

File #

7-C-22-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	Brian Lundberg	Owner	<input type="checkbox"/>	New Structure	<input checked="" type="checkbox"/>
Street Address	133 W. Jackson Ave.	Contractor	<input type="checkbox"/>	Modification of Existing Structure	<input type="checkbox"/>
City, State, Zip	Knoxville, TN 37902	Tenant	<input type="checkbox"/>	Off Street Parking	<input type="checkbox"/>
Phone Number	865-309-4461	Other	<input checked="" type="checkbox"/>	Signage	<input type="checkbox"/>
Email	brian.lundberg@c3studiollc.com			Other	<input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 4061 Sequoyah Avenue City, State, Zip Knoxville, TN 37919
 See KGIS.org for Parcel # 121DG015 City Council District 2 and Zoning District RN-1

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 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.

The Hunter residence is on northeast corner of Sequoyah and Lakeland. The existing front is and will remain facing Sequoyah where the home is set back in harmony with neighbors on both sides of that street. Along Lakeland is the corner side yard. Neighboring homes on that side of the street are set much further back than the corner side yard setback for the Hunter property. We propose demolishing the existing detached garage (which currently is less than 20' from the neighbor's home), and adding habitable space to the rear of the Hunter home with an attached garage. The design extends the garage 12' beyond the rear setback. This allows the garage to be further away from Lakeland and the Lakeland neighbor while creating more usable driveway and ease of access to garage. The design creates usable rear yard & driveway without encroaching unnecessarily on the existing streetscape. Placing the garage fully within the setbacks would bring more building mass closer to Lakeland Drive, and would create the hardships as described below.

Describe hardship conditions that apply to this variance.

Placing garage along corner side yard setback brings significantly more building mass on that side of Lakeland, breaking the continuity of the streetscape. It also creates less usable driveway whether the garage doors face Lakeland or the garage is "side-loaded" from the north. Side-loading from the north makes garage access unnecessarily difficult.

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 Brian Lundberg

Digitally signed by Brian Lundberg
Date: 2022.05.24 11:48:27 -04'00'

DATE _____

File #



BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required? Yes No

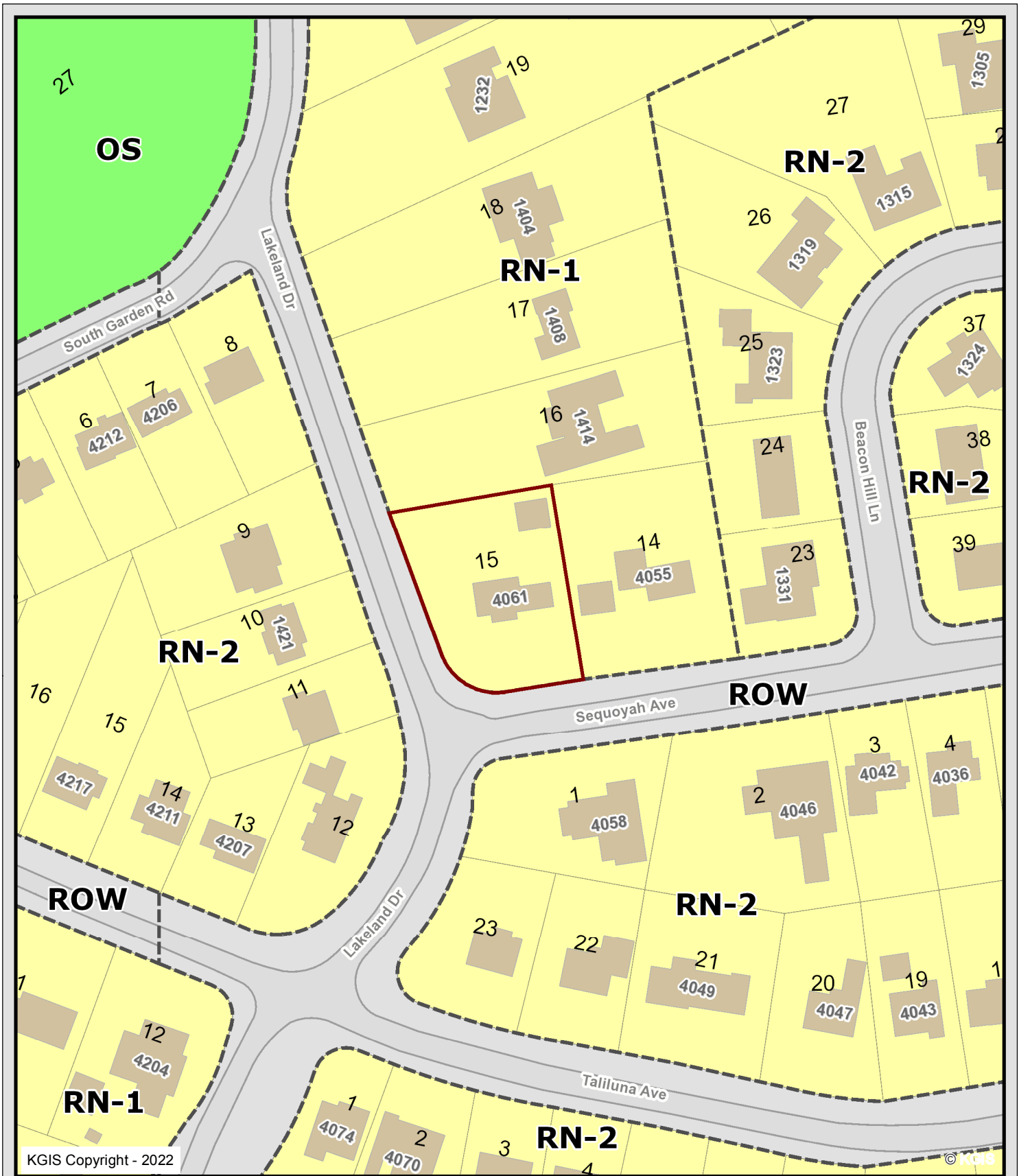
Small Lot of record?

