

File #

3-F-20-VA



CITY OF KNOXVILLE

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: Kelly Bashford	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 8328 Richland Colony Rd	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37923	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 865-300-3069	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: kellykbashford@gmail.com		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 : 4204 Van Dyke Dr	City, State, Zip: Knoxville, TN 37919
See KGIS.org for Parcel #: 15	and Zoning District:

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.

I purchased this lot with a garage structure on it, with plans of building a house on the lot with the current 2 car garage. I discovered that the coverage of the lot with the house and garage would exceed the allowable amount. I would like to build a second story family residence above the garage, 2 bedroom 1 bath. The existing structure was built too close to the rear of the lot, the setback is 25 ft the garage was built 14.7 ft from the rear. I request a variance of the rear setback to 14.7 ft.

Describe hardship conditions that apply to this variance.

The size of the lot prohibits another structure of any size being built on the property.

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

2-17-2020

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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):

Reduce the minimum required rear setback in a RN-2 zone from 25' to 14.7' to add a 2nd story to an existing garage to convert the structure from a garage to a single family residence above a garage. Per Article 4.3.A.Table 4-1.

PROJECT INFORMATION

Date Filed 2-14-20

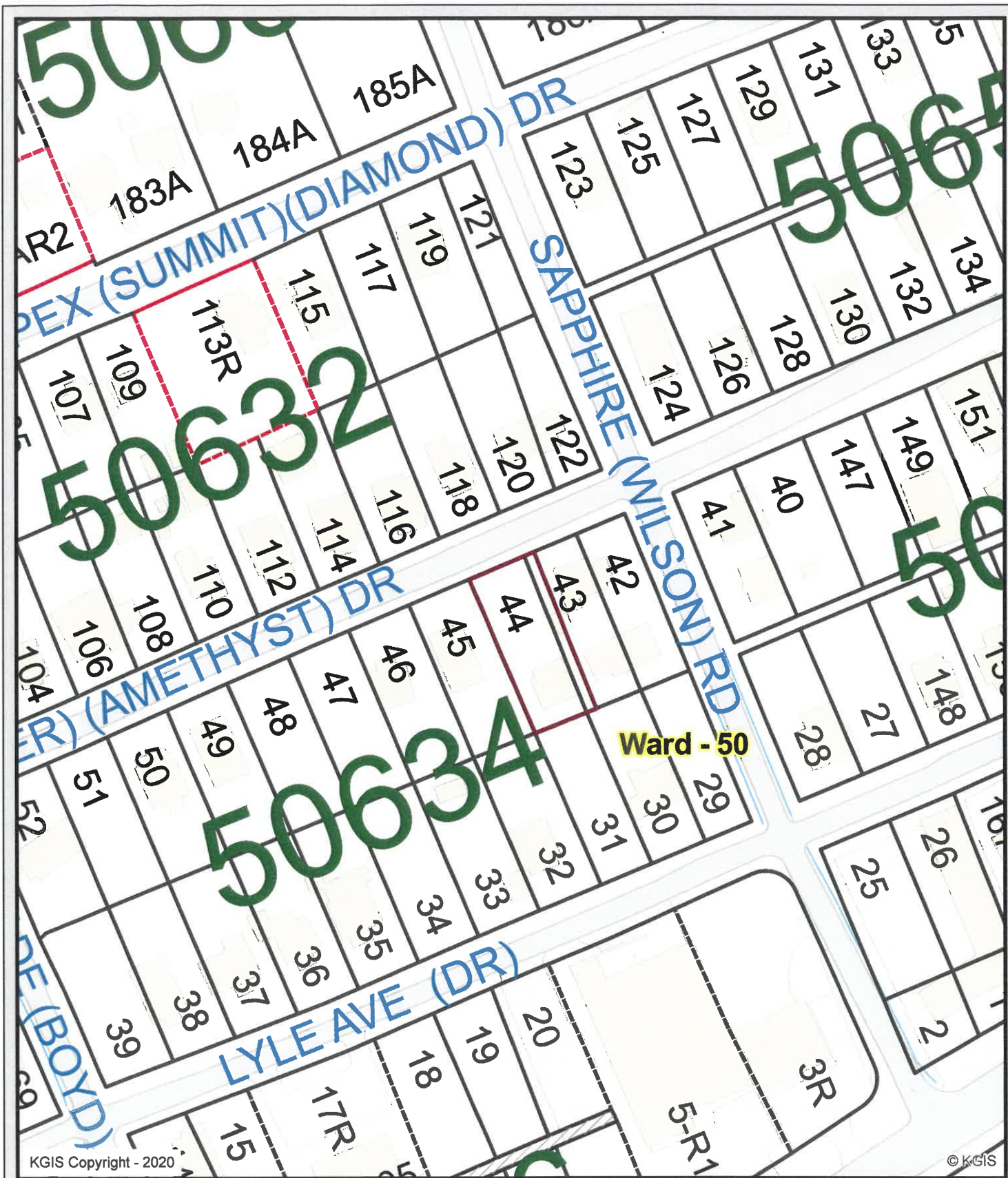
Fee Amount \$250 *ACK*

Council District 6

BZA Meeting Date 3-19-20

PLANS REVIEWER Rebecca Johnson

DATE 2-14-20



4204 Van Dyke Dr.

3-F-20-VA

Kelly Bashford

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4204 Van Dyke Dr.

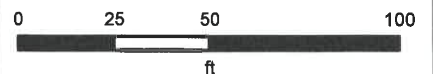
3-F-20-VA

Kelly Bashford

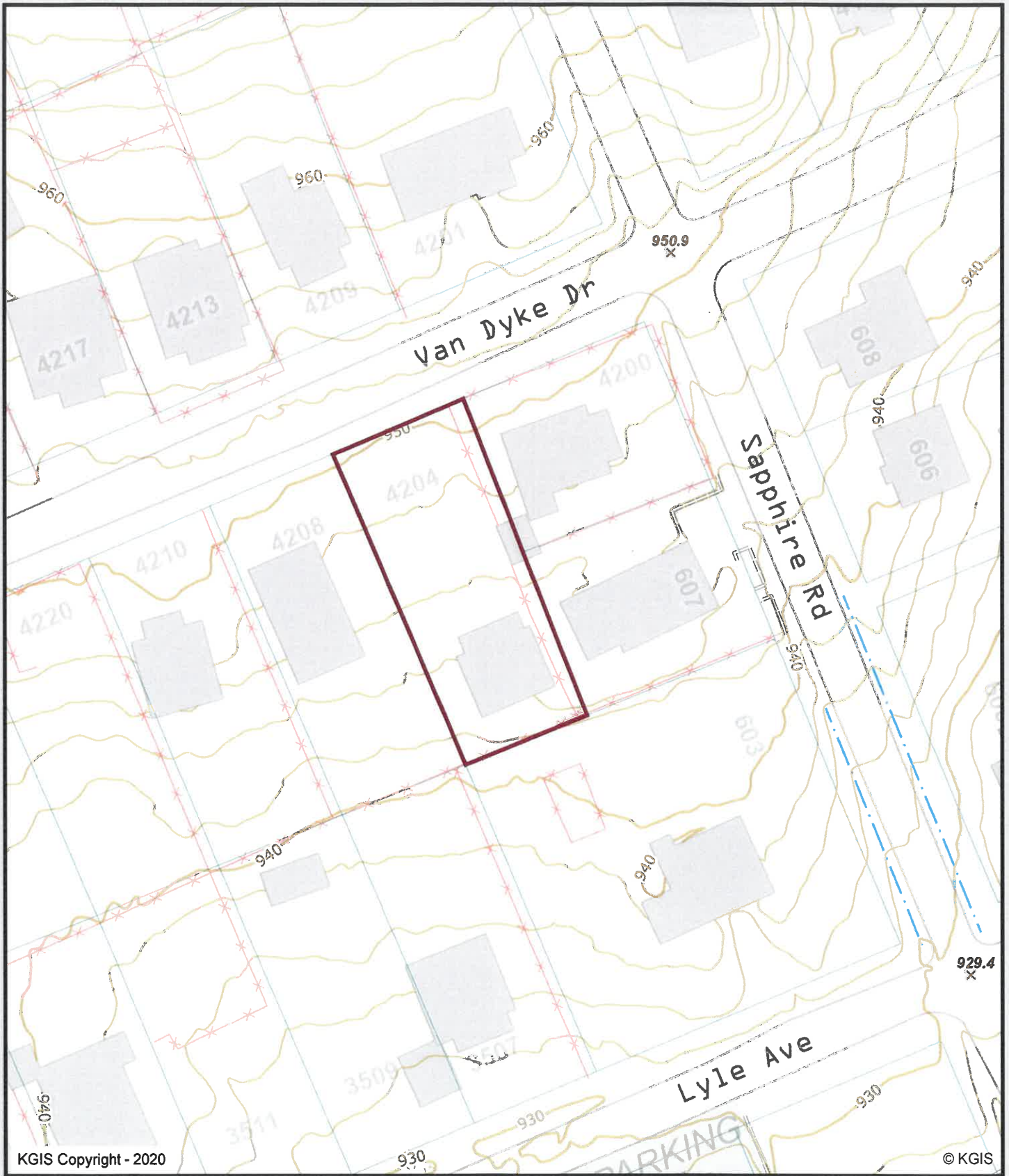
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4204 Van Dyke Dr.

