

 **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 William Dohm	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 3237 Garden Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, Tennessee, 37918	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-329-0316	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email djones@sanderspace.com		Other change of use <input checked="" 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 3 221 Garden Drive City, State, Zip Knoxville, TN, 37918  
 See KGIS.org for Parcel # 058DM010 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.**  
 Existing single family residence zoned RN-1. Owner is changing the use from single family to educational - primary and the property does not meet dimensional standards and is requesting to variances from the zoning ordinance.  
 Variance 1 – Side yard setback – variance required for the approximately 3.4’ setback on the side of the lot adjacent to the office building at 3217 Garden Drive  
 Variance 2– Driveway width – variance required for the approximately 10’ wide driveway. Required width for nonresidential use is 20’. Enlargement of the drive is not a good option due to existing storm sewer inlets on each side of the existing drive.  
 Architect - Daniel Jones - met with Peter Ahrens, Adam Kohntopp, Bryan Berry, and James Tente for project discussion meeting on 6/22/22.

**Describe hardship conditions that apply to this variance.**  
 Existing lot is approximately 51 feet wide and approximately 11-12,000 SF and does not meet the dimensional requirements of a non-residential use in RN-1 zoning. Existing side setback to adjacent property - 3217 Garden Drive - is approximately 3.4 feet per a recent survey.