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

(This area is intentionally left blank for the applicant to provide variance request details and ordinance citations.)

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



KGIS Copyright - 2022

© KGIS

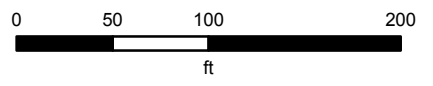
4061 SEQUOYAH AVE

7-C-22-VA
BRIAN LUNDBERG

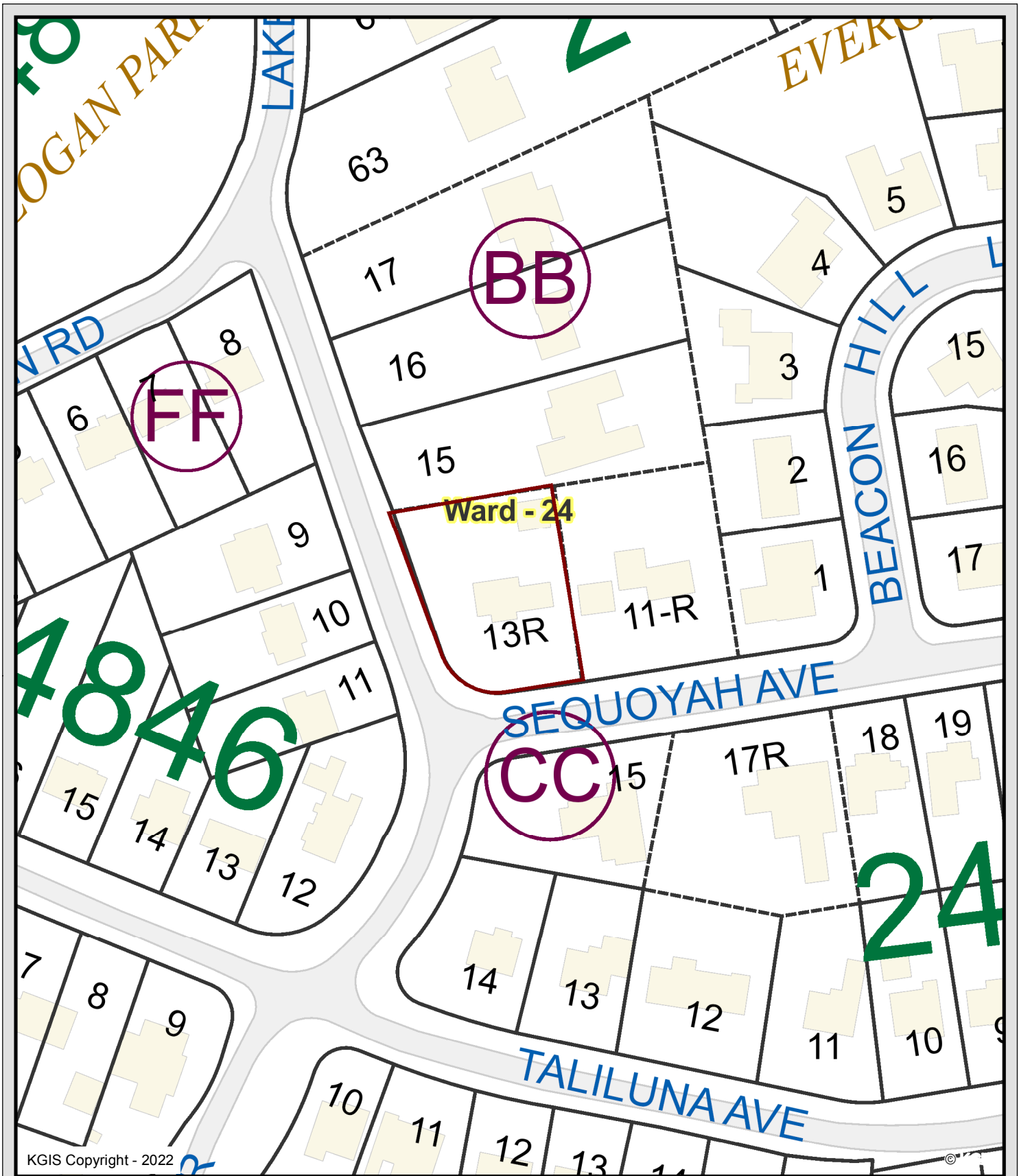
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/24/2022 at 3:50:22 PM



