

File # 6-F-21-VA



# BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Kelly Arsenault & Scott Angelius	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 215 Oklahoma Avenue	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 type="checkbox"/>
Phone Number 917-837-7566	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email scottangelius@gmail.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 215 Oklahoma Avenue

City, State, Zip Knoxville, TN 37917

Parcel # (see KGIS.org) 081LS019

Zoning District (see KGIS.org) RN-2 / H-1

**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.**

The project is to build a new, 2-car garage with an accessory dwelling unit above. The footprint of the proposed garage is 680 square feet. We're requesting variances to reduce the required rear setback for an alley-facing garage from 12'-0" to 3'-0" in order to preserve green space in the backyard. The alley is 5'-0" behind the property line, so there will be a total of 8'-0" between the alley and the new garage. A turning radius diagram is attached to demonstrate that 3'-0" off the property line is sufficient for a car to access the garage. We are also requesting an increase in lot coverage percentage from 30% to 32.9%.

Historically, this property has had outbuildings that caused the building coverage to exceed 30% (see attached photos and Sanborn map). Those were recently demolished by the previous owner. The requested variances are in keeping with the neighborhood development pattern; in which many lots exceed 30% building coverage and garages often have no setback from alleys.

**Describe hardship conditions that apply to this variance.**

This is a nonconforming lot of record with regards to dimensional standards. The existing house violates side setback requirements for RN-2 (see attached diagram).

**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.

DocuSigned by:  
 APPLICANT'S SIGNATURE Kelly Arsenault Scott Angelius DATE 5/12/2021  
 BB19774929574DC...

File #



**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):**

Large empty rectangular area for providing variance request details and ordinance citations.

