

BOARD OF ZONING APPEALS

NAME OF APPLICANT Bill Andrews - William Andrews Architects

FILE NO. 7-J-18-VA

The applicant is: Owner Tenant Contractor Other ARCHITECT

This is a request for:

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

PROPERTY INFORMATION

Street Address 4033 Sequoyah Ave		<input type="checkbox"/> Temporary <input checked="" type="checkbox"/> Official
Zoning District R-1	Zoning Map Number 121	
Ward and Block 24/24845	Lot/Parcel 9/121DG009	

This proposal pertains to: New Structure Extension of Existing Structure Off-Street Parking
 Signage Other _____

Is a plat required? Yes No

DESCRIPTION OF PROPOSAL

Architect seeks variance to increase the lot coverage to build an addition on a single family residence.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance): _____

1. Increase lot coverage from 30% to 31.3% s per Article 4, Section 2.1.1.E.6.a

CITY OF KNOXVILLE BUILDING INSPECTOR

Brandon L.

DATE

06/18/18

7-J-18-VA

APPLICANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

Size Elevation Slope Shape Soil Subsurface Other _____

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

The lot size is too small

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. Yes No If answering no, explain: _____

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)? No Yes If answering yes, describe: _____

APPLICANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature: *William F. Andrews*

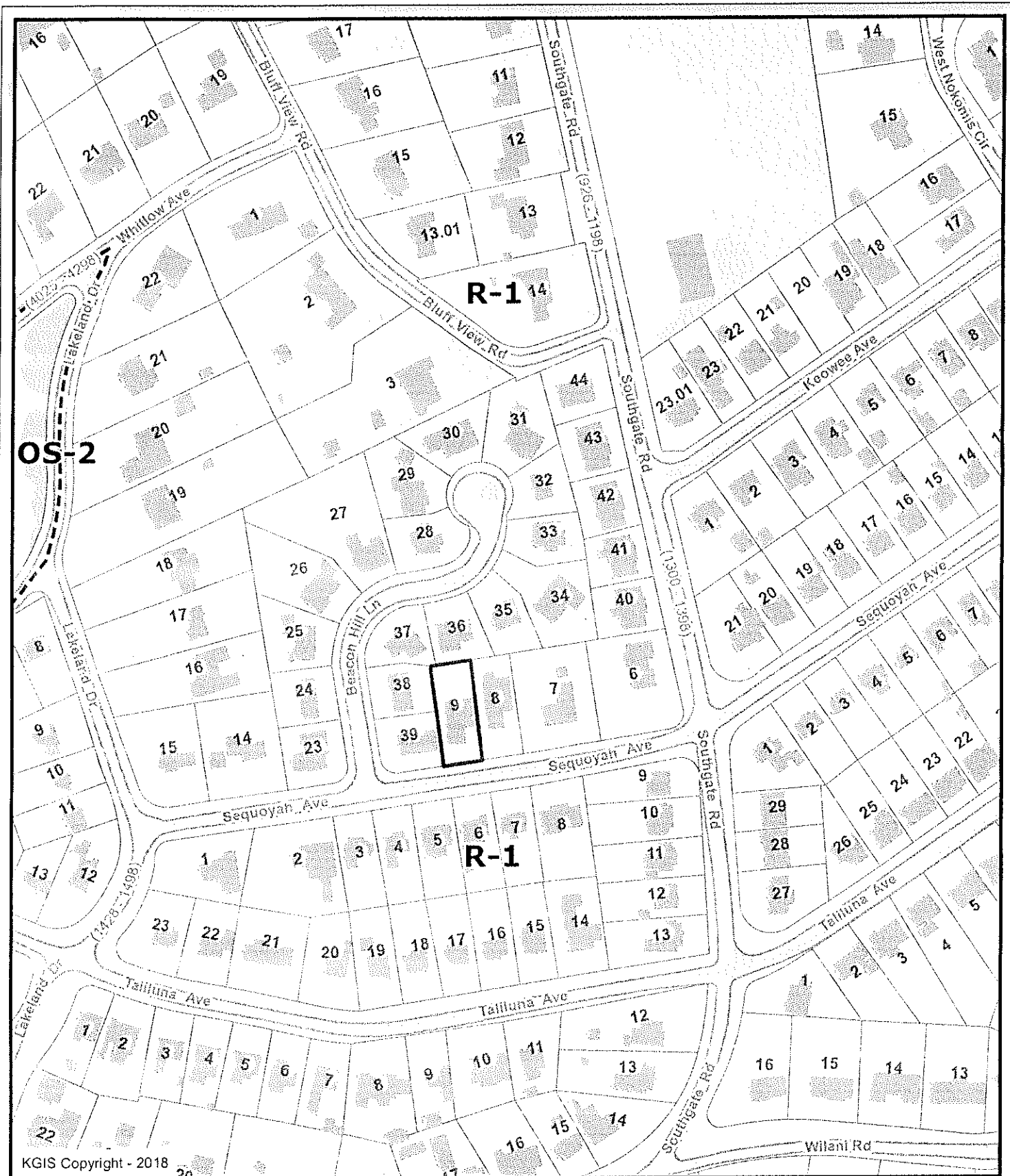
Address to which all correspondence should be mailed regarding this application:

Name (Print) Street Address City State Zip Telephone
William F Andrews 196 Mainrail Rd Kingsport TN 37763 865-650-1170

Names of all property owners or holders of option on same must be listed here:

Name (Print) Street Address City State Zip Telephone
Sam & Joyce Blick ~~10222 W. ...~~
8707 Southern Breeze Dr. Orlando, FL 32836 407-721-4600

Date Filed: 6/18/18	Fee Paid: \$250.00
Councilmanic District:	MPC Planning Sector:
General Location Description	
Size: Acres	Size: Sq. Ft.



