

File #

8-A-22-VA



BOARD OF ZONING APPEALS APPLICATION

Please reach out to a City of Knoxville Zoning Examiner about your project before submitting a variance application.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name <i>Rick Collins</i>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <i>1909 Nickerson Ave.</i>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip <i>Knox, TN 37917</i>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <i>865-256-7379</i>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email <i>Happyngrammy@gmail.com</i>		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|---|---|
| <input 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 *1909 Nickerson Ave* City, State, Zip *KNOX TN 37917*
 See KGIS.org for Parcel # *069MD045* City Council District *4* and Zoning District *RN-2*

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.

Replacing old deck with a new deck with a gable roof. I need a variance to allow for the gable roof. I have ask for a 12x16, but I would be willing to cut the size down to a 10x12 to get approval. I would rather have my deck remain the same size if possible.

Describe hardship conditions that apply to this variance.

The lot coverage needs to be 30% or less and the coverage would be at 31% with the deck covered. The impervious coverage is at 47% which was ok before the new codes were implemented. The new code is 40% on impervious and my gable roof would make it 50% coverage. So I need a variance for 1% on lot coverage and 3% on impervious coverage. We just want to be able to sit out on our deck and enjoy it without getting wet! It would also give us cover over our basement door when we exit that way to the garage and take our dog out.

Site plans and any other relevant information associated with the hardship must accompany this application.

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 *Rick E. Collins*

DATE *6/23/2022*

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):

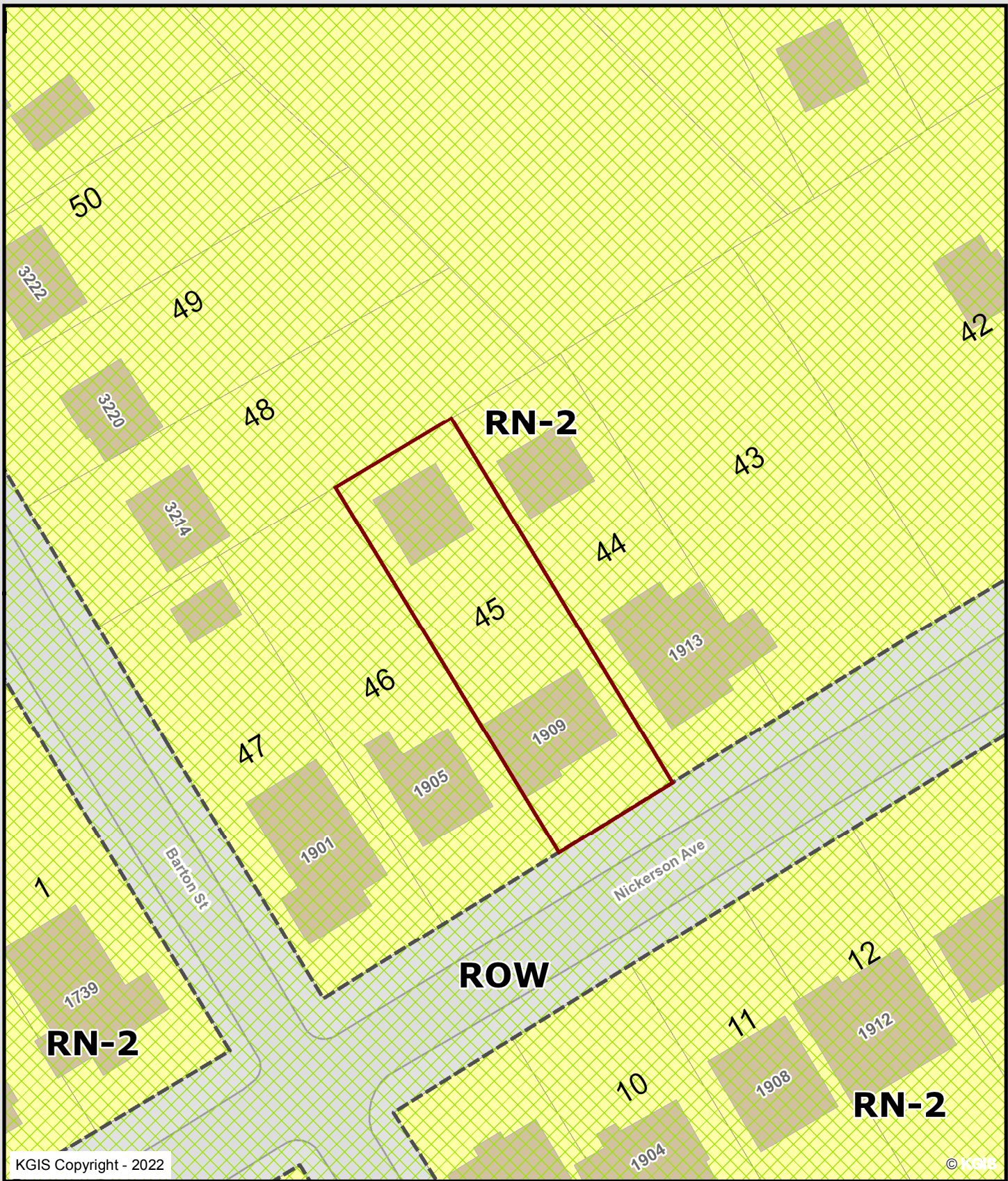
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



