

File #

2-E-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Brian Ewers	Owner <input type="checkbox"/>	New Structure <input checked="" type="checkbox"/>
Street Address	111 East Jackson Ave. Suite 101	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Knoxville, TN 37915	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	865-546-9374	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email	bewers@dollar-ewers.com		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

- ☒ Zoning Variance (Building Permit Denied)
 ☐ Extension of Non-Conforming Use/or Structure  
☐ Appeal of Administrative Official's Decision
 ☐ Map Interpretation

## PROPERTY INFORMATION

Street Address 1901 Foggy Bottom Street

City, State, Zip Knoxville, TN 37920

Parcel # (see KGIS.org) 0950A03102

Zoning District (see KGIS.org) FD-SW-2

## 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 14 unit residential rental townhouse development - Units are approx. 1,000 SF conditioned space over an unconditioned enclosed single car garage.

Requested variance for the required 50 foot min. distance from the street corner (Phillips Avenue) to edge of new driveway into development. Request Variance from 50 feet to 48.86 feet.

REVISED

Describe hardship conditions that apply to this variance.

Building Site is irregularly shaped - L shaped and fronts two streets, corner lot with steep sloping topography and future street design by the City of Knoxville is currently in the design phase.

## 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

1/22/2019

File #

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CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?

Yes

☐

No

☒

Small lot of record/substandard lot

☐

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

1) Decrease the minimum distance, on a corner lot, between a driveway and the intersecting street from 50 feet to 48.86 feet. (Article V Section 7.H.2.a Table 5)

