

File #

2-0-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Hugh Edward Mays *Mays*
 Street Address 310 Murray Rd.
 City, State, Zip Knoxville, Tennessee 37912
 Phone Number 865-689-9929
 Email none *KAY.mays@duraline.com*

APPLICANT IS:

Owner
 Contractor
 Tenant
 Other

THIS PROPOSAL PERTAINS TO:

New Structure
 Modification of Existing Structure
 Off Street Parking
 Signage
 Other

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 5016 McIntyre Rd.
 City, State, Zip Knoxville, TN 37
 Parcel # (see KGIS.org) 071AJ012
 Zoning District (see KGIS.org) R-1

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.

House was put on lot and need to get appeals to get permit. If not will have to move house and loss of money and time.

Need to have variance in order to get permit. Need to go from 5' to ~~3.6'~~ ^{3.36' (96)} on right setback.

LOT WAS PURCHASED WITH NO RESTRICTIONS ON THE DEED. MOVED WHEN TOLD OF POSSIBLE "SINKHOLE" WHICH WAS NOT EVEN ON OUR PROPERTY. THIS WAS APPROVED BY KNOXVILLE CITY ENGINEERS.

THANKS!

Describe hardship conditions that apply to this variance.

House was put on lot and need to get appeals to get permit. If not will have to move house and loss of money & time. With permit can finish the house in 60 days. *WE HAVE INVESTED \$35K TO DATE.*

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

Ed Mays

DATE *1-22-2019*

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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 side yard setback from 5 ft. to 3.36 ft.
per Article 5, Section 6.D.6.

PROJECT INFORMATION

Date Filed 1/22/2019

Fee Amount 250.00

pl 250 of 2 OK 1/22/19

Council District 4th

BZA Meeting Date 2/21/2019

PLANS REVIEWER Scott Elder

DATE 1/22/2019



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2-D-19-VA
 Hugh Edward Mayes
 5016 McIntyre Rd.

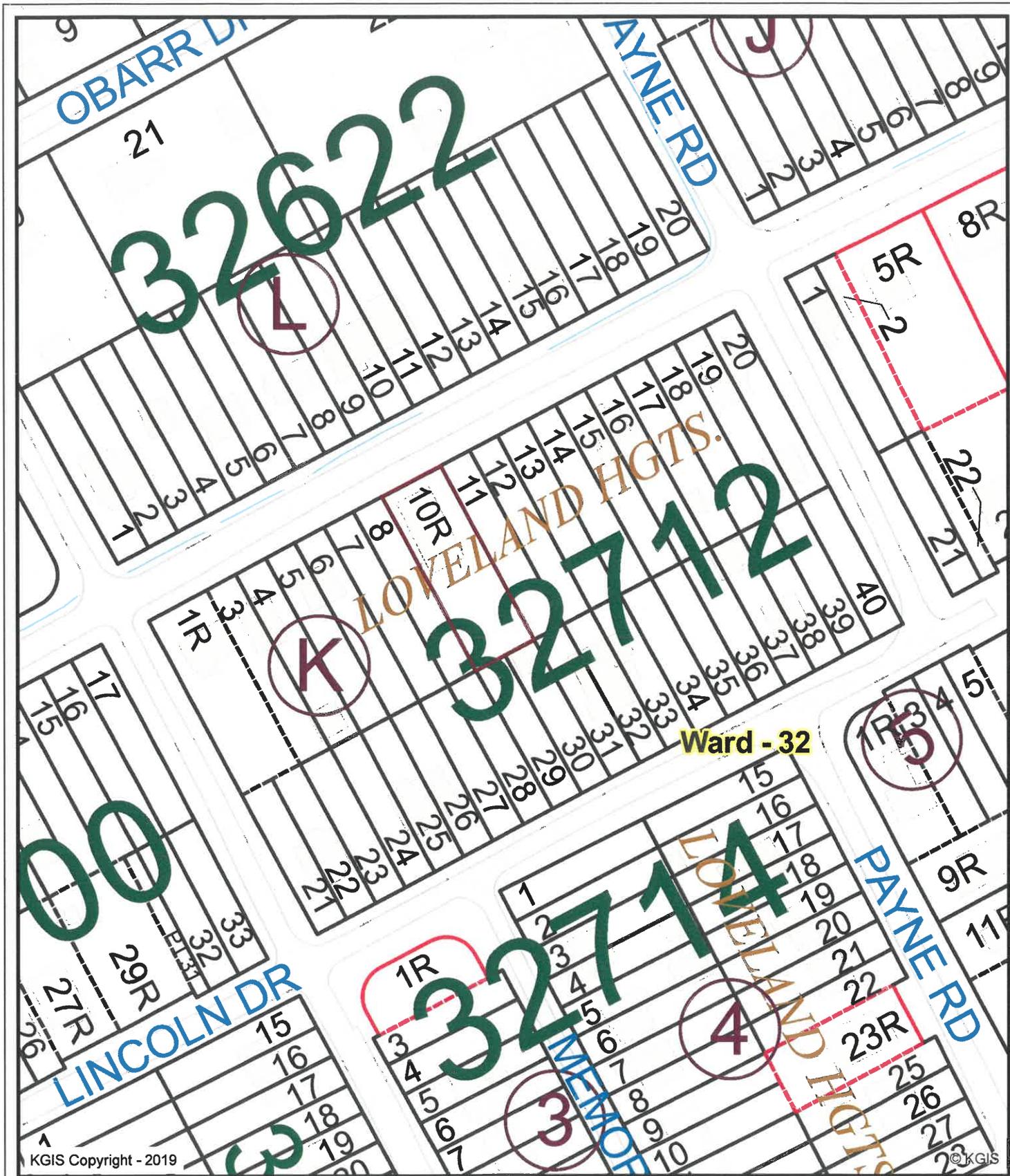
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 Hugh Edward Mayes
 5016 McIntyre Rd.



