

File # 6-I-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 Eric & Lauren Luftman	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 7207 Coleridge Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 859-608-2043	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email laurenpluftman@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 7207 COLERIDGE DRIVE	City, State, Zip Knoxville TN 37919
See KGIS.org for Parcel # 120FC008	and Zoning District

### 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 Luftmans would like to replace their current front porch with an extended style porch cover (porte-cochere) over over their circular driveway to increase the aesthetics and function of their current porch and to better match the architectural style of the neighborhood. Due to the position of their home, they are requesting a variance for the front setback be reduced from 35' to 25'. This variance maintains a distance of 40' from the street to the new porch addition. The Luftmans have support of their neighbors as well as examples of similar porch styles on neighboring homes.

**REVISED**  
5-24-21

Describe hardship conditions that apply to this variance.

The abnormally above average blockface as well as a 15' distance from the street to their property line is prohibiting the Luftman's from increasing the function and aesthetics of their home.

### 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

5/13/21

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

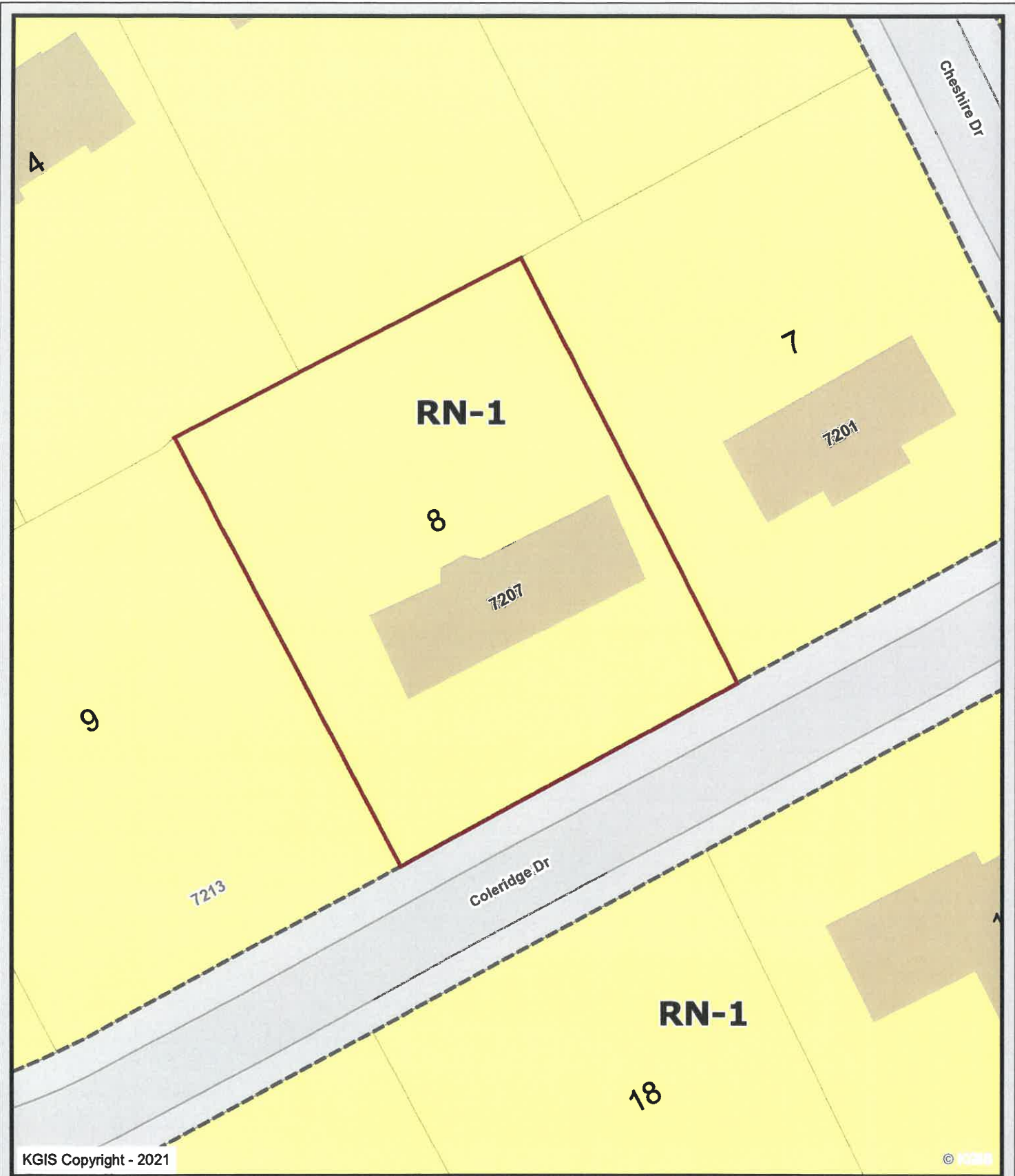
Is a plat required?    Yes     No

Small Lot of record?