KGIS Copyright - 2022

© KGIS

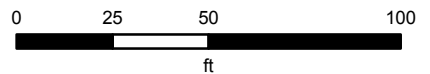
1909 Nickerson Ave

8-A-22-VA
Rick Collins

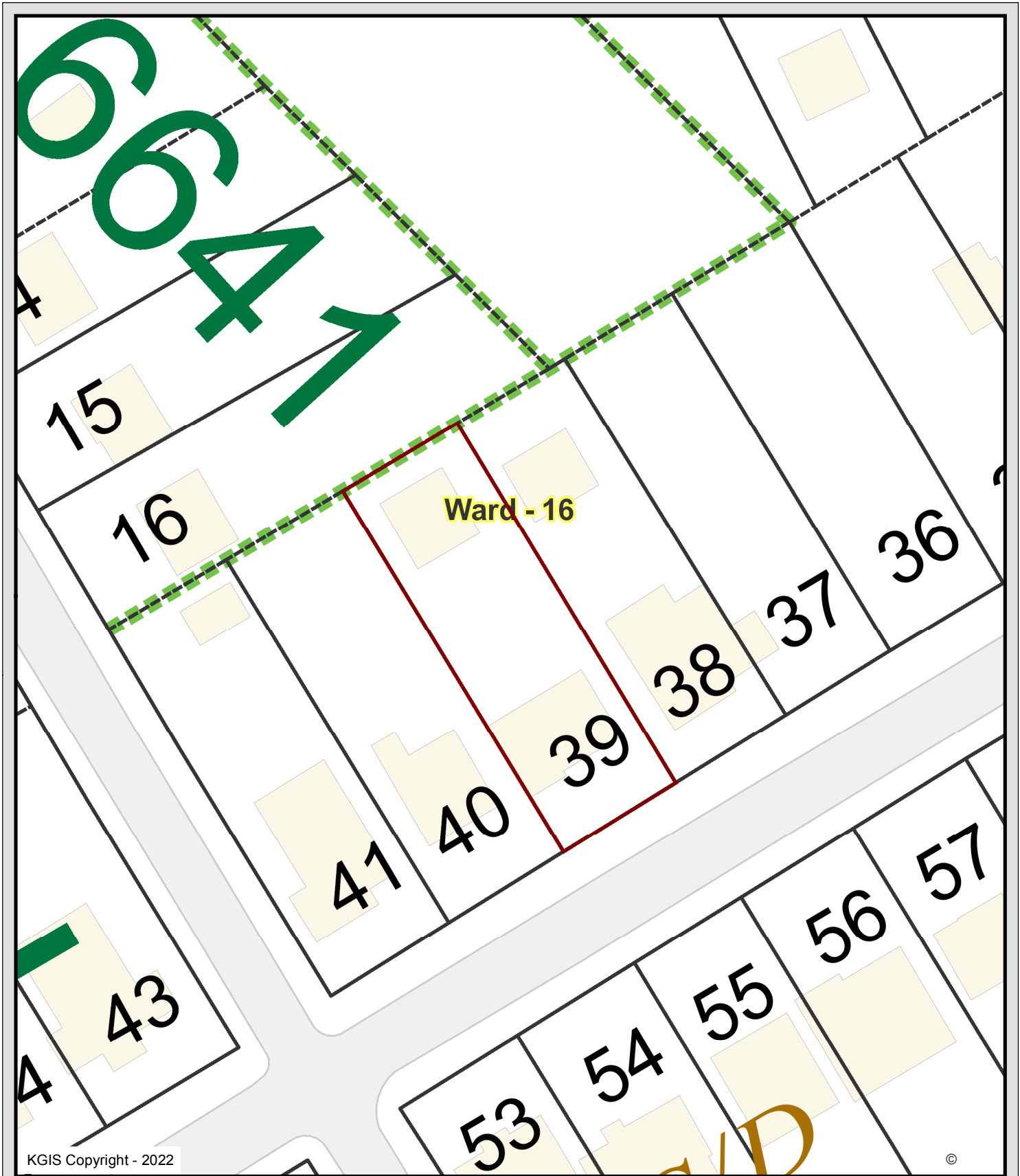
Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2022 at 10:00:30 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 further 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

©

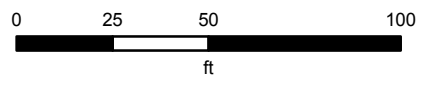
1909 Nickerson Ave

8-A-22-VA
Rick Collins

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2022 at 10:01:00 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.