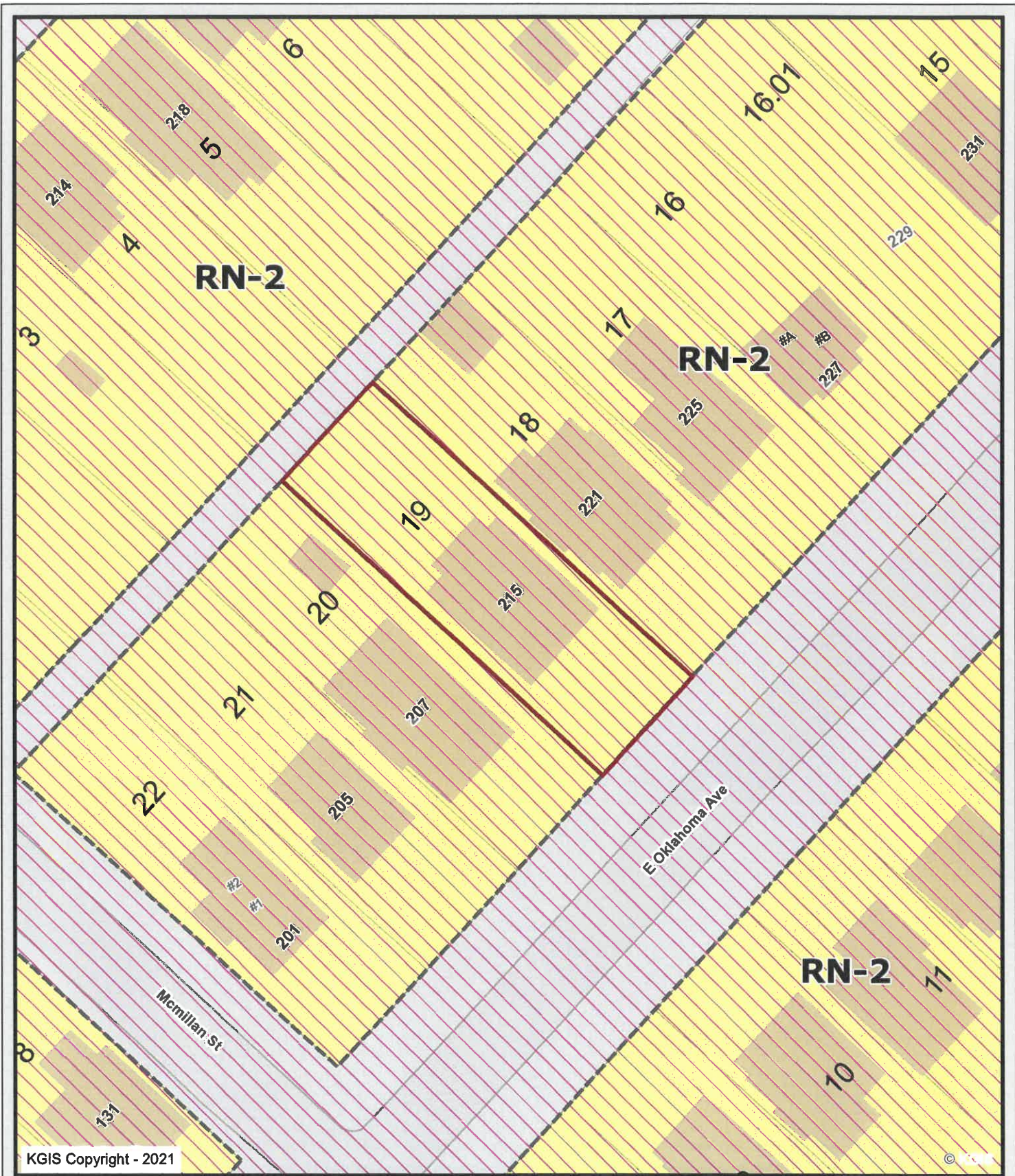
**PROJECT INFORMATION**

Date Filed | Fee Amount

Council District | BZA Meeting Date

**PLANS REVIEWER** | **DATE**





215 E Oklahoma Ave

6-F-21-VA