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 - 2022

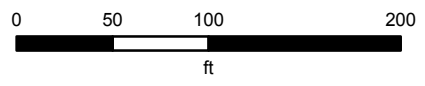
4061 SEQUOYAH AVE

7-C-22-VA
BRIAN LUNDBERG

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/24/2022 at 3:50:56 PM



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 further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



4061 SEQUOYAH AVE

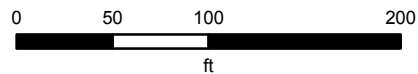
7-C-22-VA

BRIAN LUNDBERG

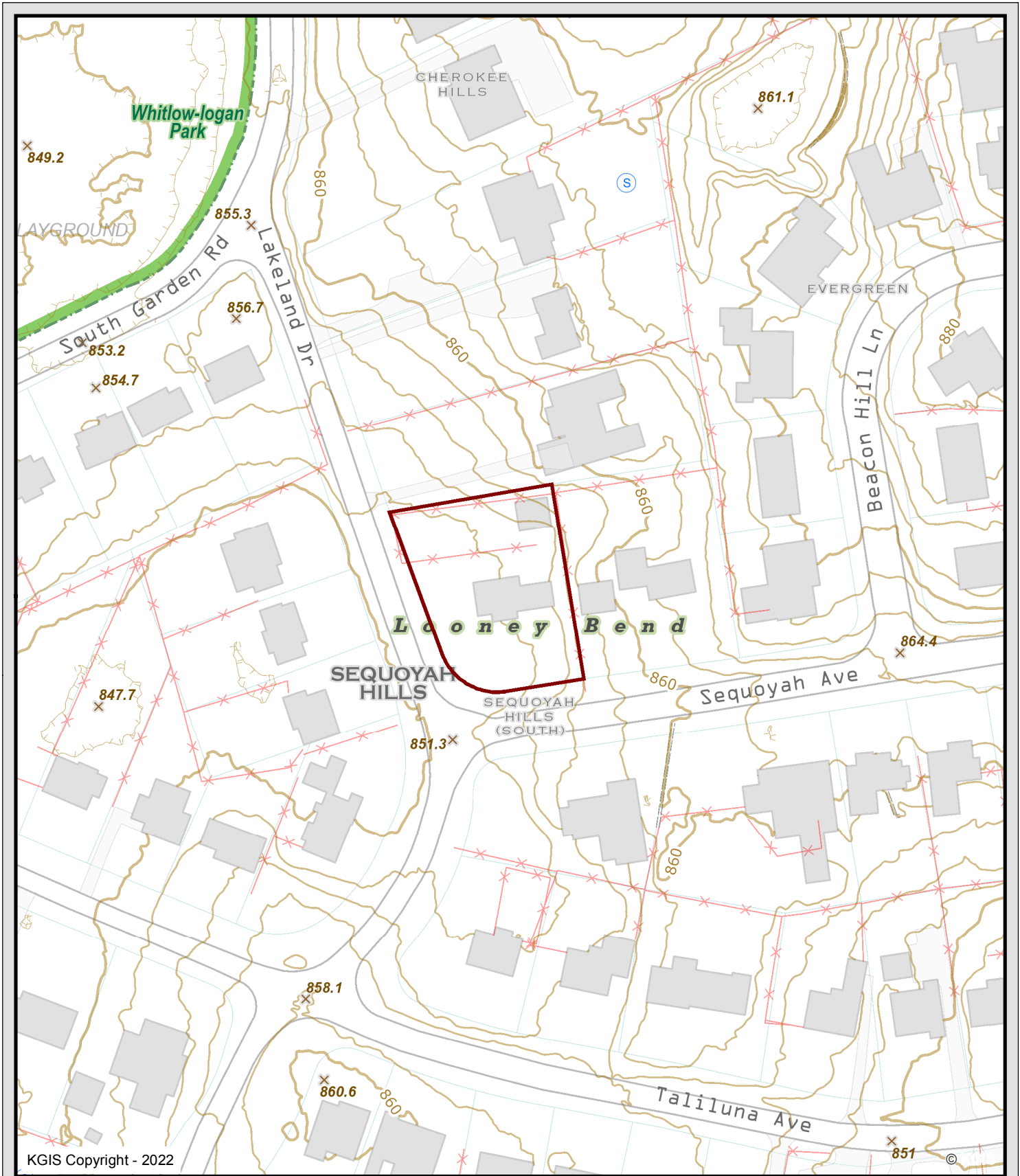
Knoxville - Knox County - KUB Geographic Information System



Printed: 5/24/2022 at 3:49:46 PM



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 - 2022

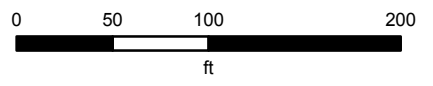
4061 SEQUOYAH AVE

7-C-22-VA
BRIAN LUNDBERG

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/24/2022 at 3:50:41 PM



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 further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