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

**PROJECT INFORMATION**

Date Filed	Fee Amount
Council District	BZA Meeting Date
<b>PLANS REVIEWER</b>	<b>DATE</b>



KGIS Copyright - 2021

© 2021

**7207 Coleridge Dr**

6-I-21-VA

Eric & Lauren Luftman

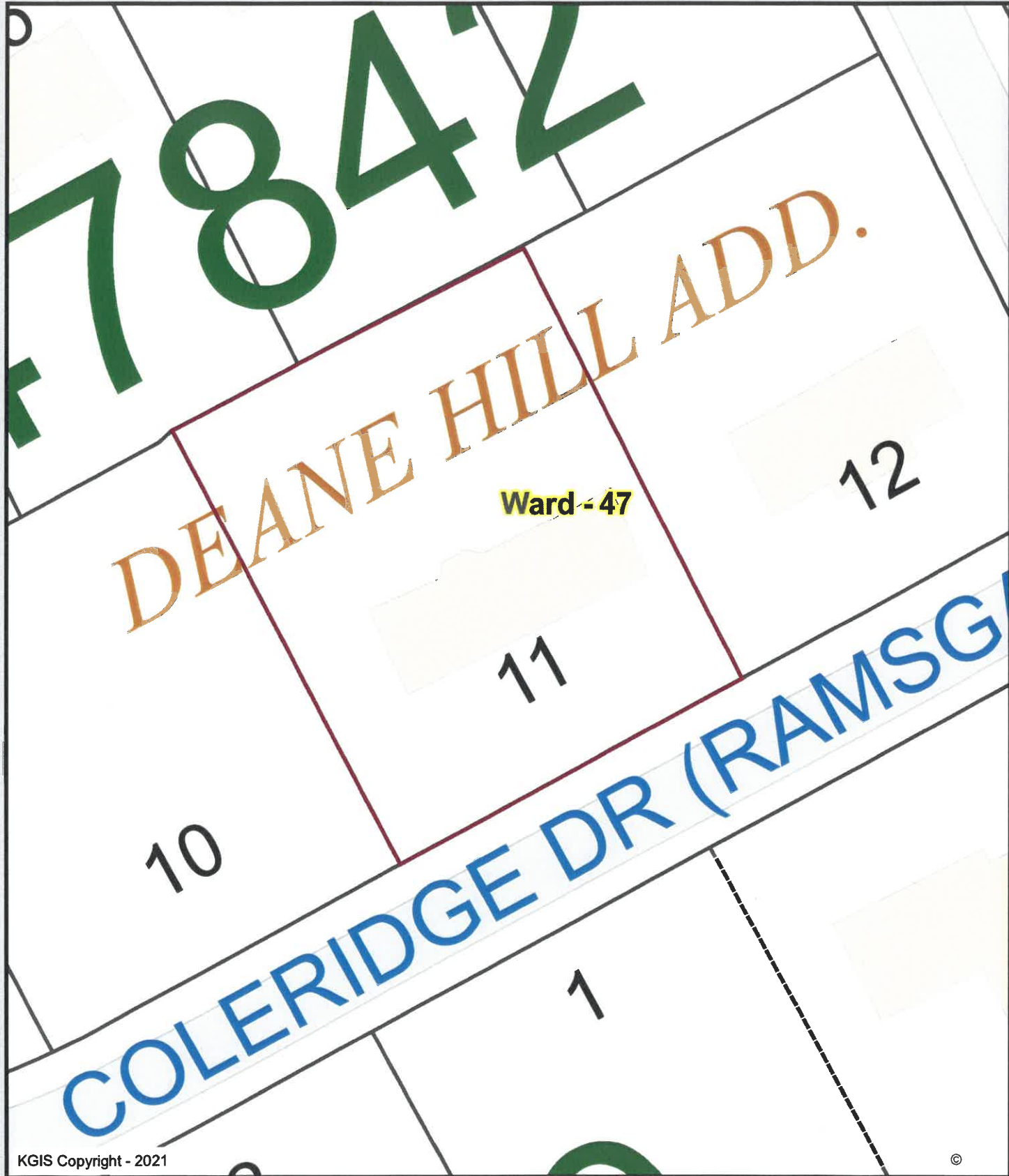
**Knoxville - Knox County - KUB Geographic Information System**



Printed: 5/13/2021 at 11:44:27 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

©

7207 Coleridge Dr

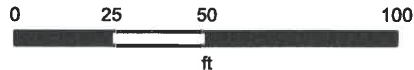
6-I-21-VA

Eric & Lauren Luftman

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/13/2021 at 11:44:59 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