Kelly Arsenault & Scott Angelius

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

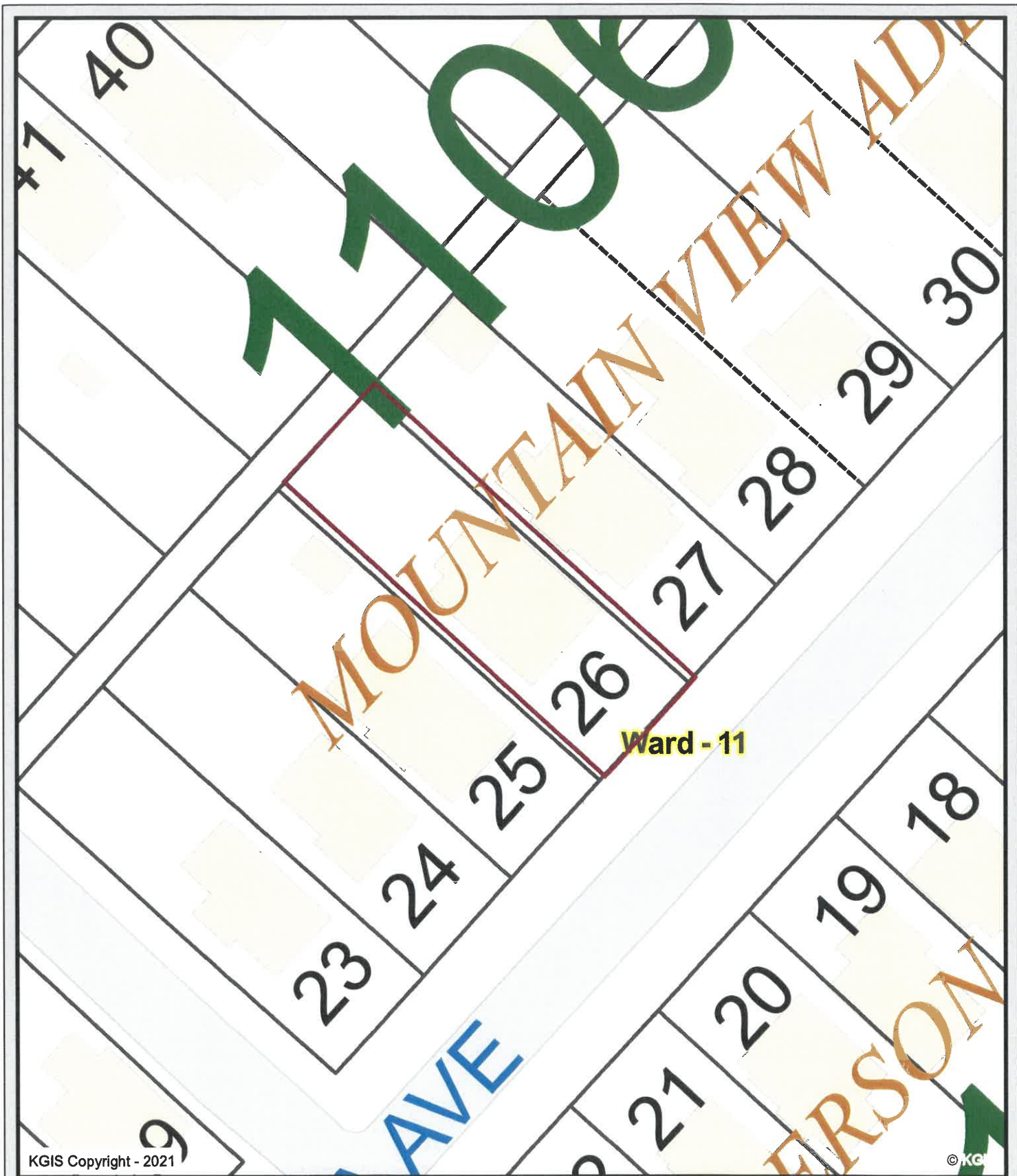


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215 E Oklahoma Ave  
6-F-21-VA