**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 07.06.2022

File #



**BOARD OF ZONING APPEALS APPLICATION**

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

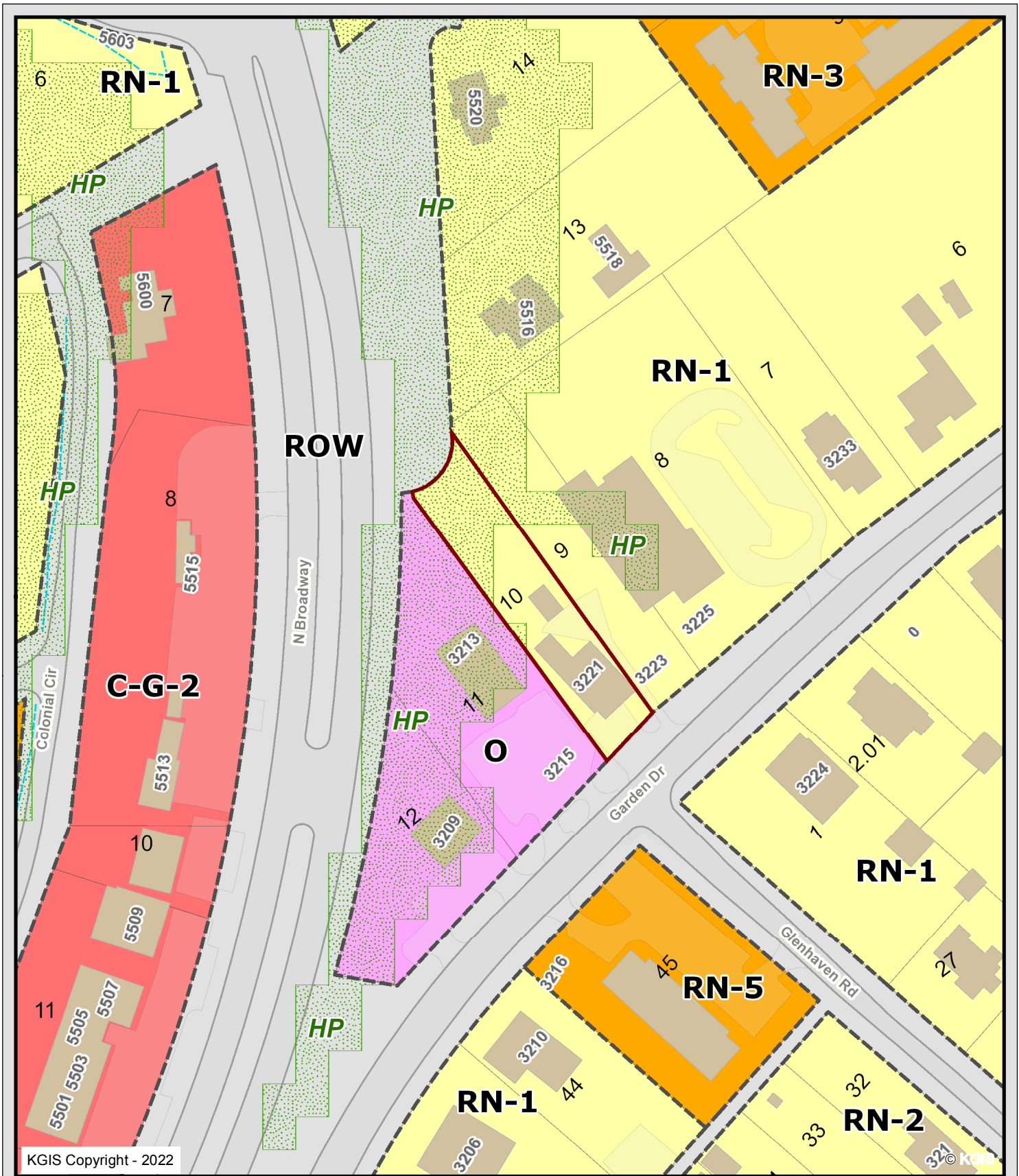
Is a plat required?    Yes     No

Small Lot of record?

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

**PROJECT INFORMATION**

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



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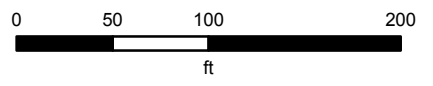
### 3221 GARDEN DR

8-C-22-VA  
WILLIAM DOHM

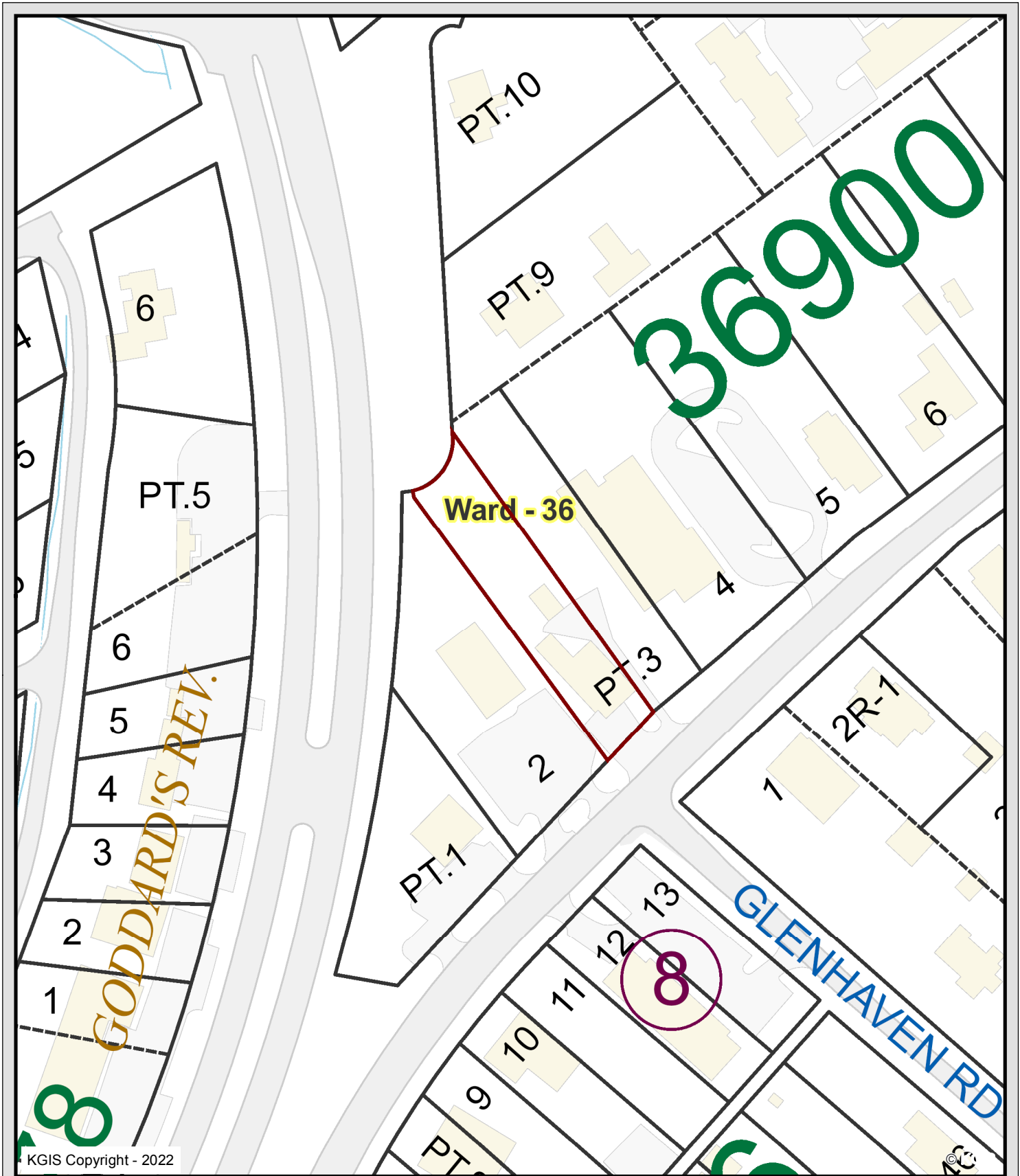
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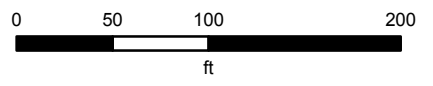
3221 GARDEN DR

