

File #

11-D-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name Salam Habibi	Owner <input checked="" type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address 1200 Whitower Drive	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Knoxville TN 37919	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 865-3865955	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email overseasdirec@yahoo.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 3603 Dance Ave
City, State, Zip Knoxville TN 37916
Parcel # (see KGIS.org) 107DC018
Zoning District (see KGIS.org) R2

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.

New construction of residence being constructed at 3603 Dance Ave. The lot is 45.94' wide with 2 front yards requiring 25' set back on road side and 8' set back on inside property line totaling 33'. This only allows 12.94' wide house, we are asking for a variance of 13.51' set back on street side to accommodate at 23.5' wide house

Describe hardship conditions that apply to this variance.

Property is a corner lot with 2 front yards only allowing for a 12.94' wide house, if this was not a corner lot we would be allowed to build a 29.94' house. We are asking to build a 23.5' house requiring side set back of 8' on inside and 13.51' on curb side.

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

10-15-19

File #

11-D-19-VA



CITY OF KNOXVILLE

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):

1) Reduce the front yard setback on Harry St. from 25 feet to 13.51 feet. (Article 4, Section 2.1.6.D.1.a)

PROJECT INFORMATION

Date Filed

10/16/19

Fee Amount

\$ 250.00 paid 10/16/19

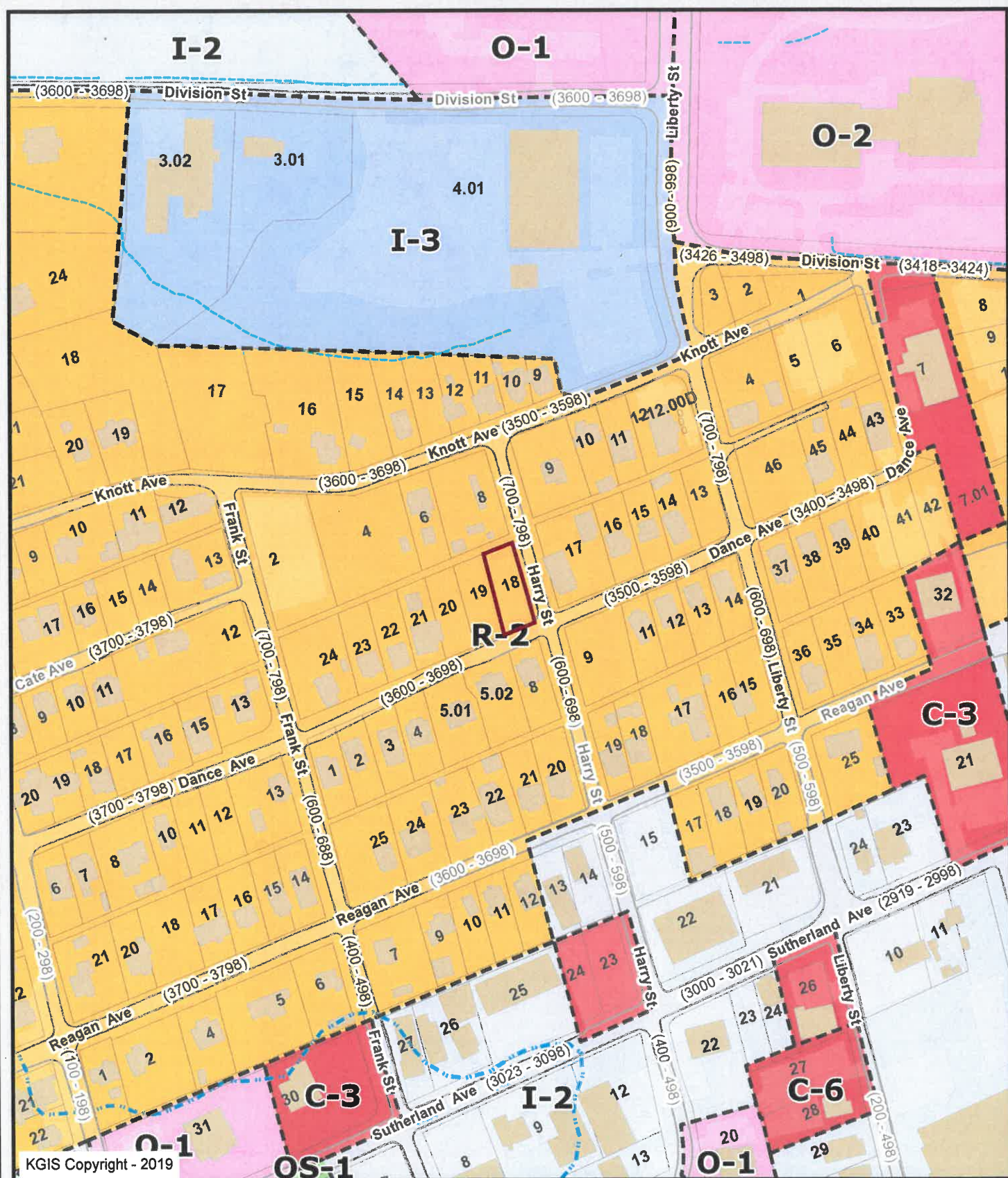
Council District 6

BZA Meeting Date

11/21/19

PLANS REVIEWER J Van Horn

DATE 10/16/19



3603 Dance Ave.

11-D-19-VA
Salam Habibi

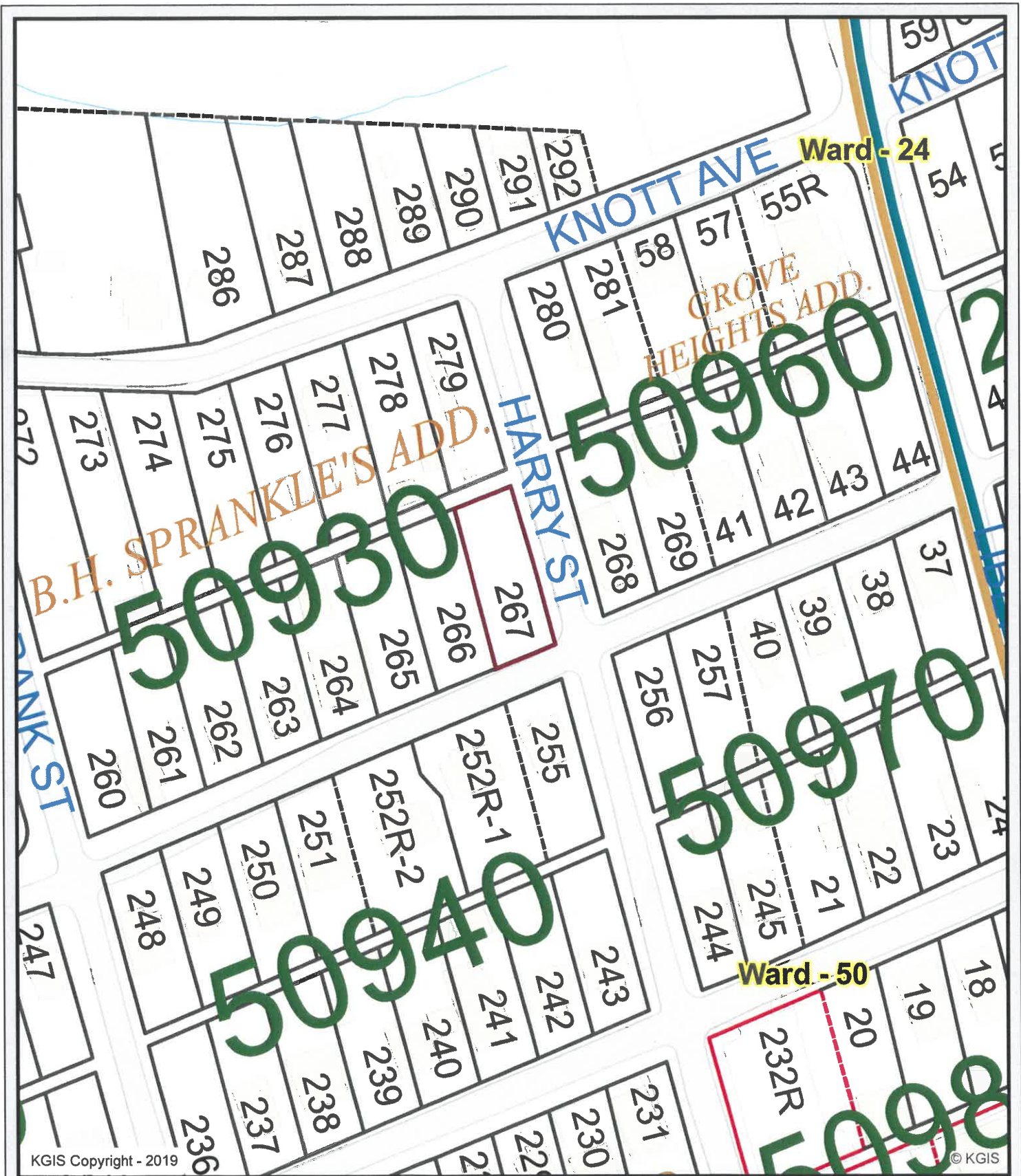
Knoxville - Knox County - KUB Geographic Information System



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3603 Dance Ave.

