

File #

12-C-19-VA



### BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name <u>Herberto Hernandez</u>	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <u>4824 Harvest Mill Way</u>	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip <u>Knoxville, TN 37918</u>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <u>865-824-8360</u>	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email <u>eddieh93905@gmail.com</u>		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 116 Green Road

City, State, Zip Knoxville, TN 37920

Parcel # (see KGIS.org)

Zoning District (see KGIS.org)

#### 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.

Existing Radio Shack Building into a Amigo's & Beer Mexican Grill Restaurant.  
 To obtain a building permit.

Describe hardship conditions that apply to this variance.

Exhibit A: Shows location of out parcel on Wal-mart parking lot.  
 Exhibit B: Shows existing parking spaces adjacent to said out parcel. Our lot is a small lot with 14 parking spaces on it. Our hardship is that our lot is too small for anymore parking spaces.

#### 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 11-22-19

File # 12-C-19-VA



**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 parking space requirement for a restaurant from 18 to 14 per Article 5, Section 7.D.1. Table 1.31.

**PROJECT INFORMATION**

Date Filed 11-25-19

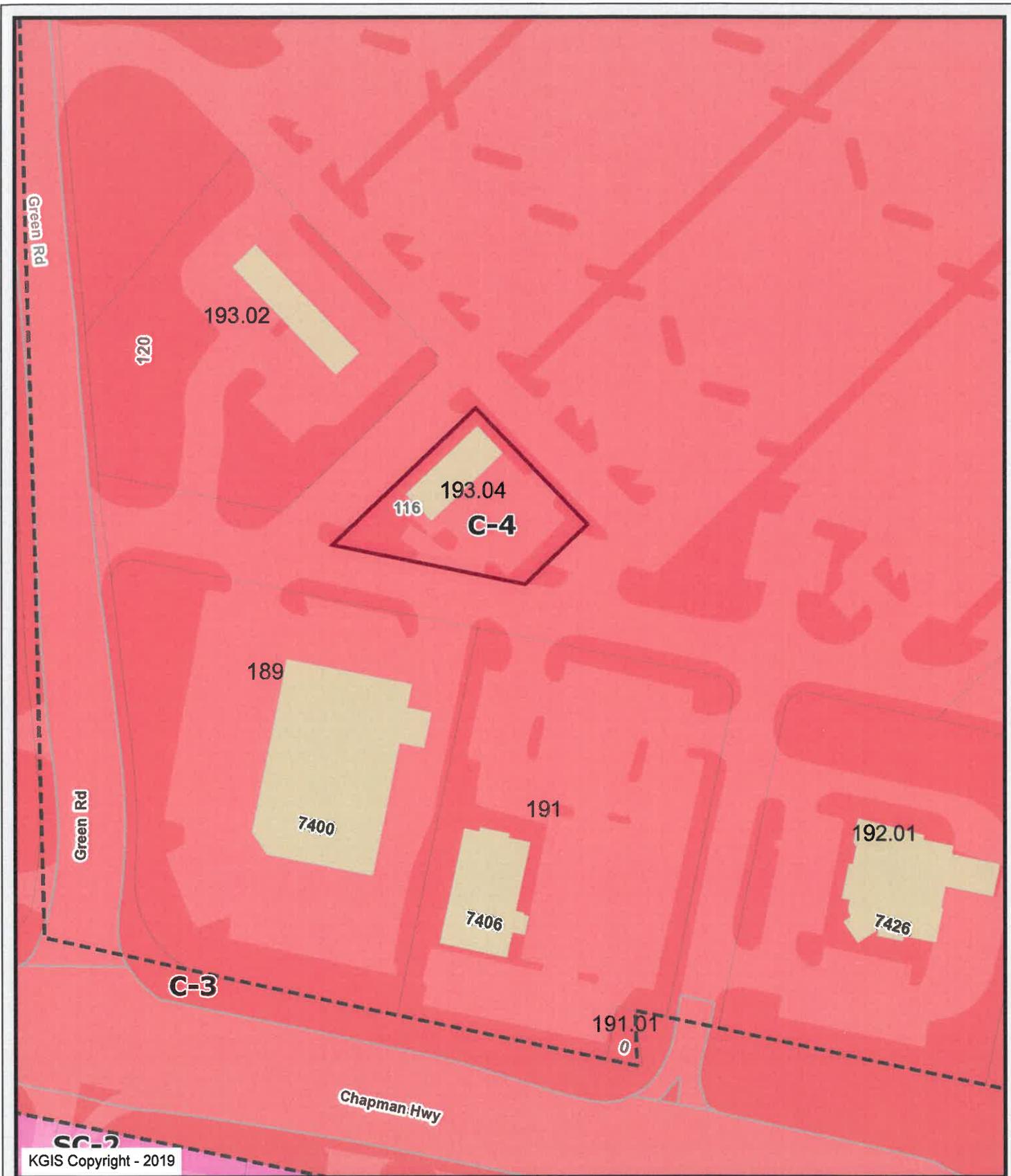
Fee Amount \$500 *pd 11/25/19 Cejff*

Council District 1

BZA Meeting Date 12-19-19

PLANS REVIEWER Rebecca Johnson

DATE 11-25-19



116 Green Rd.

12-C-19-VA

Herberto Hernandez

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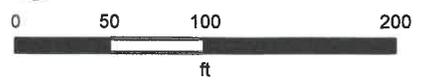
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116 Green Rd.  
12-C-19-VA  
Herberto Hernandez

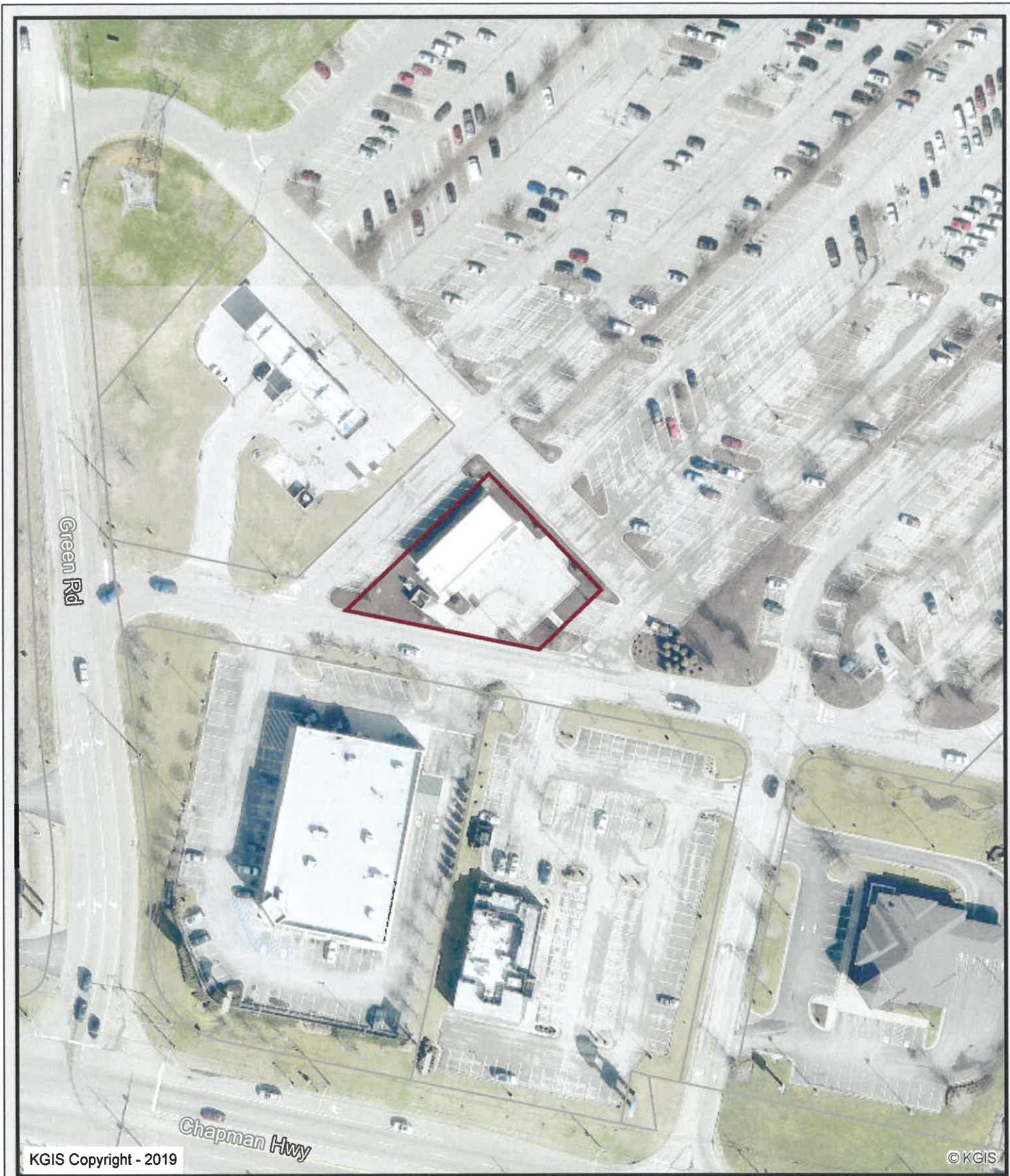


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116 Green Rd.