8-C-22-VA  
WILLIAM DOHM

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**3221 GARDEN DR**

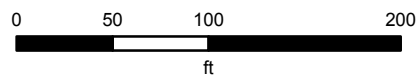
8-C-22-VA

WILLIAM DOHM

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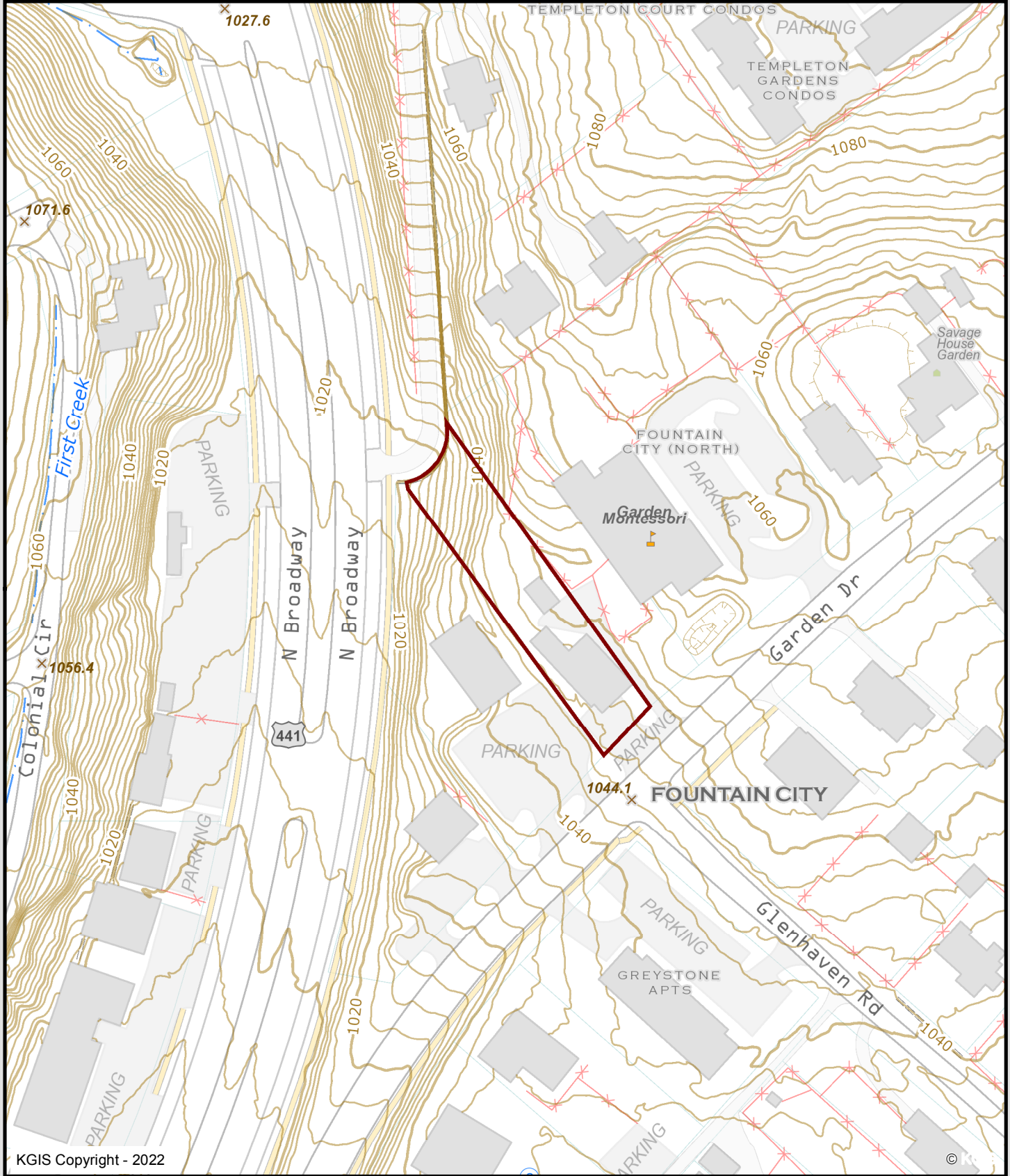