**7207 Coleridge Dr**

6-I-21-VA

Eric & Lauren Luftman

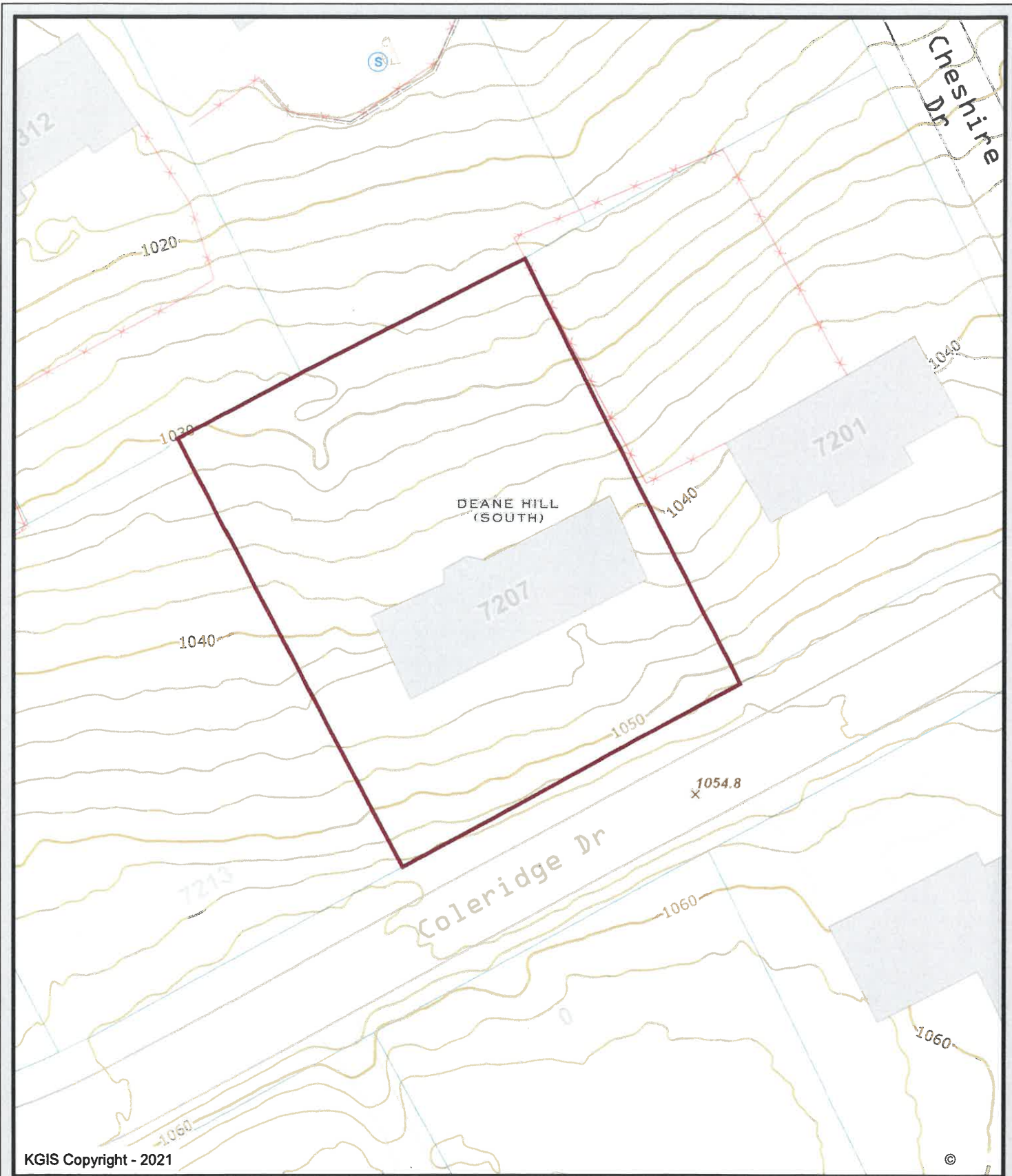
**Knoxville - Knox County - KUB Geographic Information System**



Printed: 5/13/2021 at 11:45:31 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

## 7207 Coleridge Dr

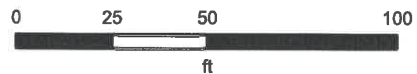
6-I-21-VA

Eric & Lauren Luftman

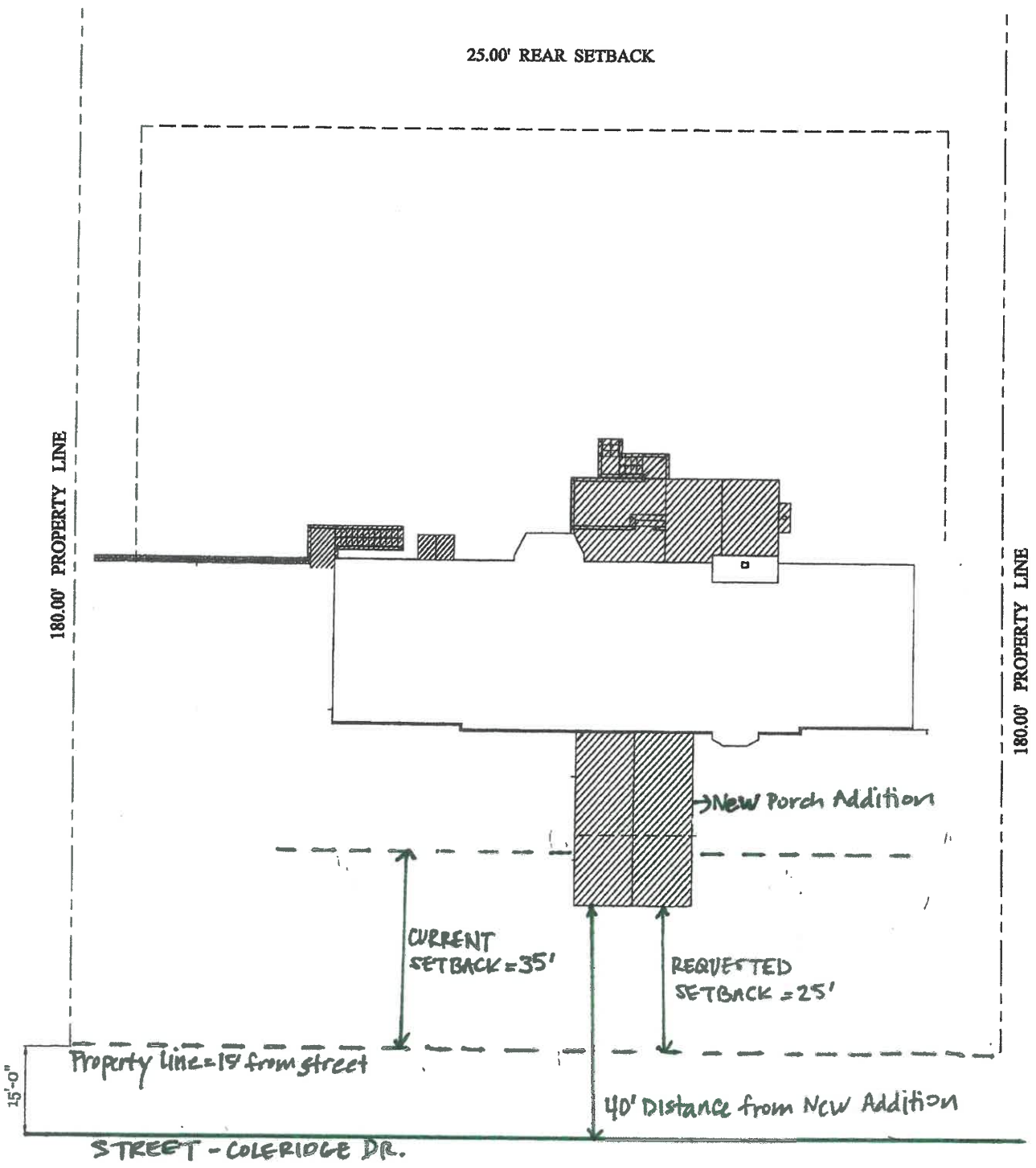
**Knoxville - Knox County - KUB Geographic Information System**