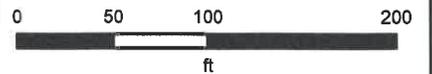
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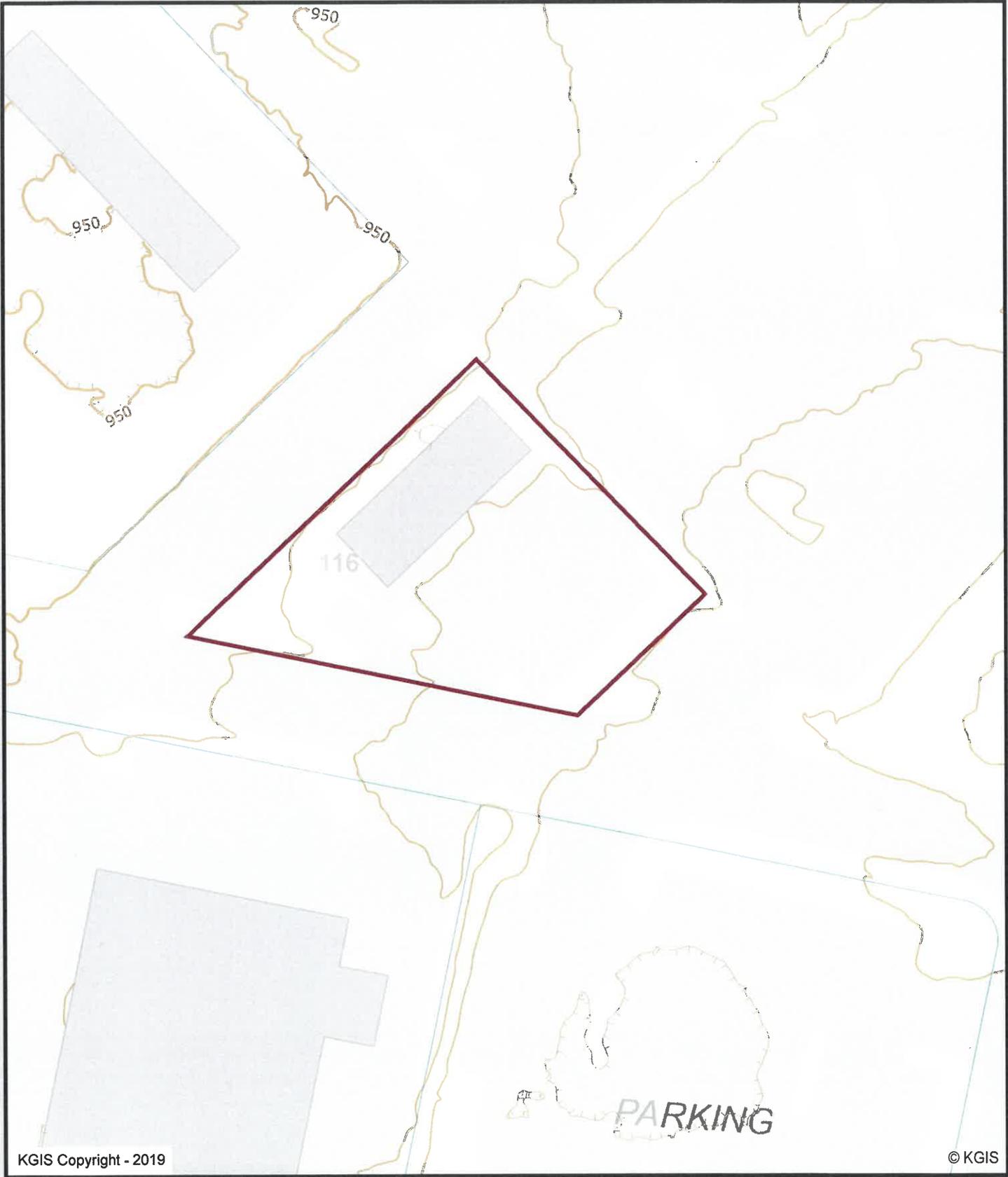
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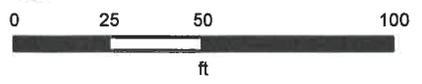