Kelly Arsenault & Scott Angelius

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



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215 E Oklahoma Ave

6-F-21-VA

Kelly Arsenault & Scott Angelus

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

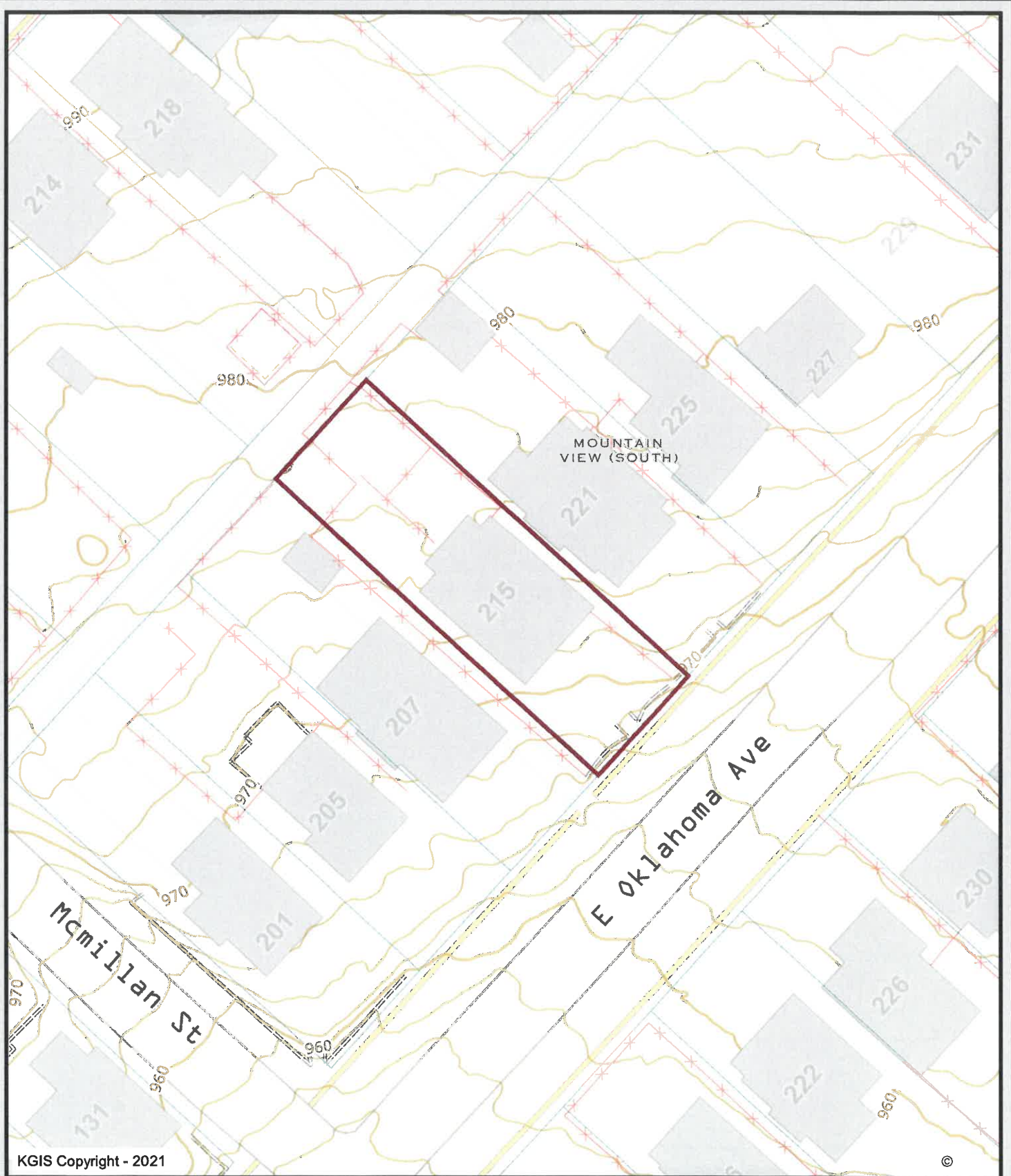


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### 215 E Oklahoma Ave

6-F-21-VA

Kelly Arsenault & Scott Angelius

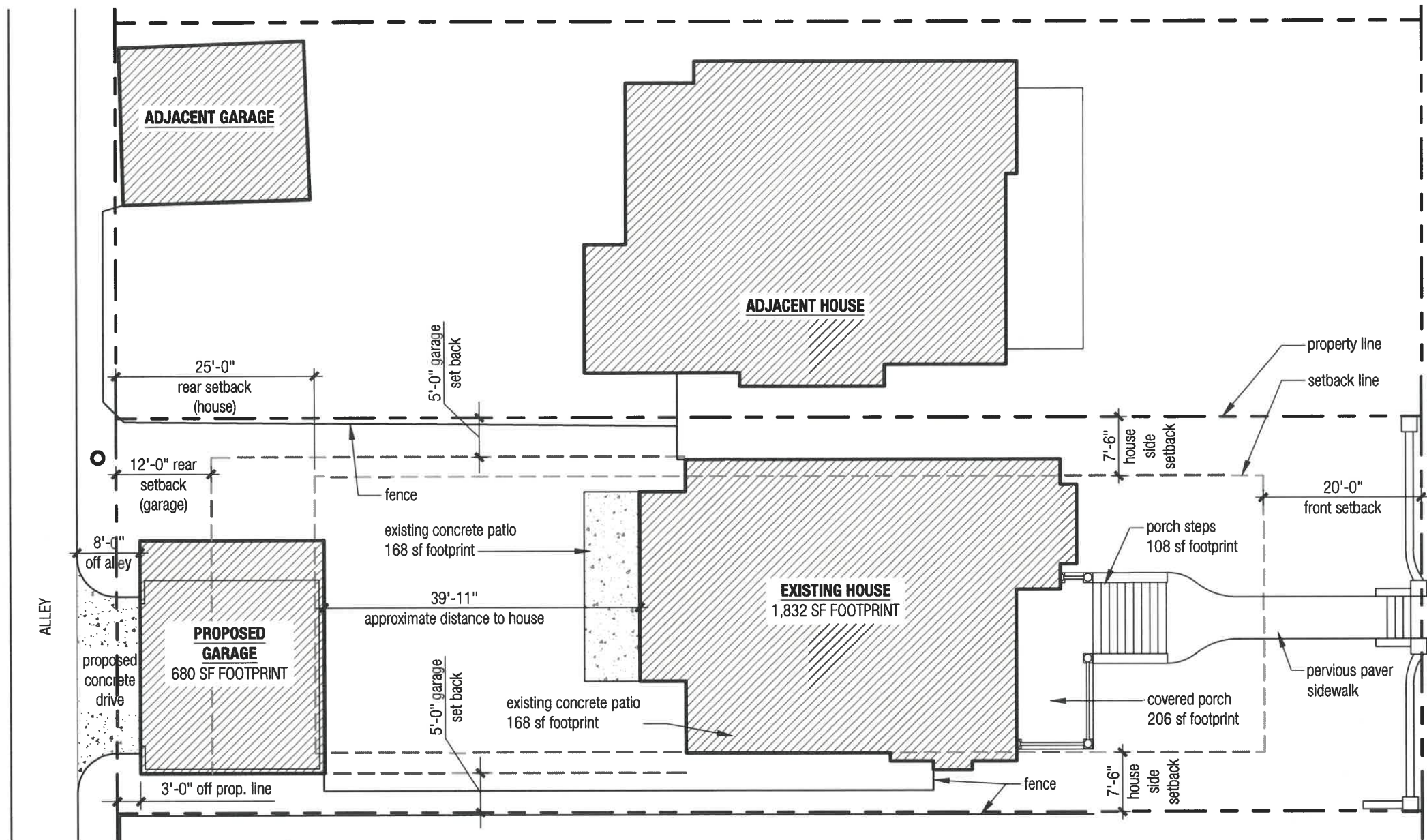
**Knoxville - Knox County - KUB Geographic Information System**