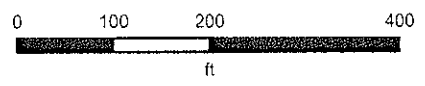
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7-J-18-VA

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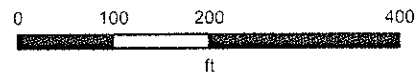
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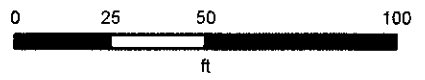
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7J-18-VA

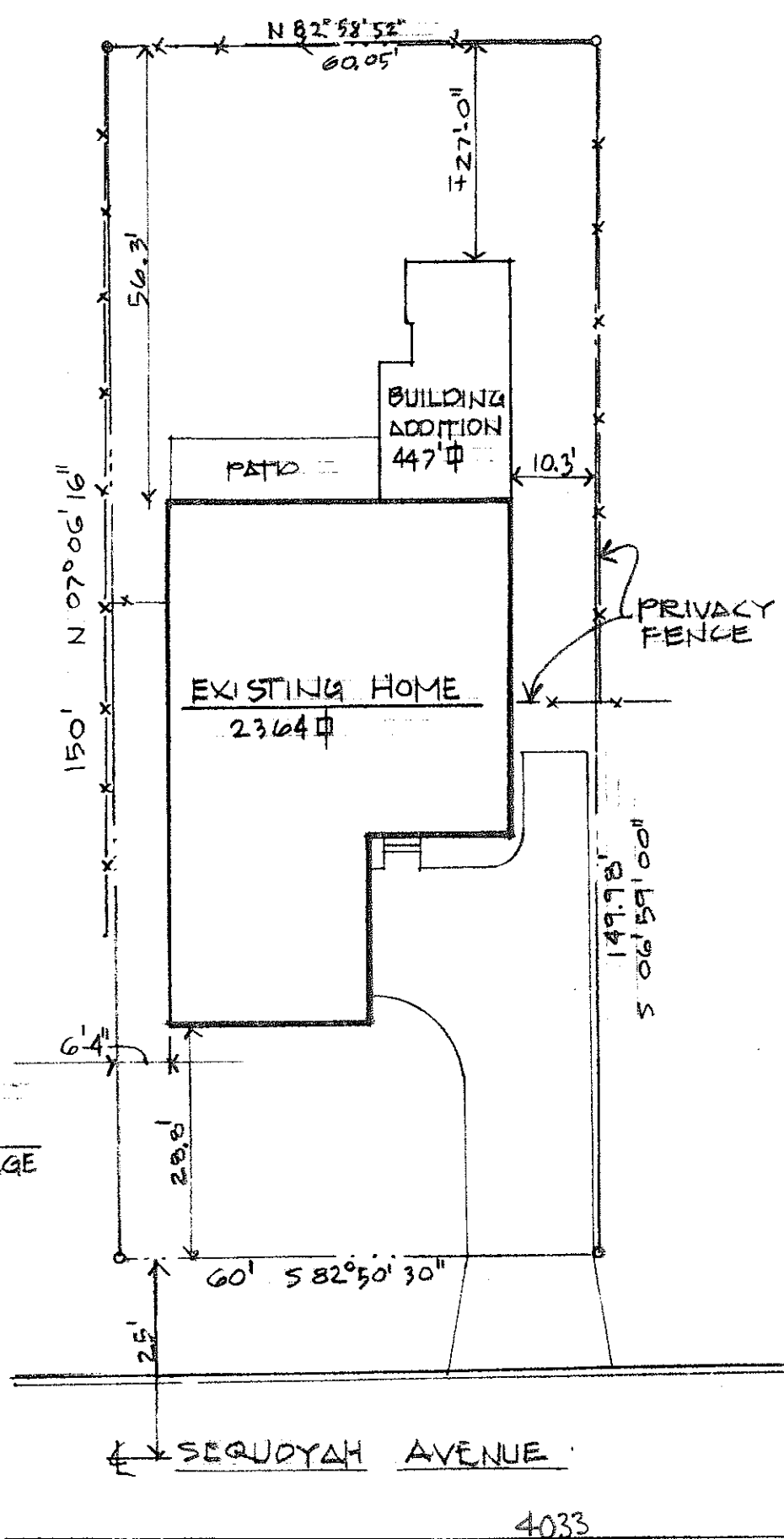
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8987	CURRENT LOT SIZE
2696	ALLOWABLE COVERAGE UNDER ROOF @ 30%
2364	CURRENT AREA UNDER ROOF
447	BUILDING ADDITION
2811	TOTAL COVERAGE
115	OVERAGE 4.2% OVERAGE



LOT # 6 7-J-18-VA

ALTERATIONS & ADDITION TO THE BLICK RES.

1122601 WILLIAM ANDREWS ARCHITECTS

July 9, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

Re: Variance Requests 7-A-18-VA, 7-B-18-VA, 7-C-18-VA, 7-D-18-VA, 7-E-18-VA, 7-F-18-VA, 7-G-18-VA, 7-H-18-VA, 7-J-18-VA, 7-K-18-VA, 7-L-18-VA, and 7-M-18-VA

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian G. Wiberley
Engineering

CGW