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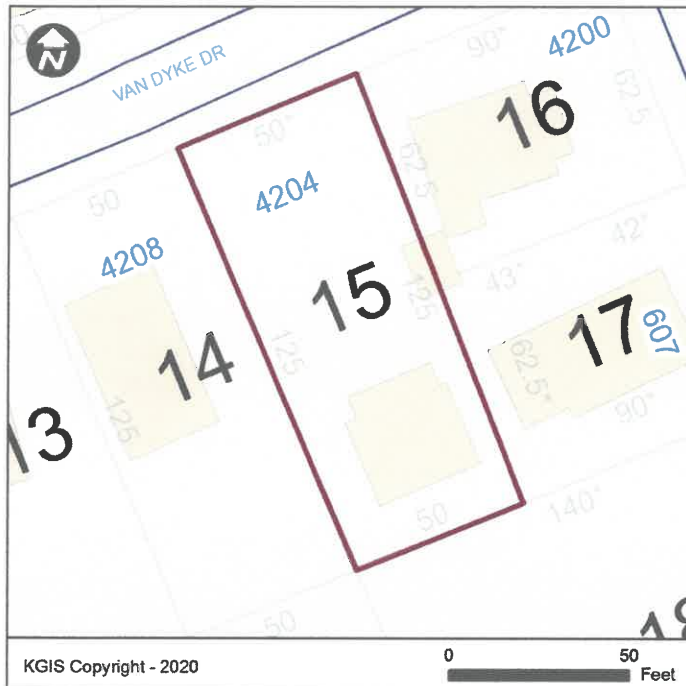
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Parcel 107FD015 - Property Map and Details Report**Property Information**

Parcel ID:	107FD015
Location Address:	4204 VAN DYKE DR
CLT Map:	107
Insert:	F
Group:	D
Condo Letter:	
Parcel:	15
Parcel Type:	
District:	
Ward:	50
City Block:	50634
Subdivision:	B H SPRANKLES 2ND ADDN
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	9 - 125
Recorded Deed:	20100315 - 0058192
Deed Type:	Deed:Special Wa
Deed Date:	3/15/2010

Address Information

Site Address:	4204 VAN DYKE DR KNOXVILLE - 37919
Address Type:	UNUSED LAND
Site Name:	B H Sprankles U2 Lot 44

Owner Information

BASHFORD KELLY
8328 RICHLAND COLONY
KNOXVILLE, TN 37923

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

MPC Information

Census Tract:	37
Planning Sector:	West City

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	50S
Voting Location:	West High School 3326 SUTHERLAND AVE.
TN State House:	13 Gloria Johnson
TN State Senate:	6 Becky Duncan Massey
County Commission:	1 Evelyn Gill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
City Council:	6 Gwen McKenzie
(at large seat A)	Lynne Fugate
(at large seat B)	Janet Testerman
(at large seat C)	Amelia Parker
School Board:	1 Evetty Satterfield