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E. OKLAHOMA AVENUE



VARIANCE APPLICATION FOR:  
**215 OKLAHOMA AVENUE**  
**Parcel ID: 081LS019**

BY:  
 Kelly Arsenault & Scott Angelius  
 917-837-7566  
 scottangelius@gmail.com

**LOT COVERAGE CALCULATIONS:**

lot size: 8,251 sf  
 existing house: 1,832 sf  
 existing covered porches: 206 sf  
**existing building coverage (2,038 / 8,251): 24.7%**

proposed garage: 608 sf  
**proposed building coverage (2,718 / 8,251): 32.9%**

**IMPERVIOUS SURFACE CALCULATIONS:**

lot size: 8,251 sf  
 existing house, covered porches, porch steps (108), and patio (168): 2,314 sf  
 existing driveway (to be removed): 490 sf  
**existing impervious surface (2,804 / 8,251): 33.9%**

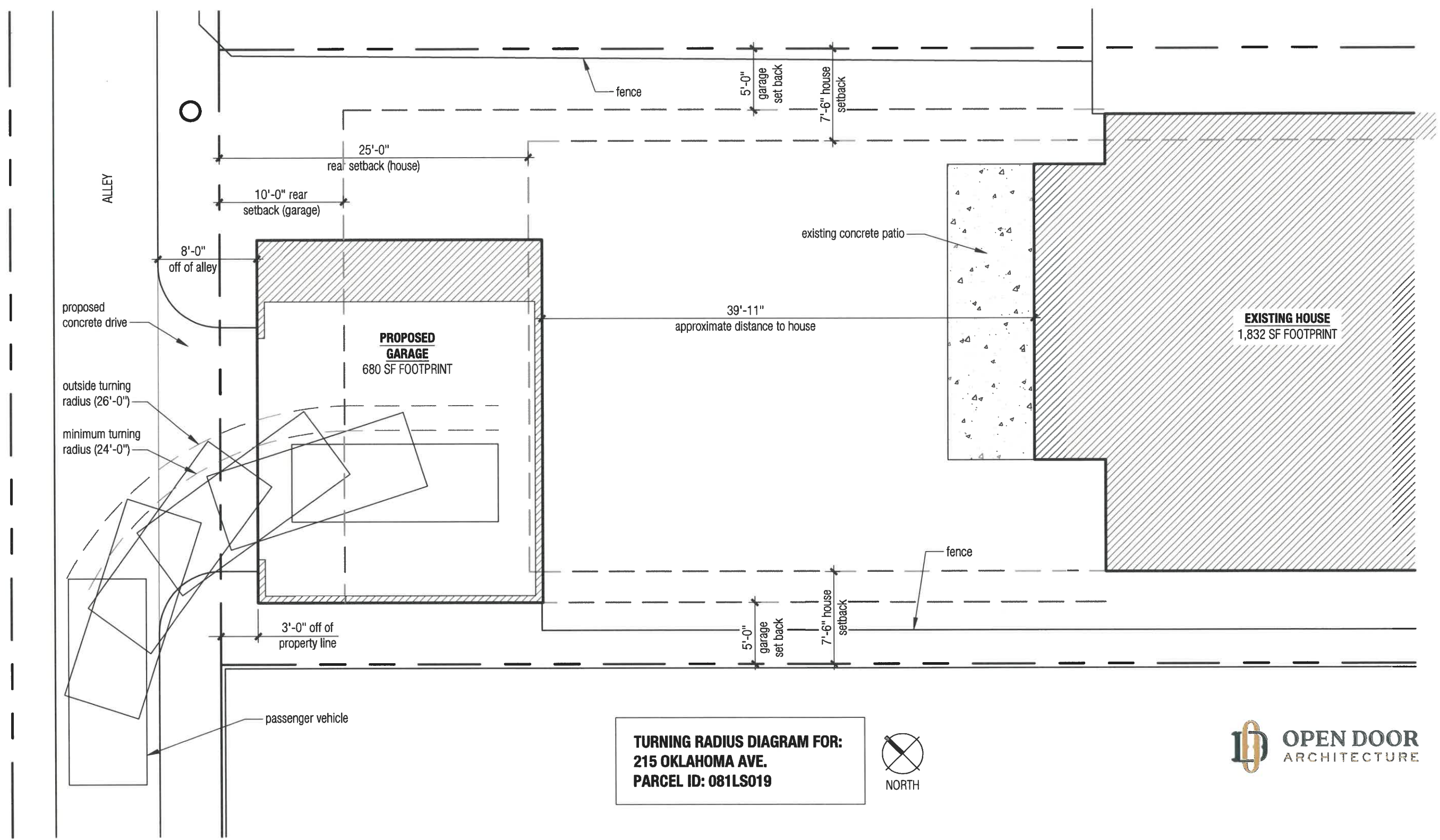
remove existing driveway: -490 sf  
 proposed garage (608) and driveway (portion on lot is 60 sf): 668 sf  
**proposed impervious surface (2,982 / 8,251): 36.1%**