Printed: 5/13/2021 at 11:46:01 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.

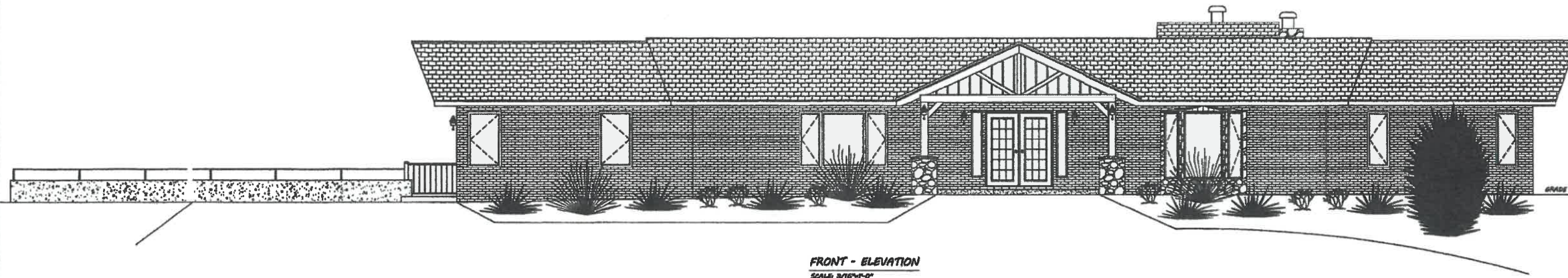


COLERIDGE DRIVE

NOTE:  
 DENOTES NEW CONSTRUCTION AREAS.

SITE - PLAN  
 SCALE: 1" = 10'





FRONT - ELEVATION  
SCALE: 3/16"=1'-0"

TITLE SHEET AND INDEX	
SHEET NO.	TITLE
200	TITLE SHEET AND INDEX
201	SITE PLAN
202	FRONT AND REAR - ELEVATIONS
203	RIGHT SIDE AND LEFT SIDE - ELEVATIONS
204	FOUNDATION AND FOOTING - PLAN
205	GRADE FLOOR - PLAN
206	FRAMING - PLAN
207	SECTIONAL ELEVATIONS
208	GRADE FLOOR - ELECTRICAL PLAN

# LUFTMAN'S RESIDENCE

**GENERAL NOTES**

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE THERE ARE ANY VARIANCES.

EXAMPLES, DATA, ACCURACY OF DETAILS, AND RESULTS OF ALL SPECIFICATIONS ARE THE SOLE RESPONSIBILITY OF, AND SHOULD BE VERIFIED BY, THE CONTRACTOR TO INSURE THAT NO INACCURATE RESULTS, SPECIFICATIONS, DESIGN, CODES OR POOR OR INAPPROPRIATE DESIGN SOLUTIONS, WHICH CAN LEAD TO HARM TO PERSONS OR DAMAGE TO PROPERTY ARE NOT IMPLEMENTED.

DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY DESIGNER IMMEDIATELY FOR DIRECTION.