11-D-19-VA
Salam Habibi

Knoxville - Knox County - KUB Geographic Information System



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3603 Dance Ave.

11-D-19-VA
Salam Habibi

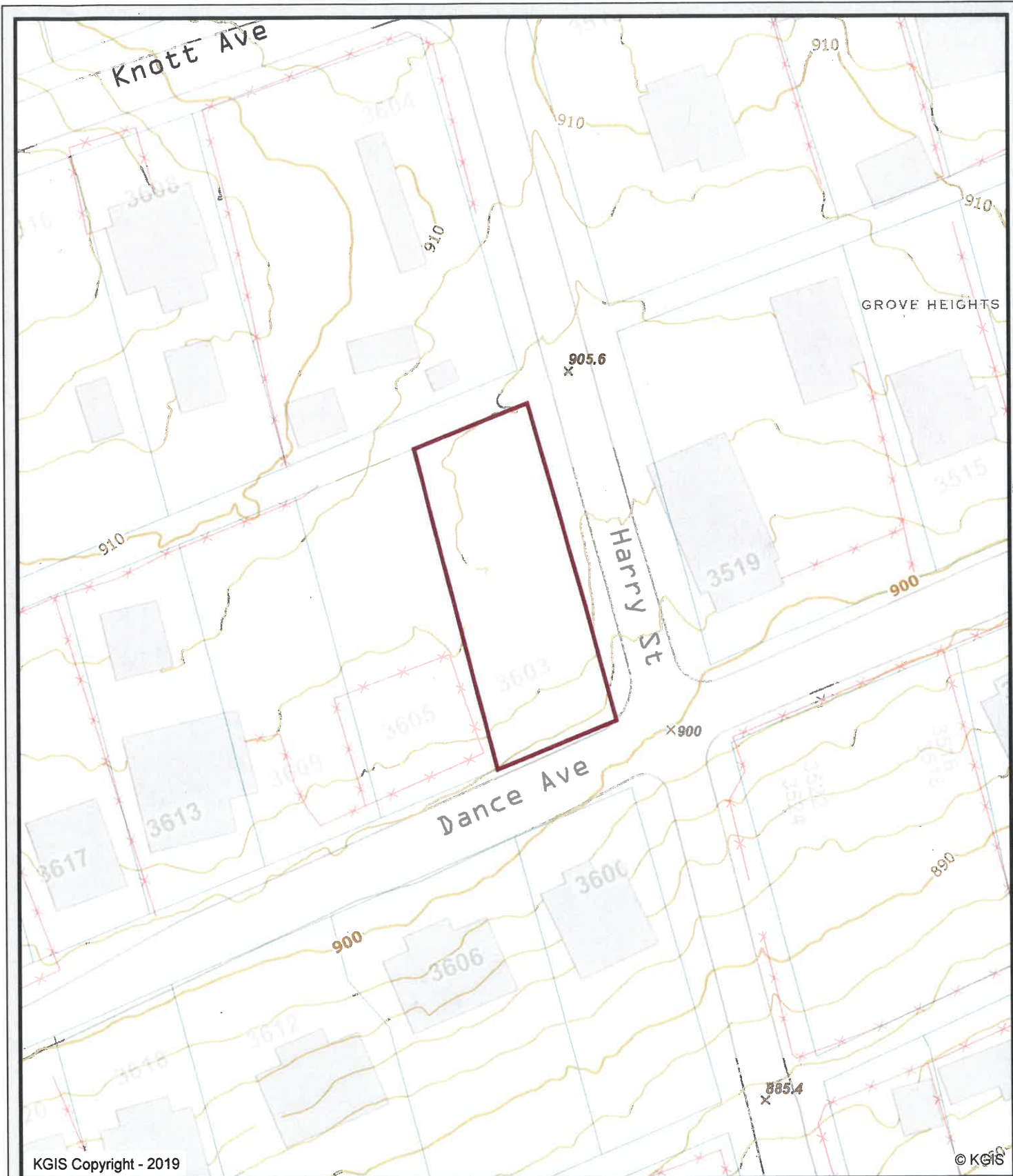
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3603 Dance Ave.

