SF
 EXISTING SIDEWALK = 47 SF
 EXISTING BUILDING COVERAGE = 36.7%
 EXISTING IMPERVIOUS SURFACE = 37.8%

PROPOSED CHANGES:
 NET BUILDING COVERAGE INCREASES BY 42 SF
 IMPERVIOUS SURFACE INCREASES BY 50 SF
 PERVIOUS SURFACE INCREASES BY 90 SF
 PROPOSED BUILDING COVERAGE = 37.7%
 PROPOSED IMPERVIOUS SURFACE = 38.8%



side elevation (south)

1/8" = 1'-0"