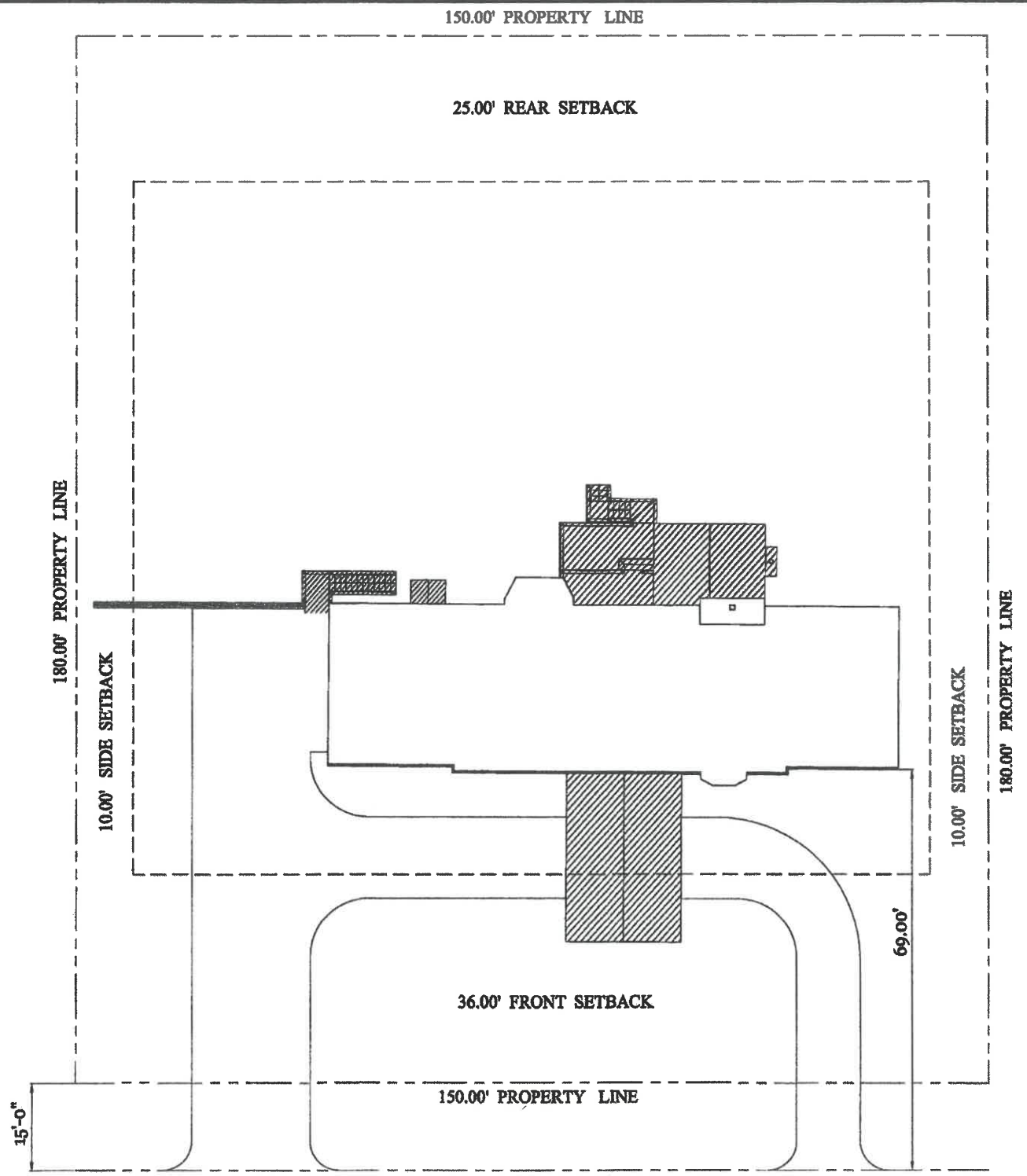
**L&S DESIGN, LLC**  
LARRY GEORGE  
RESIDENTIAL DESIGNER  
8409 DIXIE LEE CIRCLE  
LENOIR CITY, TN 37772  
CELL: (615) 789-6836

**TITLE SHEET  
AND INDEX**

RESIDENCE OF:  
**ERIC AND LAUREN LUFTMAN**  
7207 COLERIDGE DRIVE  
KNOXVILLE, TN 37919

DRAWN BY: LG  
DATE: 04-14-2014  
SCALE: 3/16"=1'-0"  
JOB NO. 2023  
SHEET NO. **200**

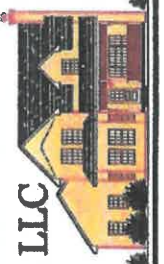
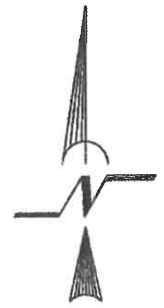




COLERIDGE DRIVE

NOTE:  
 DENOTES NEW CONSTRUCTION AREAS.

SITE - PLAN  
 SCALE: 1" = 10'

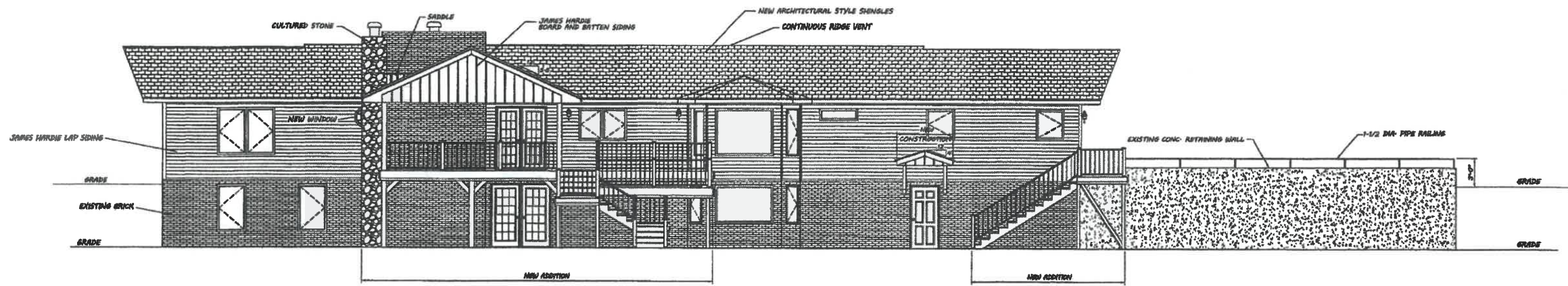


**L&S DESIGN, LLC**  
 LARRY GEORGE  
 RESIDENTIAL DESIGNER  
 2429 DIXIE LEE CIRCLE  
 KNOXVILLE, TN 37772  
 CELL (865) 789-6635