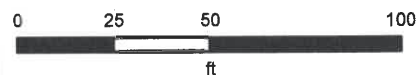
11-D-19-VA

Salam Habibi

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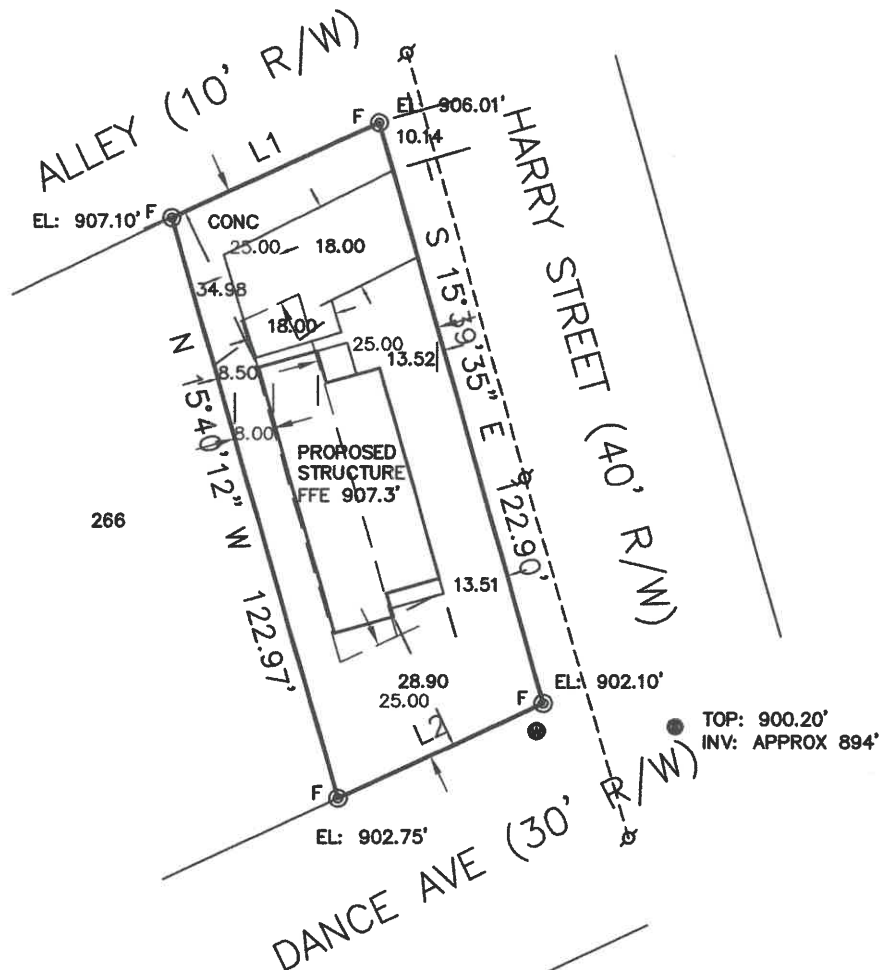


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LINE	BEARING	DISTANCE
L1	N 65°09'57" E	45.94'
L2	S 65°04'51" W	45.93'



[E] ELECTRIC
 [T] TELEPHONE
 [W] WATER
 [C] CABLE

TOPOGRAPHY/BEARINGS LOCATED USING GPS
(SOKKIA SA300, TDOT NETWORK, GEIOD
2012A)

IRON PINS AT ALL CORNERS F=FOUND,
S=SET

ELEVATIONS:
 BASEMENT:
 FIN FLOOR:
 GARAGE:

"SITE PLAN"

Certification of Category and Accuracy of Survey
I hereby certify that this is a category 1 survey and the ratio
of precision of the unadjusted survey is
1:10,000 as shown hereon.

Surveyor

Tennessee Reg. No. 1982

SURVEY FOR SALAM HABIBY

ADDRESS 3603 DANCE AVE

SUBDIVISION B.H. SPRANKLE'S ADDN TO WEST
KNOXVILLE

CLT 107-D PARCEL "C" Q18

DIST. 5 WARD 50

CITY OF KNOXVILLE

COUNTY KNOX

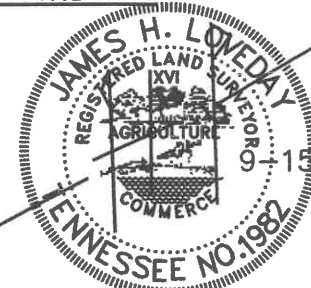
DEED REF

LOT 262 BLOCK UNIT

SCALE 1"=30' DATE 9-15-2019

11-D-19-VA

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