**REQUESTED VARIANCES:**

- Reduce the required rear setback for an alley-facing garage from 12'-0" to 3'-0".
- Increase the allowed building coverage from 30% to 32.9%.







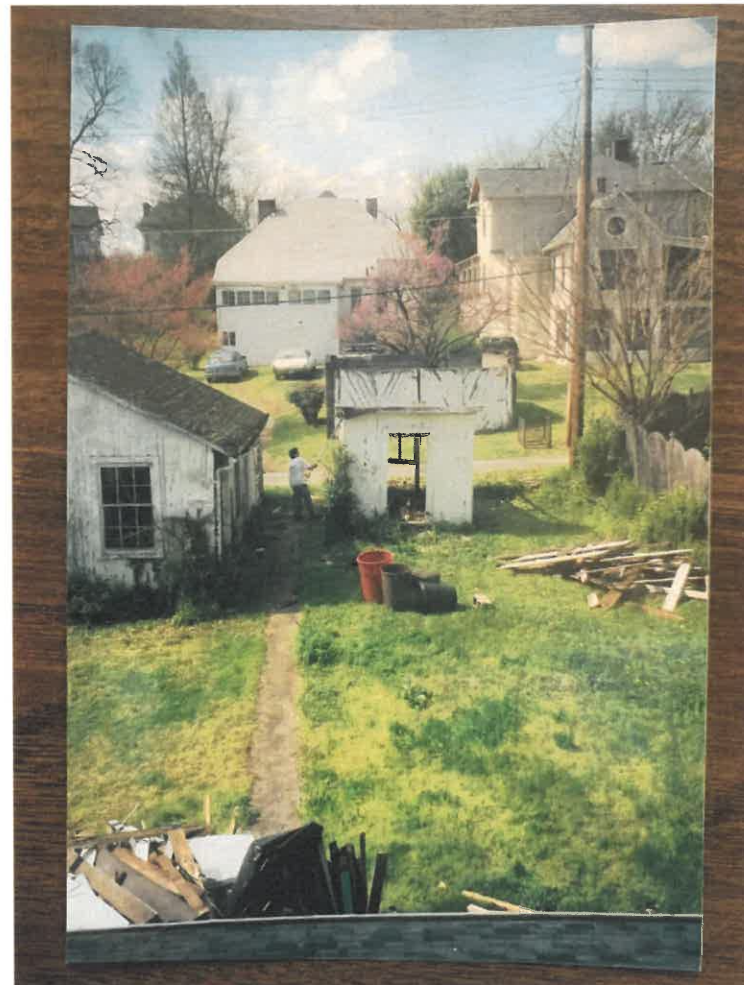
**TURNING RADIUS DIAGRAM FOR:**  
215 OKLAHOMA AVE.  
PARCEL ID: 081LS019