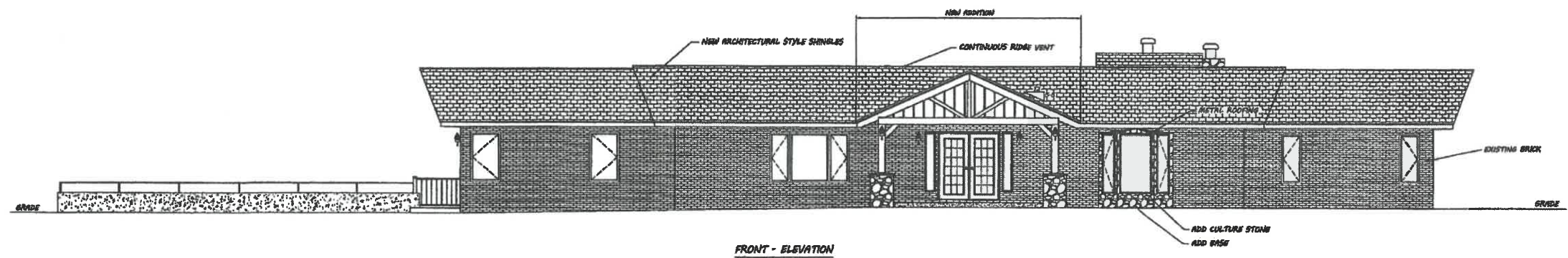
SITE - PAN

RESIDENCE OF:  
**ERIC AND LAUREN LUFTMAN**  
 7207 COLERIDGE DRIVE  
 KNOXVILLE, TN 37919

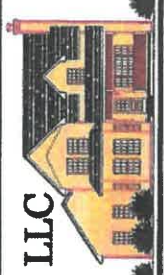
DRAWN BY:	LG
DATE:	04-14-2021
SCALE:	1"=10'
JOB NO.	2023
SHEET NO.	<b>201</b>



REAR - ELEVATION  
SCALE: 3/16"=1'-0"



FRONT - ELEVATION  
SCALE: 3/16"=1'-0"



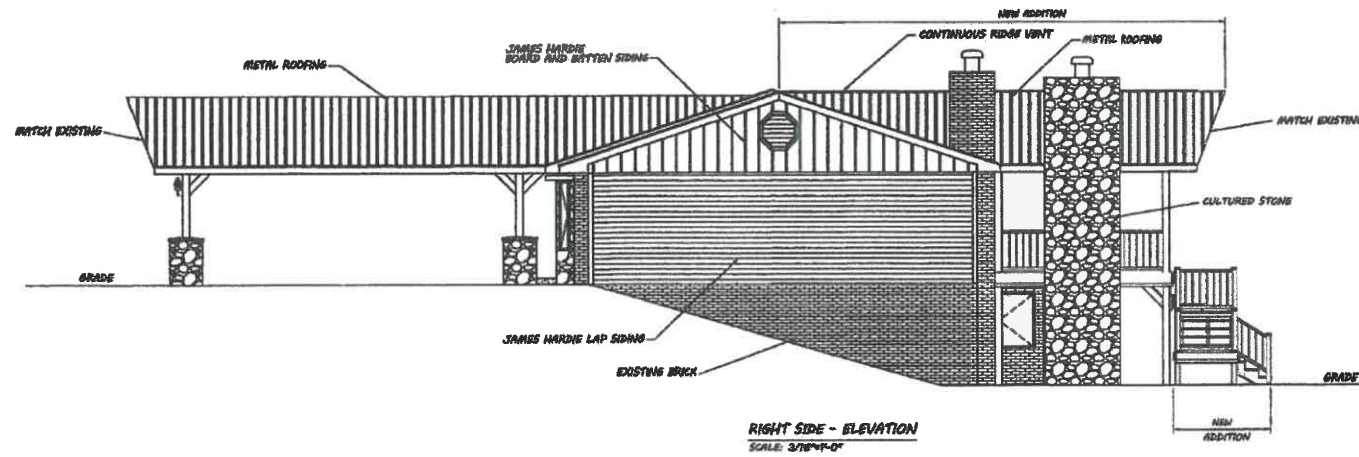
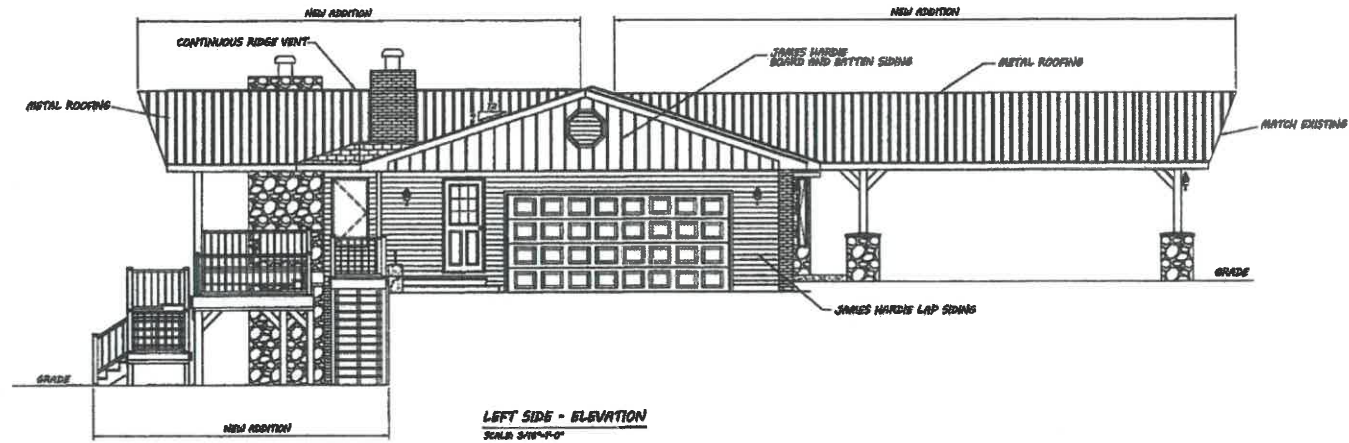
**L&S DESIGN, LLC**