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

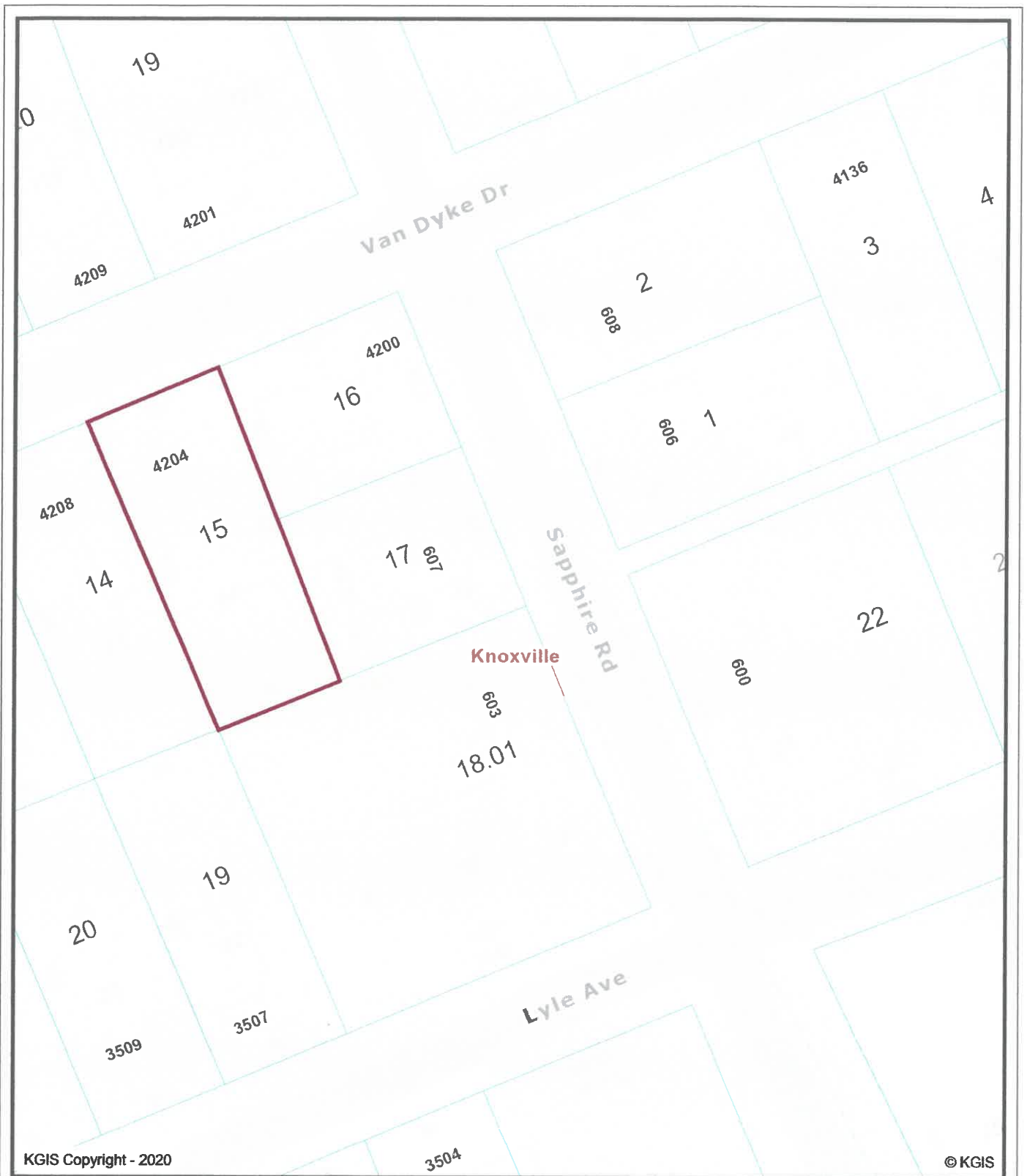
School Zones

Elementary:	POND GAP ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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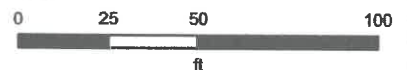
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4204 Van Dyke