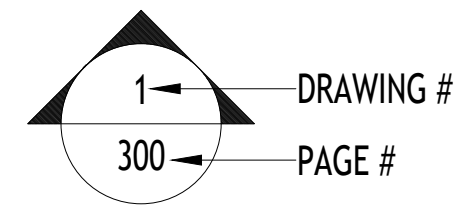


KEY

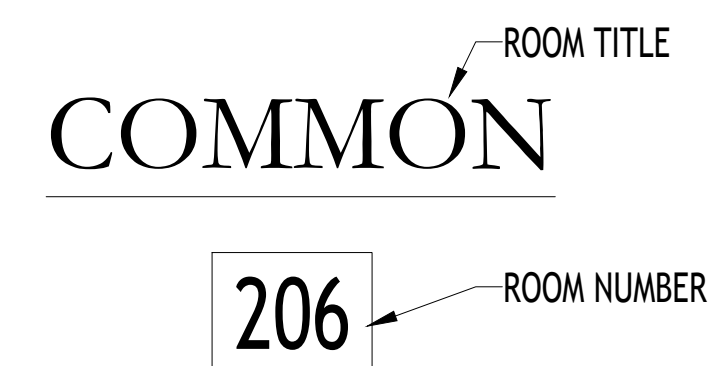
WINDOW / DOOR SIZING

2856 = 2'-8" WIDE x 5'-6" TALL OPENING SIZE
SEE ELEVATIONS FOR HEAD HEIGHT, HANDING
AND GRILL PATTERN

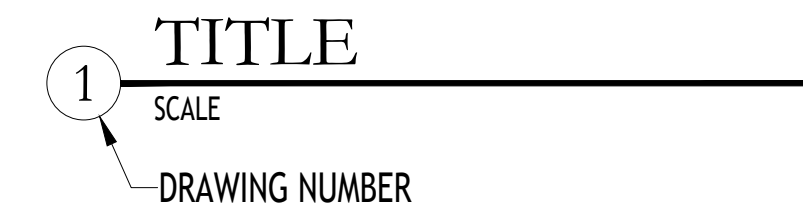
ELEVATION / SECTION BUBBLE



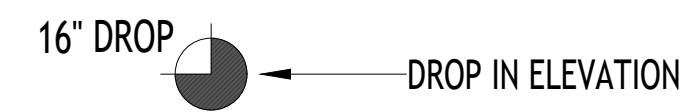
ROOM NAMES



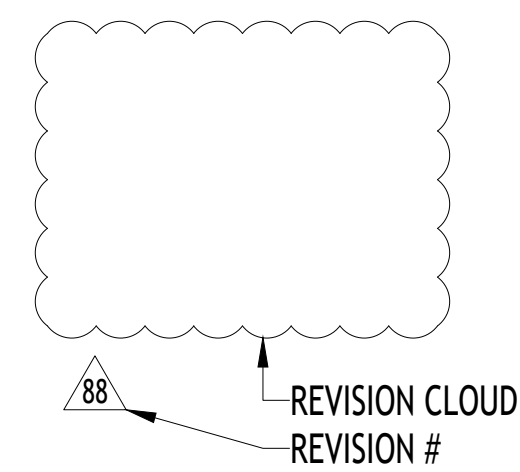
DRAWING TITLE



ELEVATION MARKERS



REVISION NOTES



HUNTER RESIDENCE

KNOXVILLE, TENNESSEE

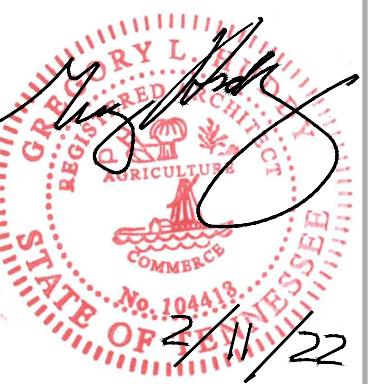
DRAWING INDEX

FILENAME.#-SHEET	REV'S	CONTENTS
2105004.01-000		TITLE SHEET / DRAWING INDEX / KEY
2105004.02-D211		EXISTING AS-BUILT FRAMING PLANS
2105004.03-A001		SITE PLAN
2105004.04-A100		FOUNDATION & FIRST FLOOR FRAMING PLAN
2105004.05-A101		ROOF PLAN
2105004.06-A201		FIRST FLOOR PLAN
2105004.07-A202		SECOND FLOOR PLAN
2105004.08-A211		SECOND FLOOR & MAIN ROOF FRAMING PLAN
2105004.09-A212		UPPER ROOF FRAMING PLAN
2105004.10-A300		ELEVATIONS
2105004.11-A301		ELEVATIONS
2105004.12-A310		BUILDING SECTIONS
2105004.13-A330		SECTIONS & DETAILS
2105004.14-S1		FOUNDATION DETAILS

SQUARE FOOTAGE

RECORDED EXISTING HEATED:	1,278 sq. ft.
ADDITION HEATED:	1,278 sq. ft.
BONUS HEATED:	548 sq. ft.
SUBTOTAL HEATED:	3,104 sq. ft.
GARAGE:	600 sq. ft.
FRONT PORCH:	102 sq. ft.
REAR PORCH:	200 sq. ft.
SIDE PORCH:	29 sq. ft.
CUMULATIVE TOTAL:	4,035 sq. ft.