LARRY GEORGE  
RESIDENTIAL DESIGNER  
2423 DIXIE LEE CIRCLE  
LENOIR CITY, TN 37772  
CELL (865) 789-6635

**FRONT AND REAR  
ELEVATIONS**

RESIDENCE OF:  
**ERIC AND LAUREN LUFTMAN**  
7207 COLERIDGE DRIVE  
KNOXVILLE, TN 37919

DRAWN BY: LG  
DATE: 04-14-2021  
SCALE: 3/16"=1'-0"  
JOB NO. 2023  
SHEET NO. **202**



**L&S DESIGN, LLC**

LARRY GEORGE  
RESIDENTIAL DESIGNER  
2423 DIXIE LEE CIRCLE  
LENOIR CITY, TN 37772  
CELL (865) 789-6535

**RIGHT AND LEFT  
SIDE - ELEVATIONS**

RESIDENCE OF:  
**ERIC AND LAUREN LUFTMAN**  
**7207 COLERIDGE DRIVE**  
**KNOXVILLE, TN 37919**








DRAWN BY: LG  
DATE: 04-14-2021  
SCALE: 3/16"=1'-0"  
JOB NO. 2023  
SHEET NO.

**203**

Board of Zoning Appeals, City of Knoxville

RE: 7207 Coleridge Drive  
Luftman Residence

As a neighbor of Lauren and Eric Luftman on or near Coleridge Drive in the Deane Hill community, I would like to express my full support for the exterior renovation project proposed for their home at 7207 Coleridge Drive. By way of this petition and my signature below, I attest that I am familiar with and have no objections to this project or the changes to the respective zoning ordinances that will be needed to approve it. The Luftmans have discussed this project with us including their reasons for and the contents of their request to the BZA. They have also shared a copy of the Architect's Plans of the proposed project with us for our review.

NAME	STREET ADDRESS	SIGNATURE	DATE
W.P. Stuchbury	7201 Coleridge Dr.		5/5/21
Melissa Simmons	7220 Coleridge Dr.	 Melissa Simmons	5/5/21
Stephanie Jill Wilson	7157 CHESHIRE DRIVE	 Stephanie Jill Wilson	5/5/21
Joann Cradley	7150 CHESHIRE DRIVE	 Joann Cradley	5-5-21
John Blackshaw	7219 Coleridge Dr.	 John Blackshaw	5/21/21
Scott Roehner	7112 Cheshire	 Scott Roehner	5/12/21
STAN GARDNER	7214 Coleridge Dr.	 Stan Gardner	5/12/21

# 7157 Cheshire Dr

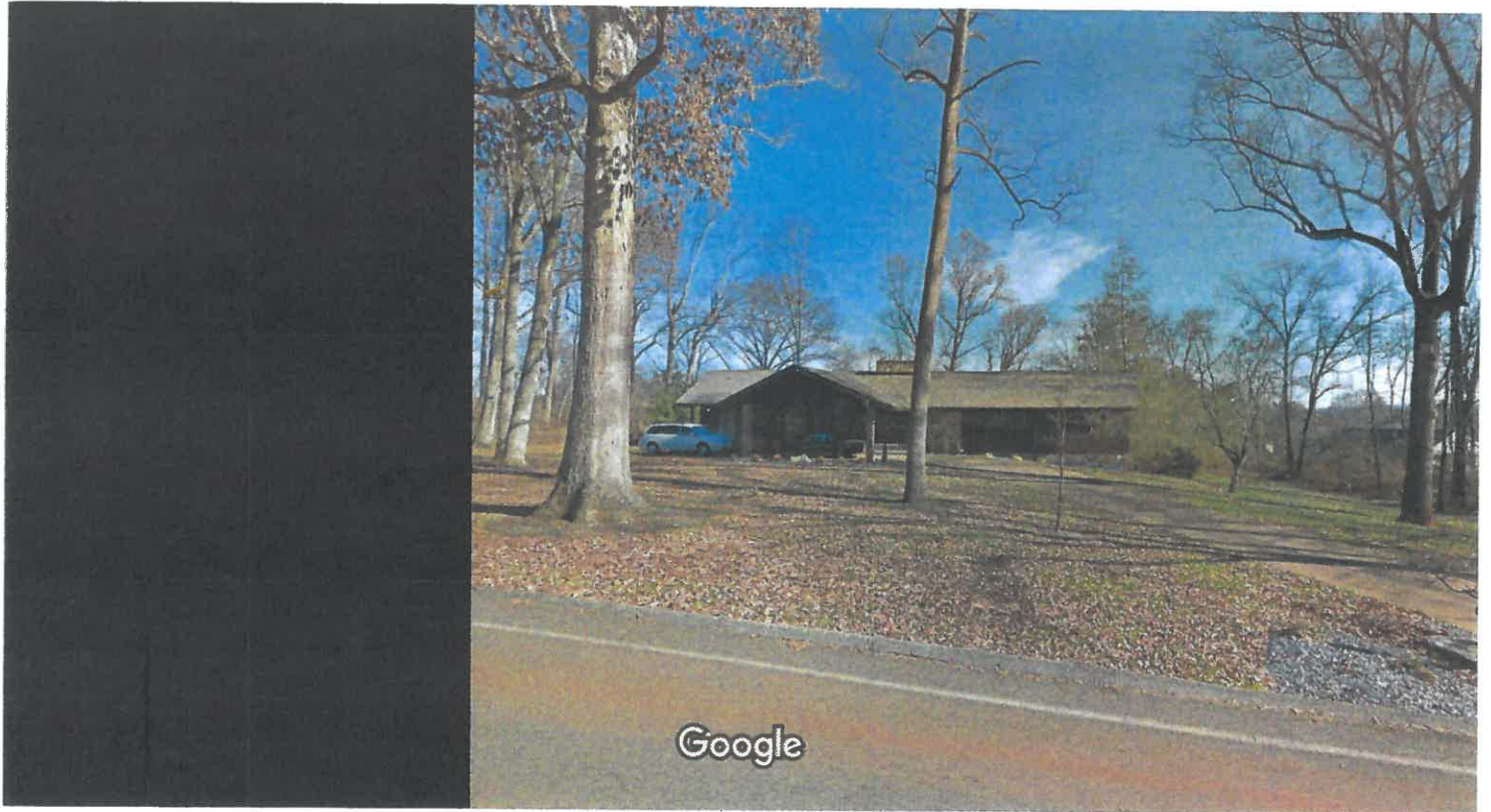
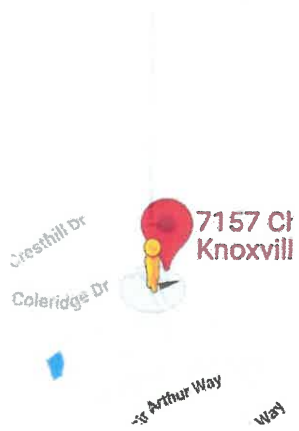