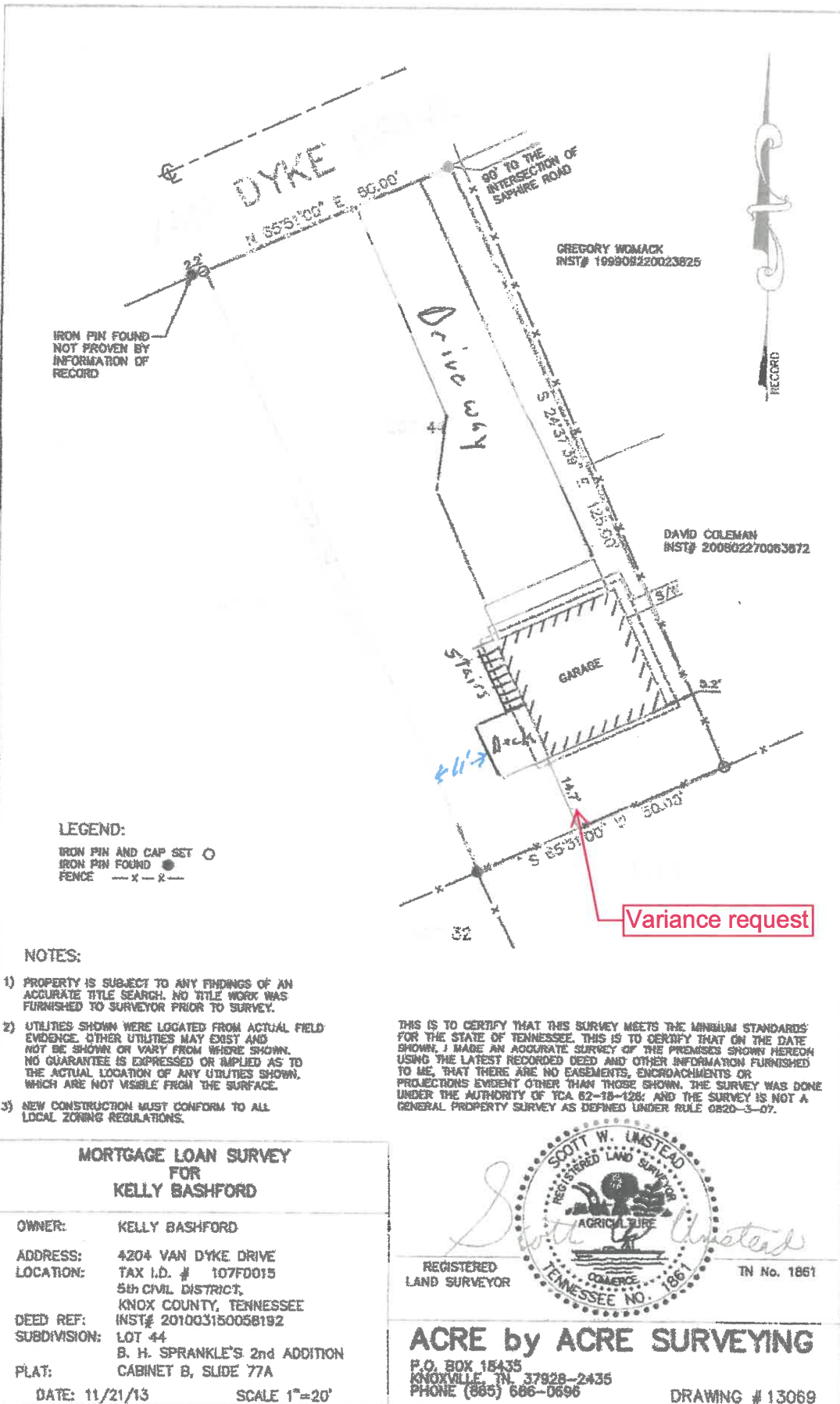
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REVISED

3-F-20-VA

Front
Elevation