C3 Studio LLC
133 W. Jackson Ave.
Knoxville - TN 37902
865-309-4461
www.C3StudioLLC.com



HUNTER RESIDENCE
4061 SEQUOYAH AVENUE, KNOXVILLE, TN

REVISIONS

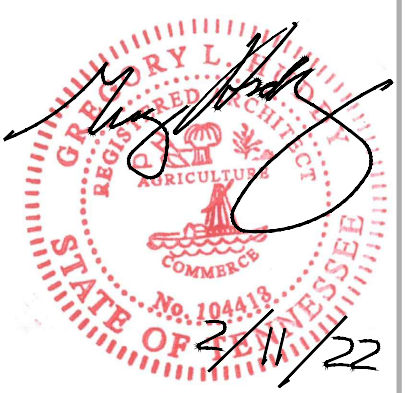
DATE
CD Set
February 11, 2022

PROJECT
2105004

DRAWN
JM/BR/BML

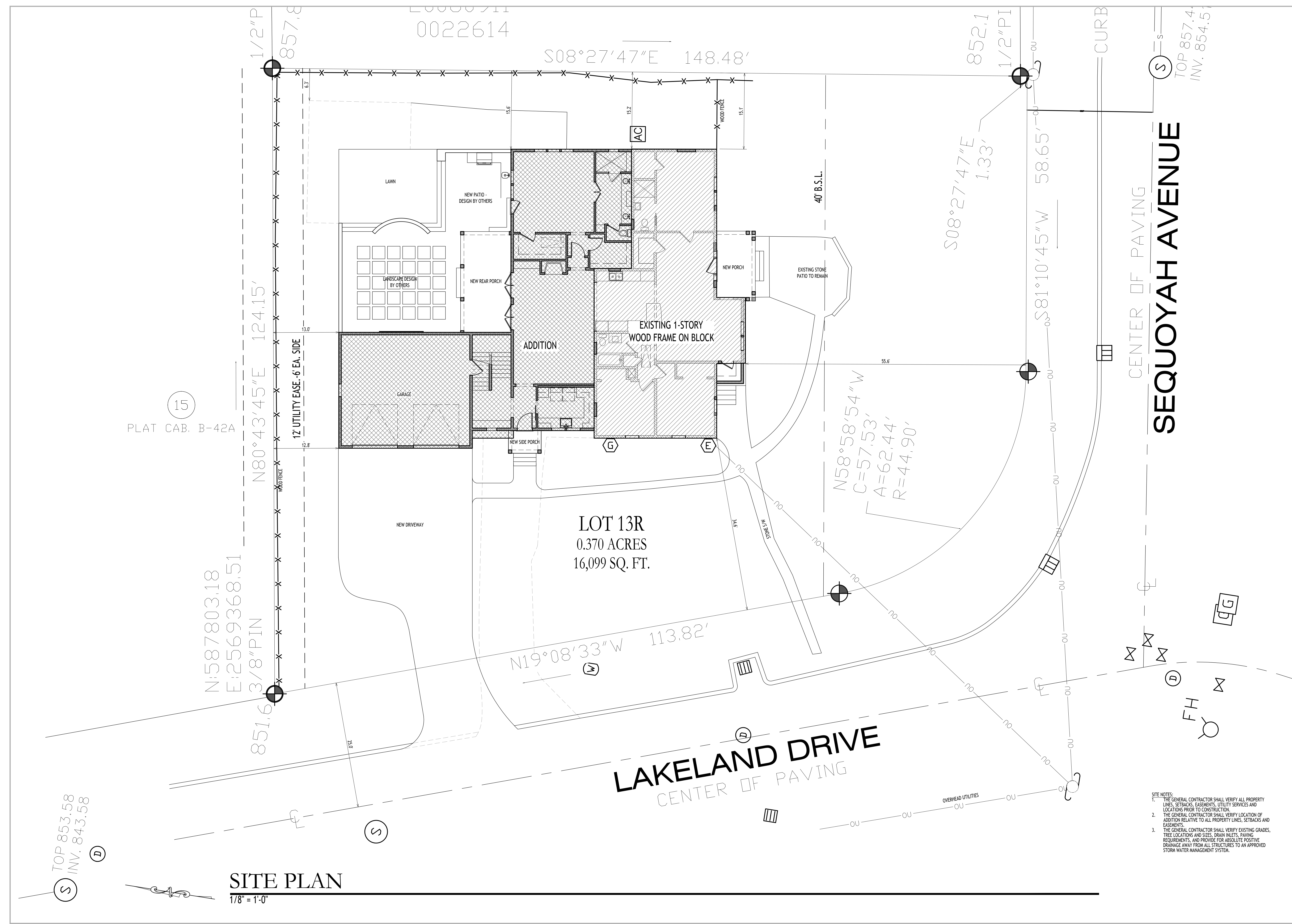
CHECKED
BML

000



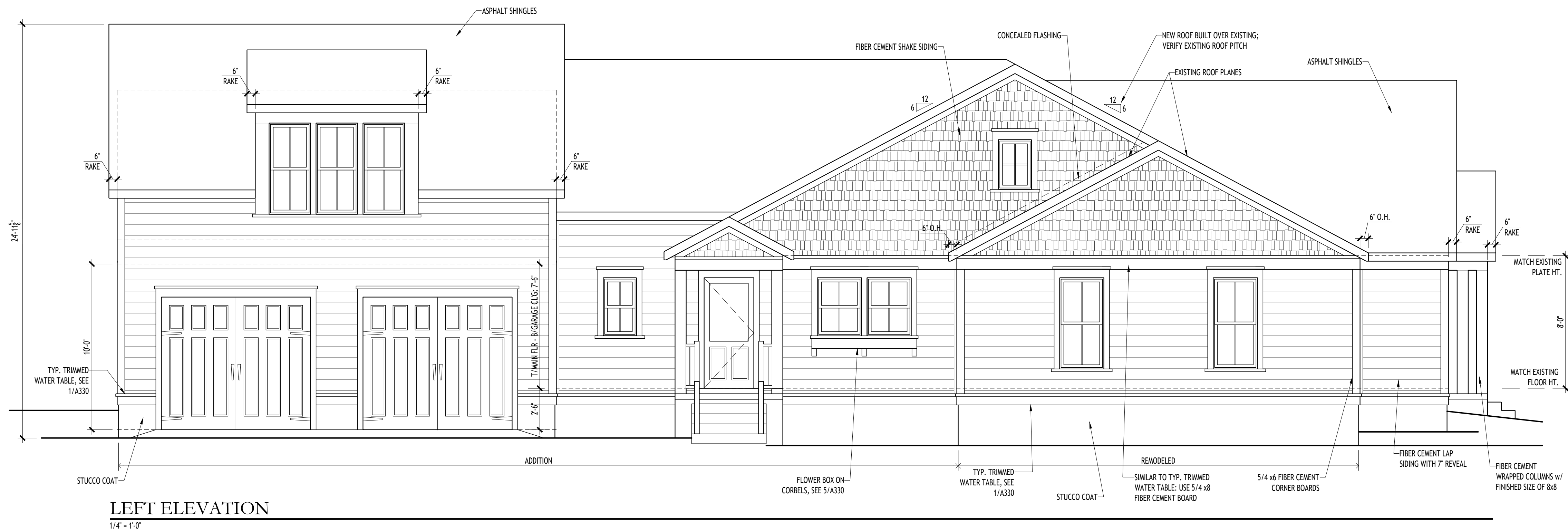
HUNTER RESIDENCE
4061 SEQUOYAH AVENUE, KNOXVILLE, TN

REVISIONS	
DATE	CD Set February 11, 2022
PROJECT	2105004
DRAWN	CHECKED
JM/BR/BML	BML

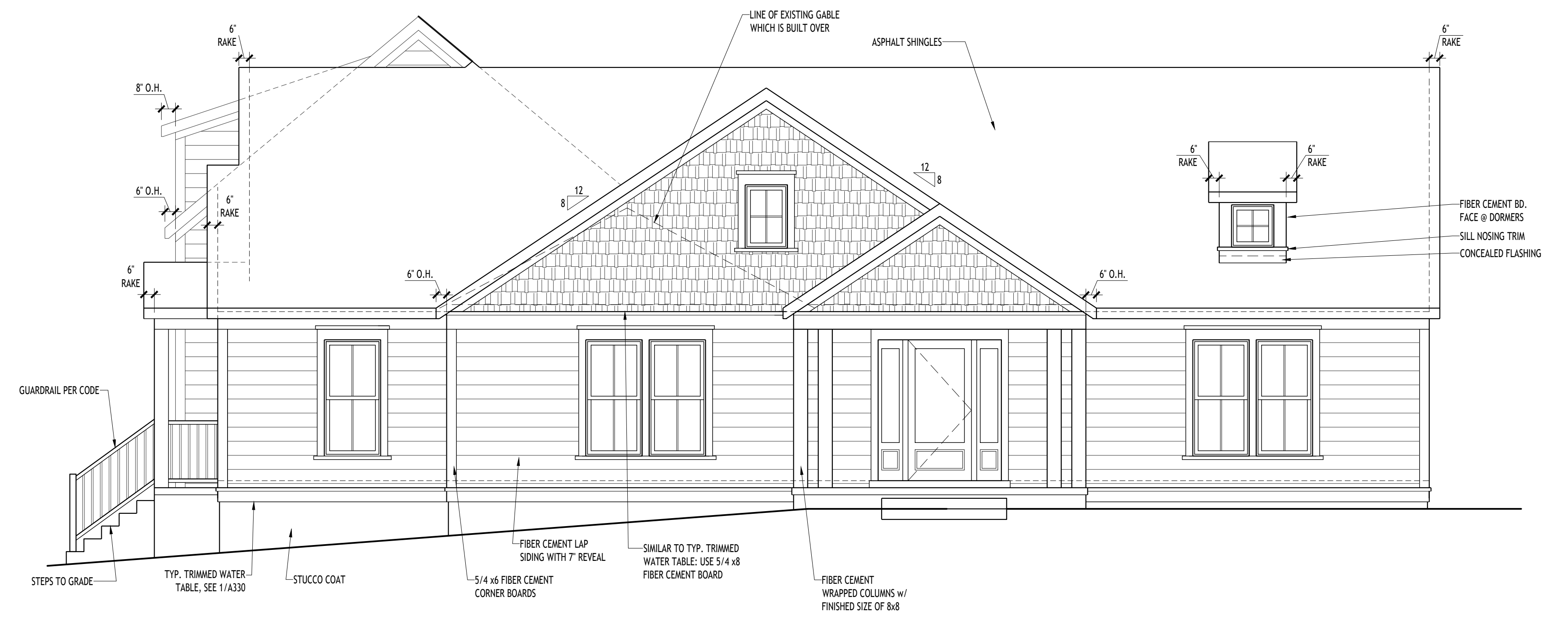


SITE PLAN
1/8" = 1'-0"

SITE NOTES:
1. THE GENERAL CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, UTILITY SERVICES AND LOCATIONS PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ADDITION RELATIVE TO ALL PROPERTY LINES, SETBACKS AND EASEMENTS.
3. THE GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES, TREE LOCATIONS AND SIZES, DRAIN INLETS, PAVING REQUIREMENTS, AND PROVIDE FOR ABSOLUTE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES TO AN APPROVED STORM WATER MANAGEMENT SYSTEM.