1909 Nickerson Ave

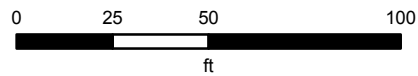
8-A-22-VA

Rick Collins

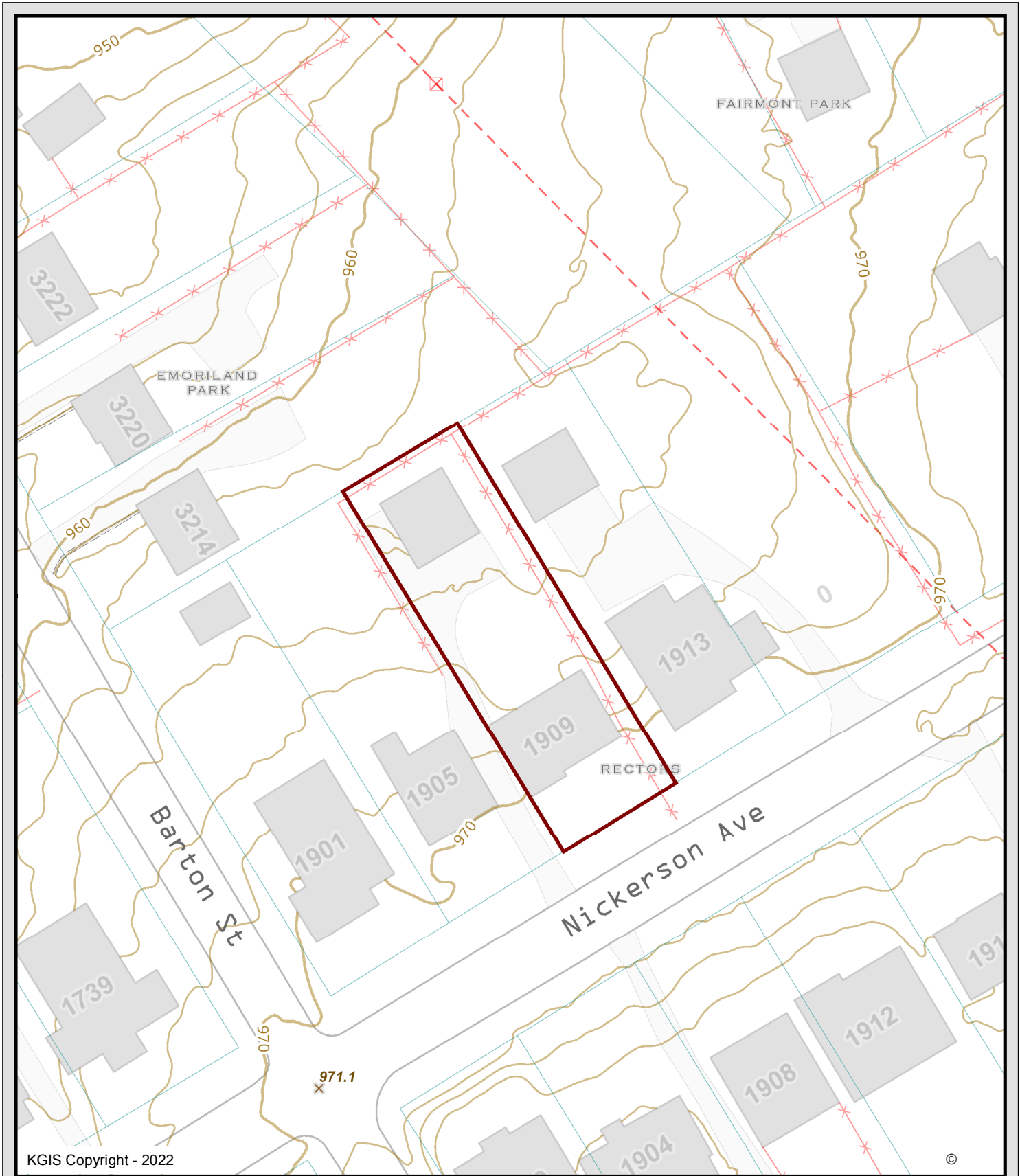
Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2022 at 9:59:58 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 - 2022