## PROJECT INFORMATION

Date Filed

1/23/19

Fee Amount

\$250 pdgts OK 1/23/19

Council District

1st

BZA Meeting Date

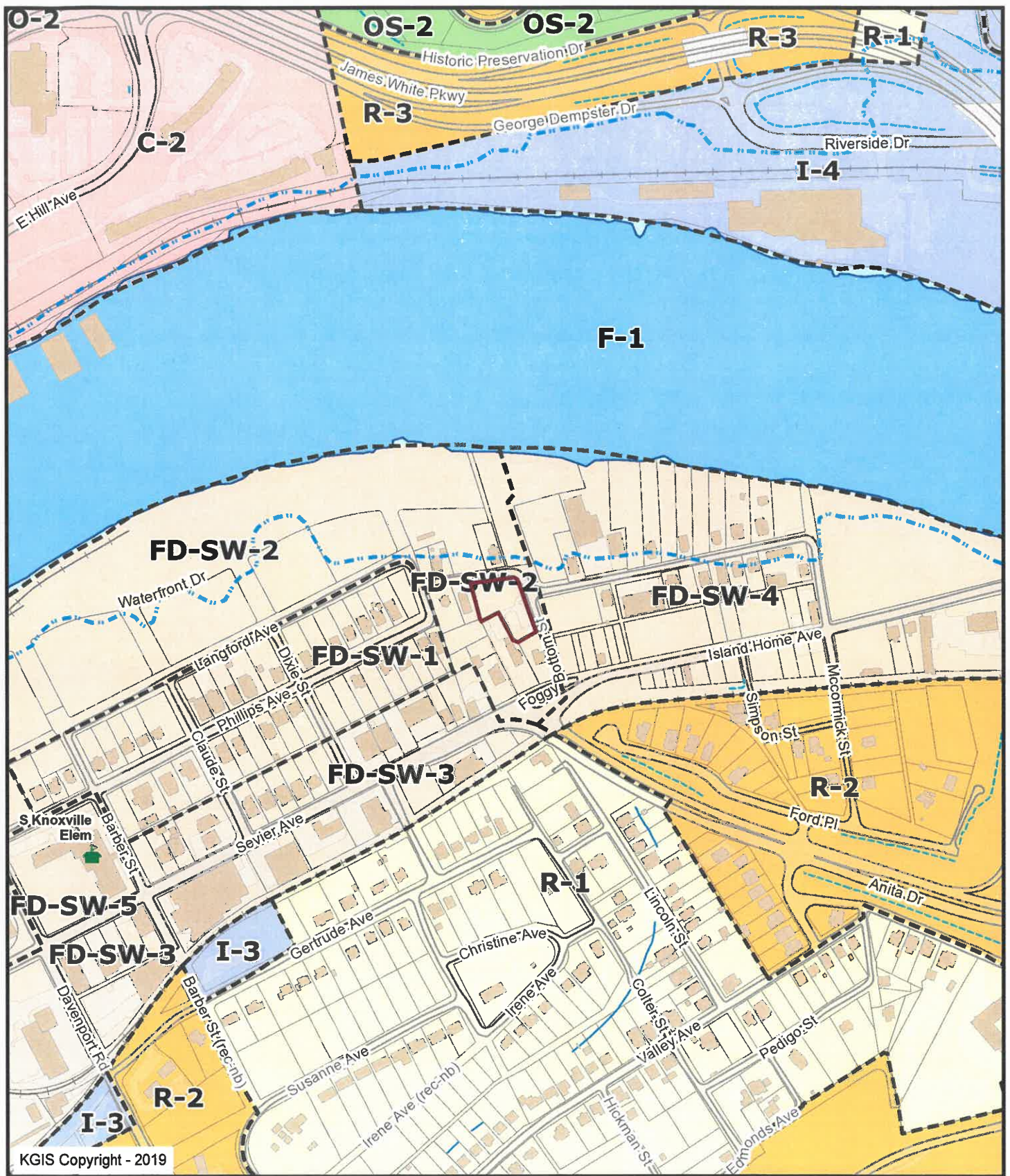
2/21/19

PLANS REVIEWER Joshua L Jenkins

DATE

1/23/19





**2-E-19-VA**  
 1901 Foggy Bottom St.  
 Brian Ewers

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



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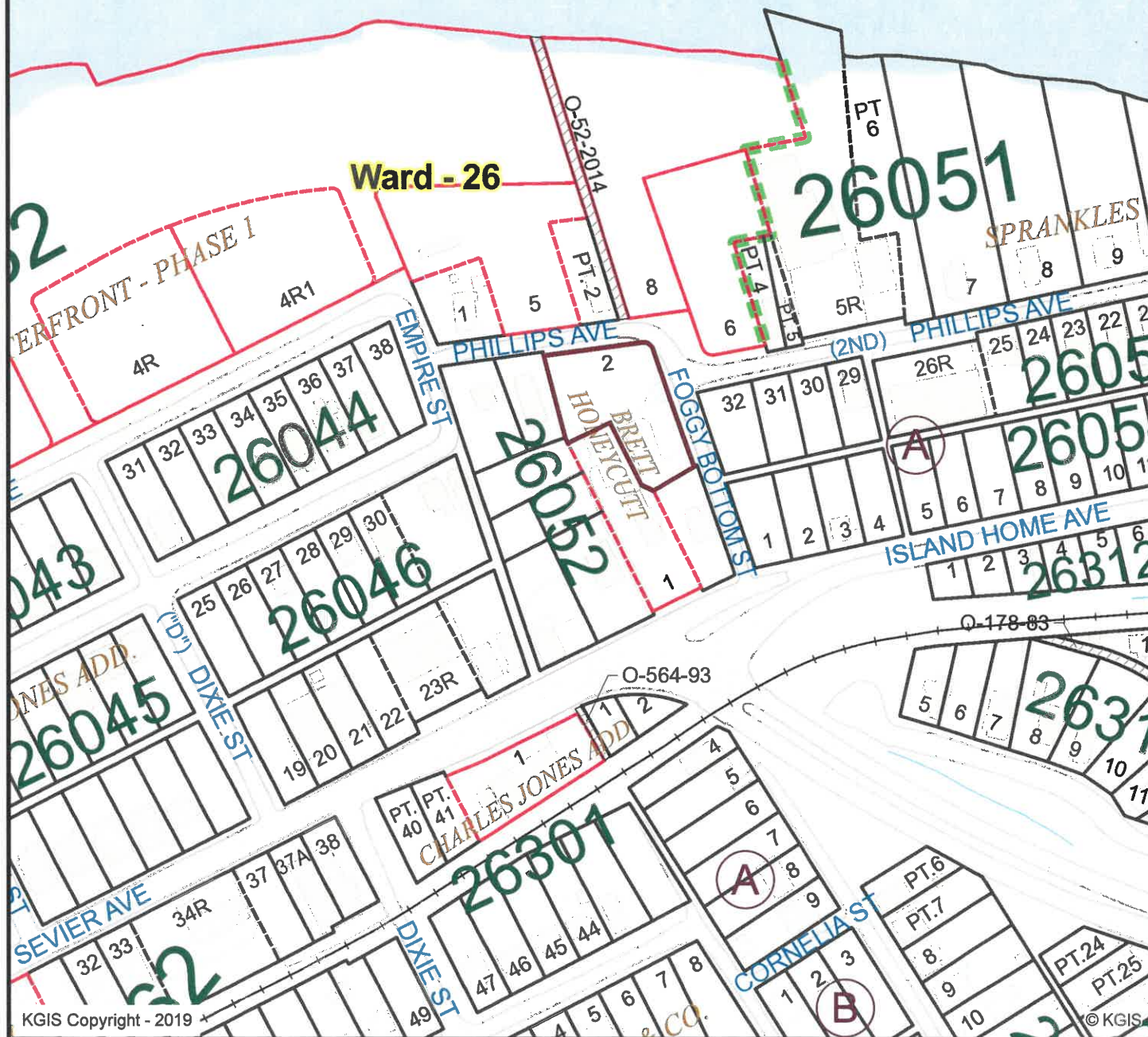


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## Ward - 12

## Ward - 26



1901 Foggy Bottom St.  
Brian Ewers

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**2-E-19-VA**

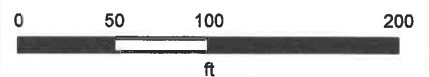
1901 Foggy Bottom St.

Brian Ewers

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



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[illegible]

GEORGIA DANIELS 8/9  
INVENT #201304240069610

PHILLIPS AVENUE

FOGGY BOTTOM STREET

LOT 1  
16667.99 SQ. FT.  
0.38 ACRES

GARY BAYLESS  
INSTRUMENT #2005083000

EXISTING <sup>OF</sup> EASEMENT  
FOR INGRESS AND EGRESS