LEFT ELEVATION
1/4" = 1'-0"

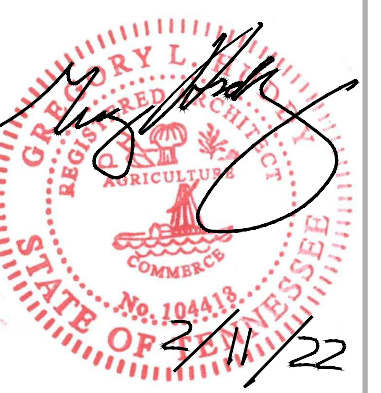


FRONT ELEVATION
1/8" = 1'-0"

HUNTER RESIDENCE
4061 SEQUOYAH AVENUE, KNOXVILLE, TN

REVISIONS	
DATE	
CD Set	February 11, 2022
PROJECT	
2105004	
DRAWN	CHECKED
JM/BR/BML	BML

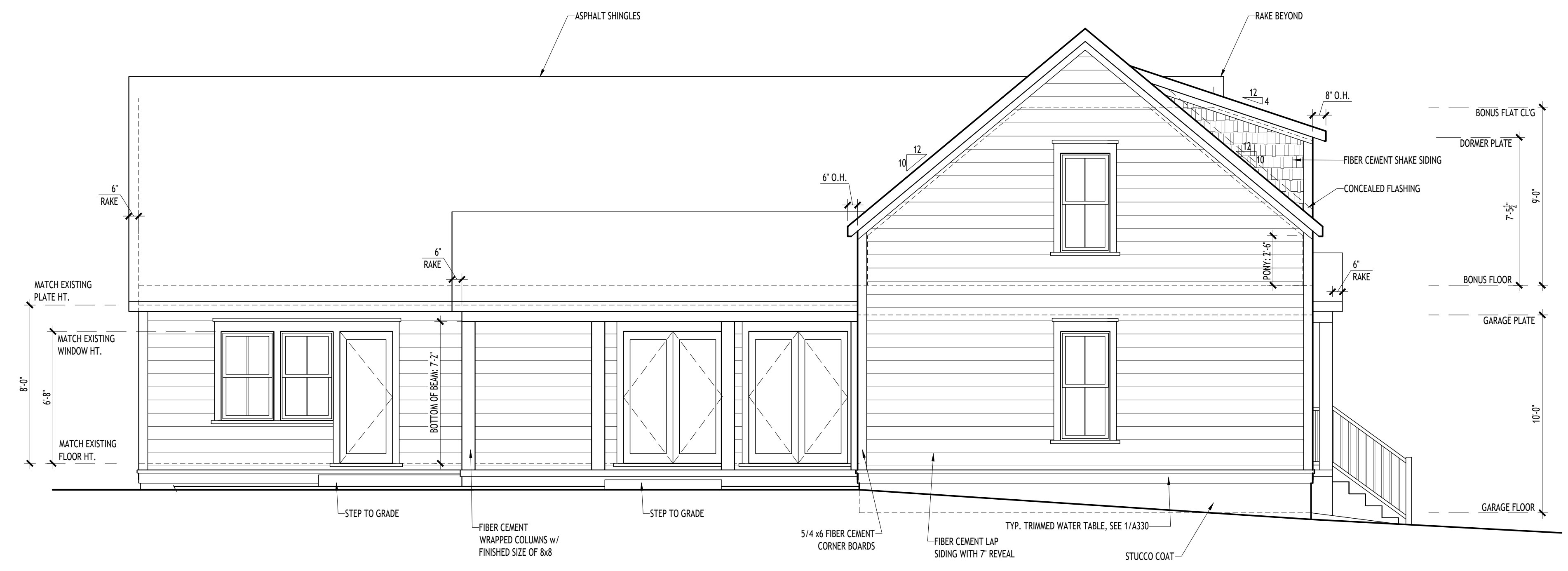
A300



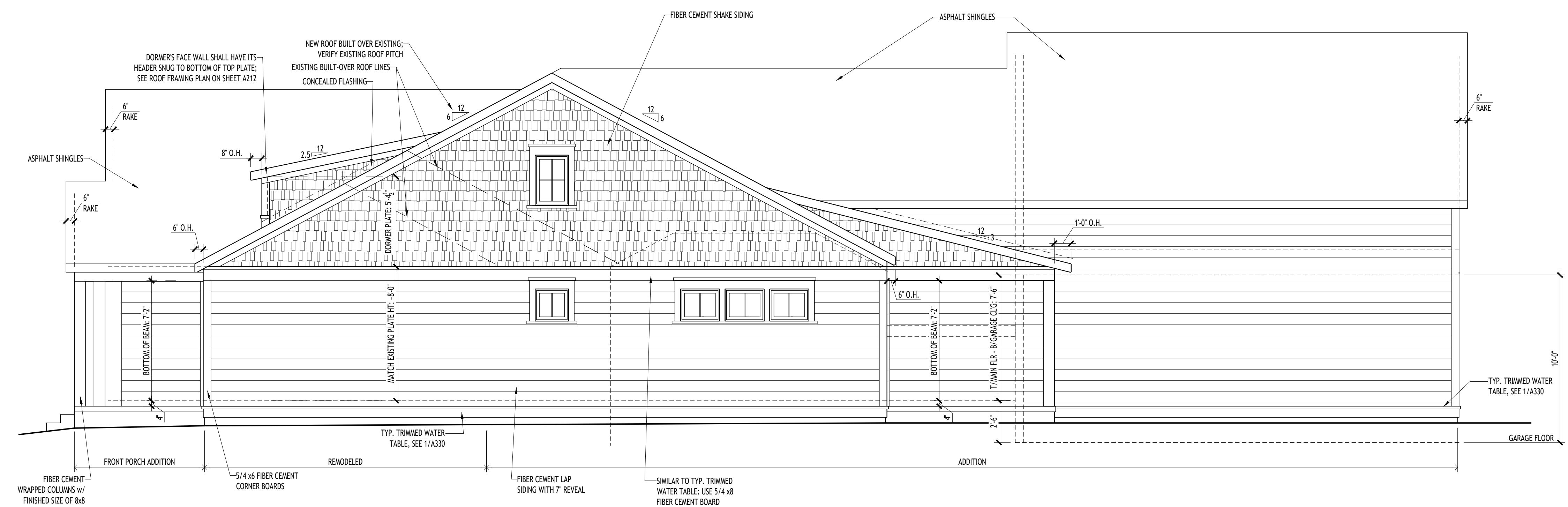
HUNTER RESIDENCE
4061 SEQUOYAH AVENUE, KNOXVILLE, TN

REVISIONS	
DATE	CD Set February 11, 2022
PROJECT	2105004
DRAWN	JM/BR/BML
CHECKED	BML

A301



REAR ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"



Brian Lundberg <brian.lundberg@c3studiollc.com>

Re: City Comments

1 message

Greg Huddy <ghuddy@c3studiollc.com>

Mon, May 23, 2022 at 3:15 PM

To: Chad Hunter <hunter.dchad@gmail.com>

Cc: Collective Build <Zane@collectivebuild.com>, Amy Enderle <amy.enderle@c3studiollc.com>, Bonnie Leigh Hunter <jonesbonnie184@gmail.com>, Brian Lundberg <brian.lundberg@c3studiollc.com>

We absolutely will.

On Mon, May 23, 2022, 3:15 PM Chad Hunter <hunter.dchad@gmail.com> wrote:

Please submit the variance to use the plans we have.

Let's please get this moving as fast as possible.

Brian Lundberg of C3 Studio LLC is our authorized representative for zoning variance application to the City of Knoxville's Board of Zoning Appeals regarding C3 Studio's proposed home addition design for our property at 4061 Sequoyah Avenue, Knoxville, TN.

D. Chad Hunter, Psy.D.
865.312.0477

On May 20, 2022, at 2:08 PM, Greg Huddy <ghuddy@c3studiollc.com> wrote:

The process has had more than one delay, and for that I am sorry. When we had drawings nearly ready in November, we didn't anticipate the engineers being as backed up as they were (In 20 years of practicing, they've never been this backed up). On top of the other delays, this one is very inconvenient and unfortunate. Again, I apologize. If you'd like to explore options that don't require a variance, I am more than happy to look at other options very quickly. If you agree that the variance submittal seems to be the best approach (albeit not good timing), we would need you to send us something similar to the below authorization. Thank you Chad. Greg

- Brian Lundberg of C3 Studio LLC is our authorized representative for zoning variance application to the City of Knoxville's Board of Zoning Appeals regarding C3 Studio's proposed home addition design for our property at 4061 Sequoyah Avenue, Knoxville, TN.



Gregory Huddy

Architect | Principal



www.c3studiollc.com



(865) 309-4461 (Studio) (843) 597-4331 (Mobile)



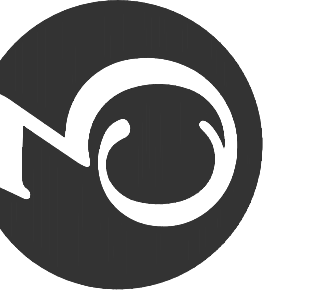
On Fri, May 20, 2022 at 1:07 PM Chad Hunter <hunter.dchad@gmail.com> wrote:

So now we are delayed for another two months at least?

You realize we started this in April 2021 and we have been waiting for these plans to start construction since then? My 5 person family had been living in this 1300 sq foot house with the promise that it will get bigger soon.

This is ridiculous.

D. Chad Hunter, Psy.D.



HUNTER RESIDENCE

4061 SEQUOYAH AVENUE, KNOXVILLE, TN

REVISIONS

DATE
Exhibit for Variance
May 24, 2022

PROJECT
2105004

DRAWN
JM/BR/BML

CHECKED
BML

A002