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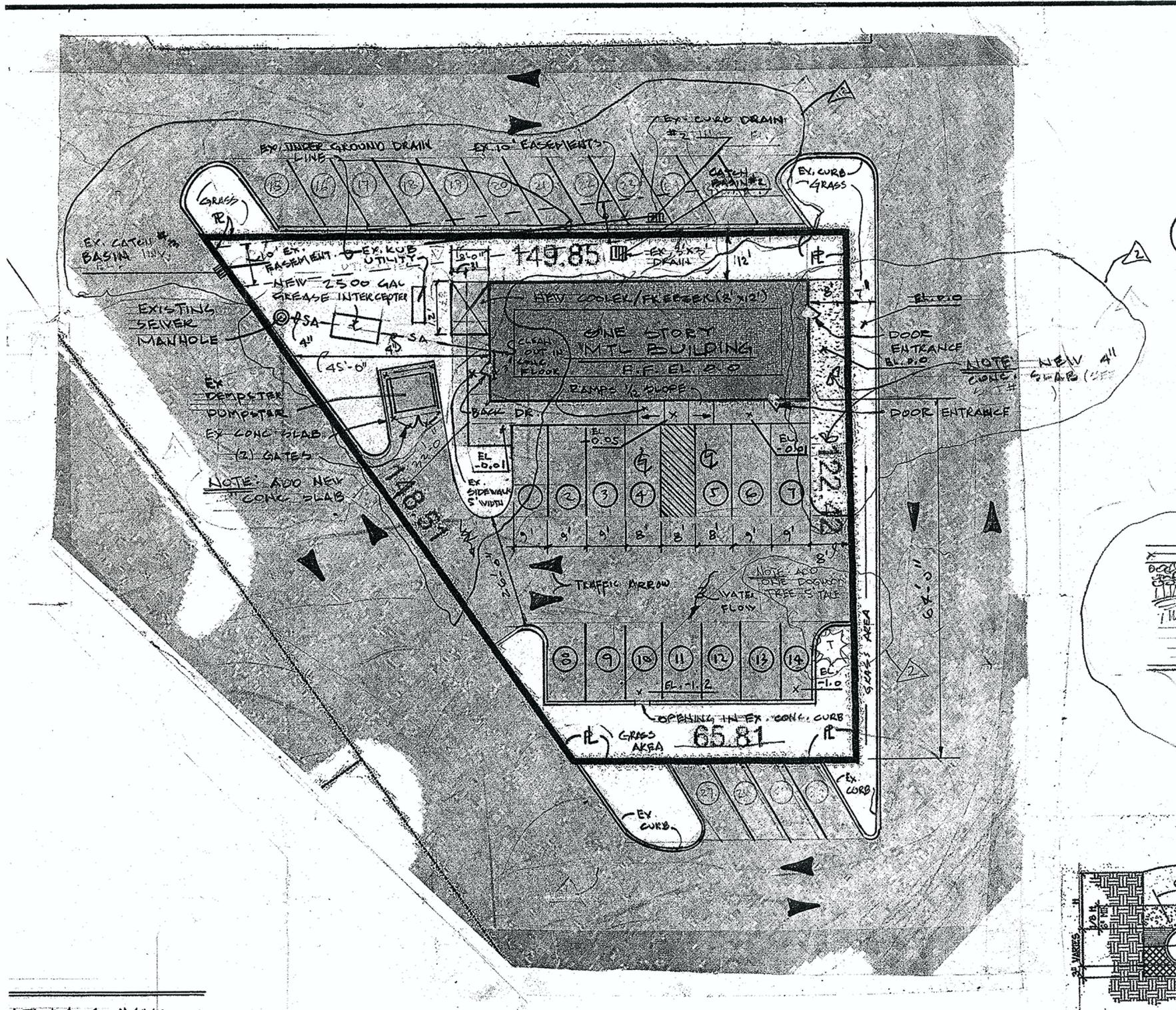
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**EXISTING PLOT PLAN**

1" = 20.0'

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