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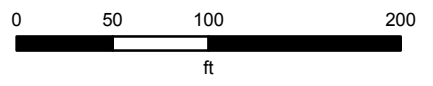
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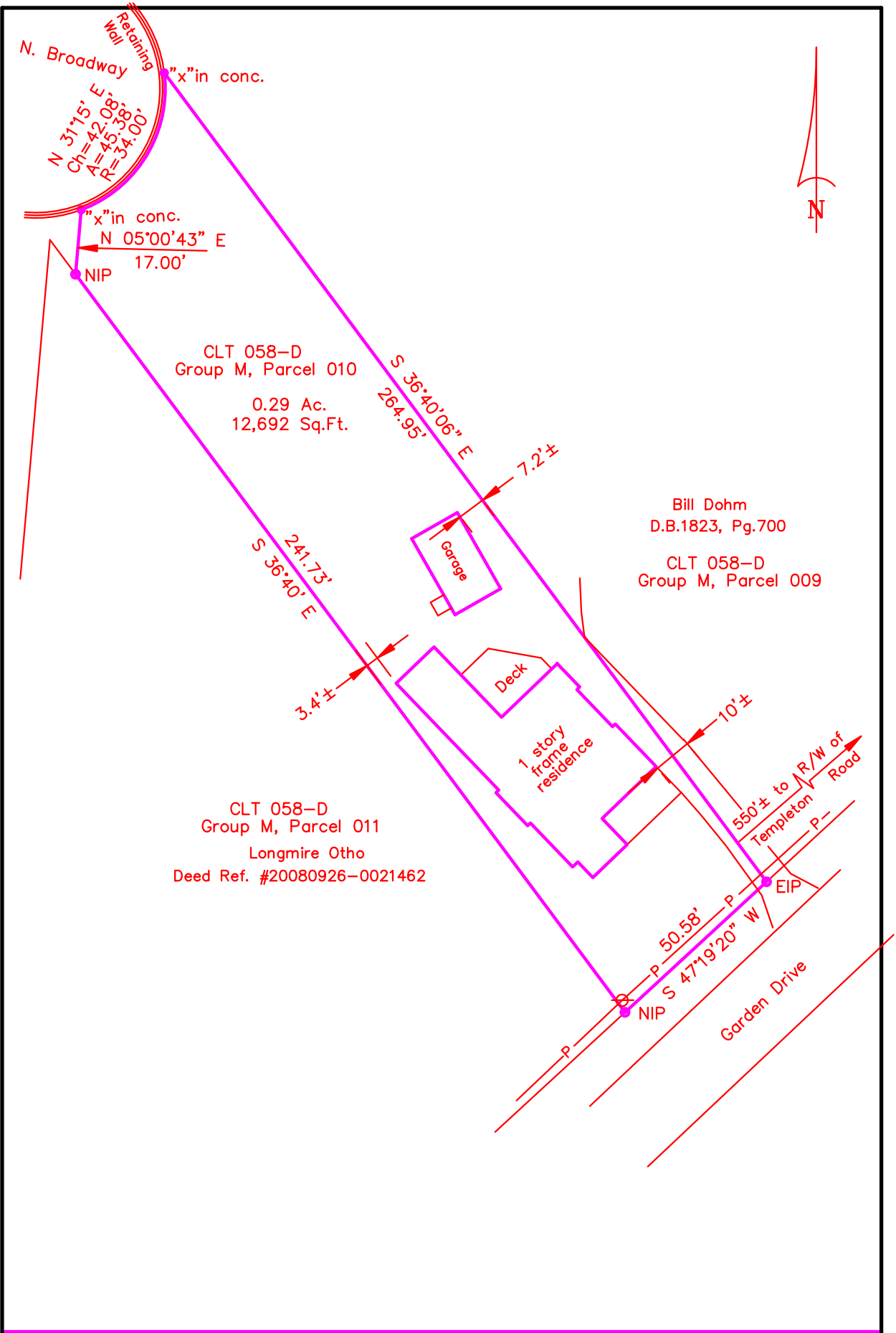
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Owner: <u>William F. Dohm &amp; Patty L. Cooper</u> <u>3221 Garden Drive</u> <u>Knoxville, TN. 37918</u>		Lot _____ Subd. _____ County <u>Knox</u> Dist. <u>7</u> City <u>Knoxville, Ward 36</u> State <u>Tennessee</u>	
Jim Sullivan, Land Surveyor Maryville, Tenn. Ph. 406-7324	Scale <u>1"=30'</u> Date <u>May 16, 2022</u>		