Image capture: Dec 2017 © 2021 Google

Knoxville, Tennessee



Street View



# 7219 Coleridge Dr

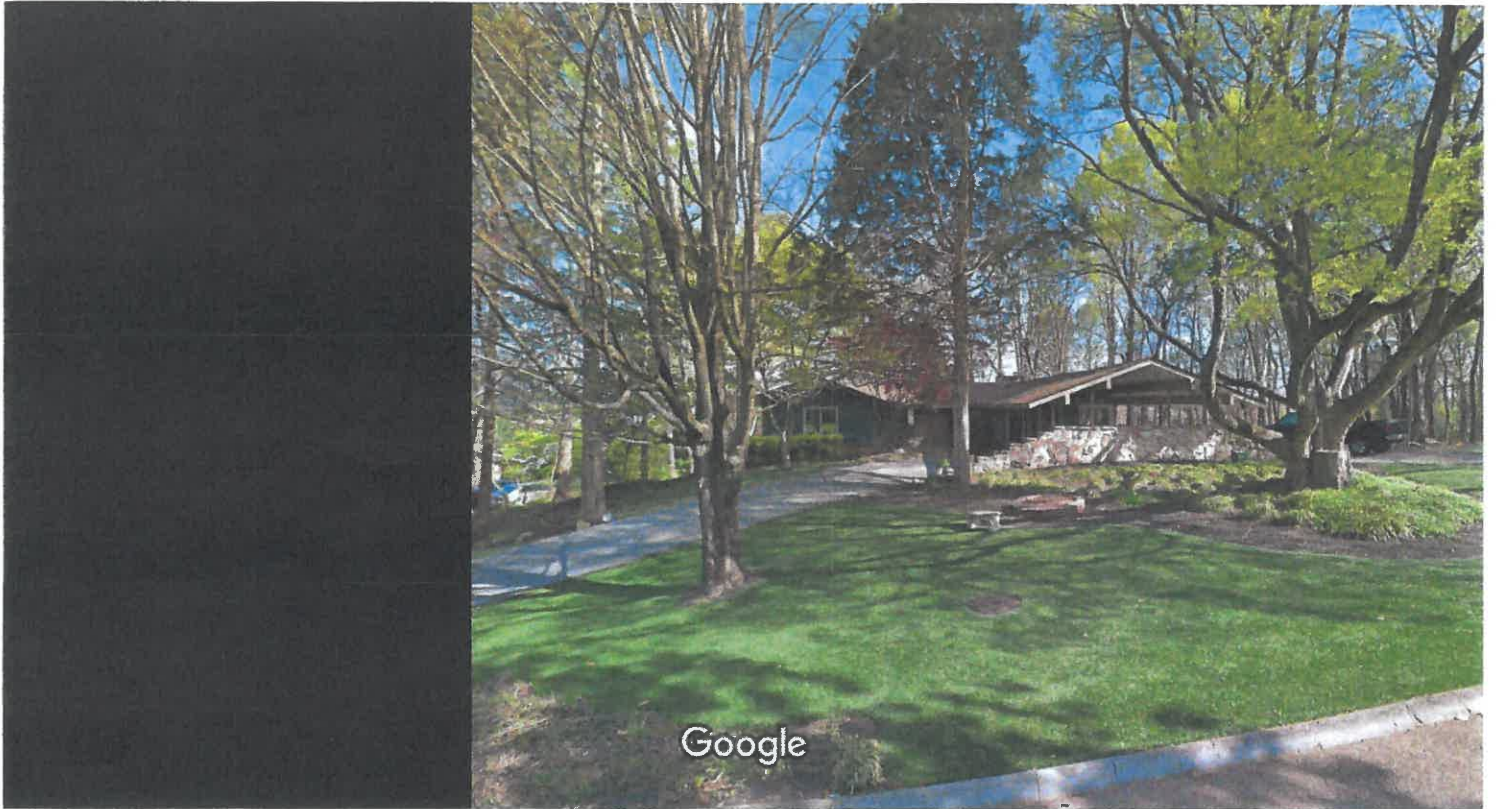


Image capture: Apr 2016 © 2021 Google

Knoxville, Tennessee



Street View





KGIS Copyright - 2021

### Letter Portrait



Printed: 5/13/2021 at 9:54:00 AM



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

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.