©

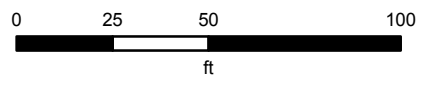
1909 Nickerson Ave

8-A-22-VA
Rick Collins

Knoxville - Knox County - KUB Geographic Information System

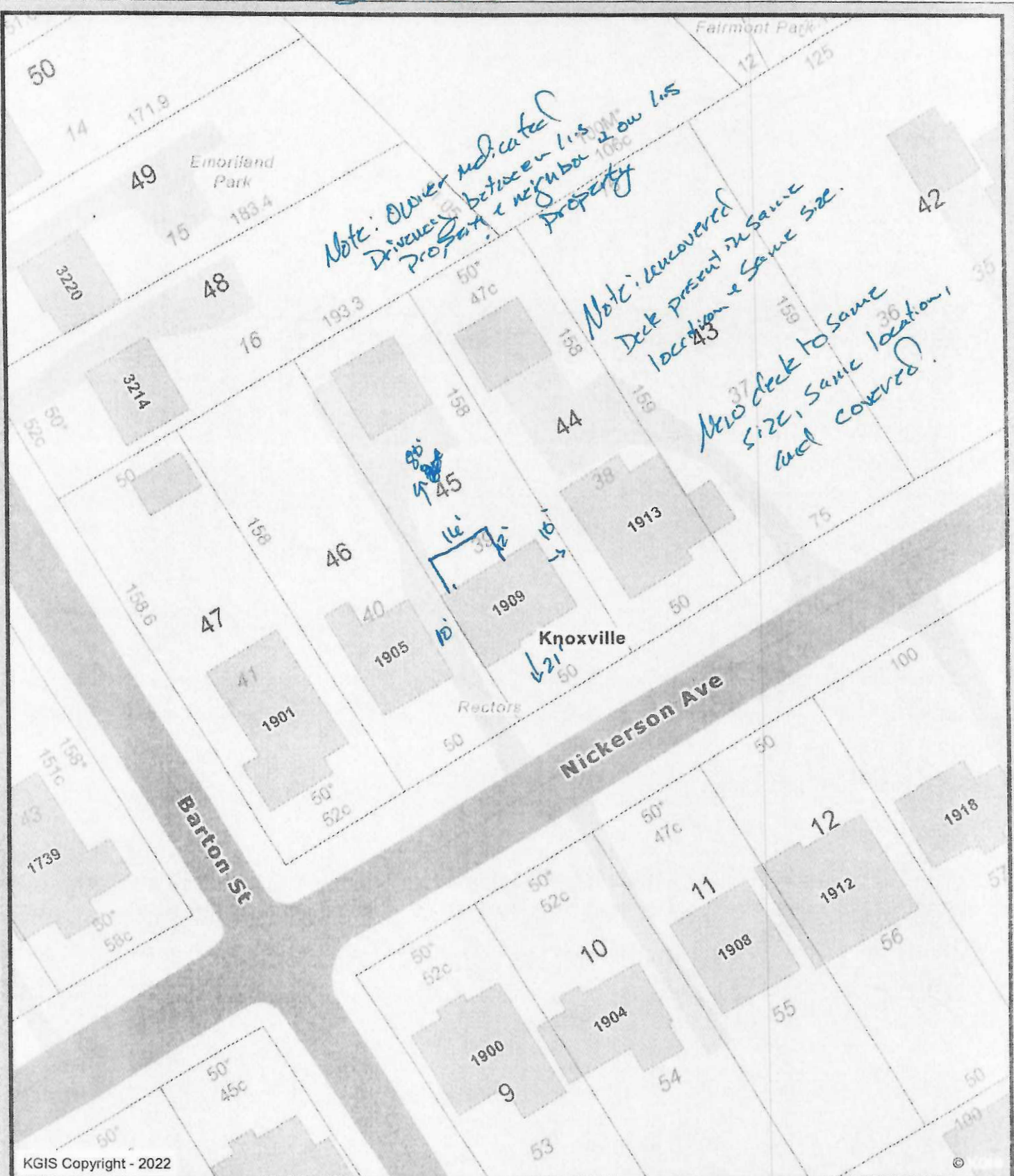


Printed: 6/24/2022 at 10:01:41 AM



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.

Site Plan



KGIS Copyright - 2022

1909 Nickerson Ave

2246 Sq ft total under roof including new deck cover

Knoxville - Knox County - KUB Geographic Information System



Printed: 5/4/2022 at 2:24:28 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.



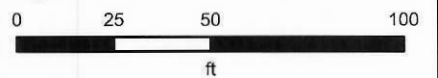
1909 Nickerson Ave

Site Plan
 Site Plan

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/15/2022 at 5:06:30 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.

NO COVER
DECK NOW

R22-0844
Rick Collins
1909 Nickerson Ave.
Knox, TN. 37912

WITH COVER
NEW DECK