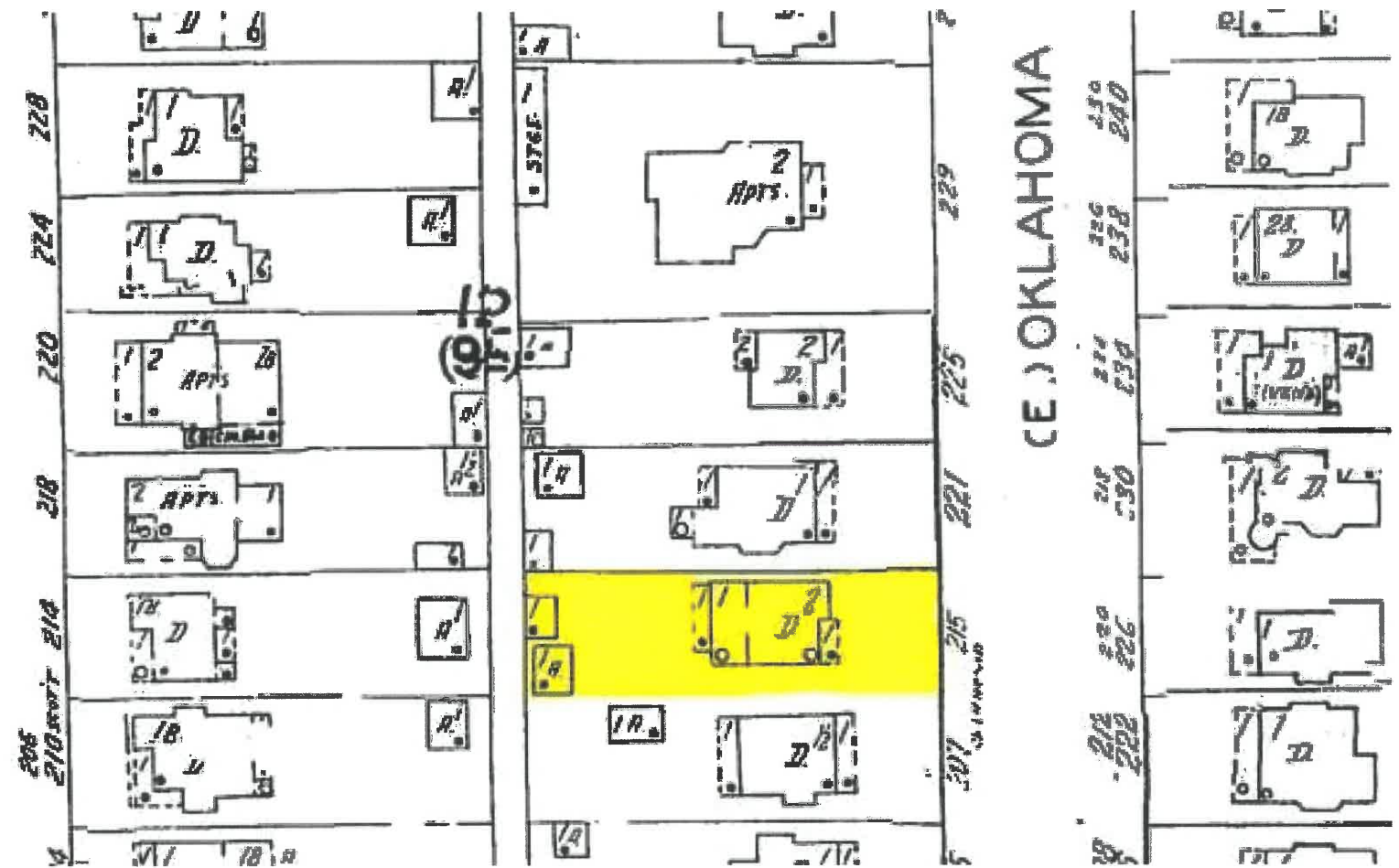




PREVIOUS OUTBUILDINGS,  
VIEW FROM ALLEY  
(photo circa 2006)



PREVIOUS OUTBUILDINGS,  
VIEW FROM HOUSE  
(photo circa 2006)



SANBORN MAP (1917-1950 map, sheet 74),  
SHOWING PREVIOUS OUTBUILDINGS AT 215 OKLAHOMA AVENUE