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Hugh Edward Mayes
5016 McIntyre Rd.

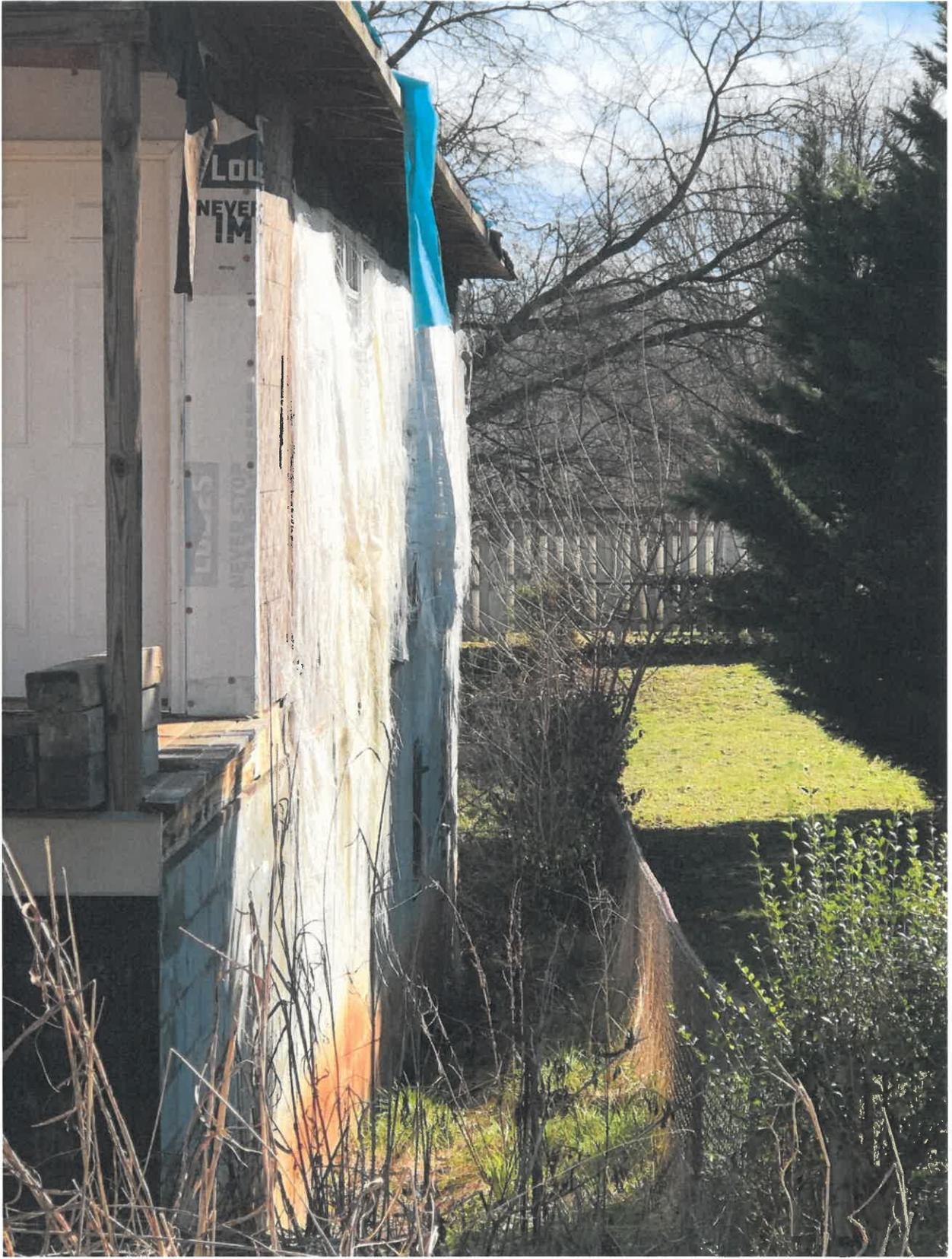
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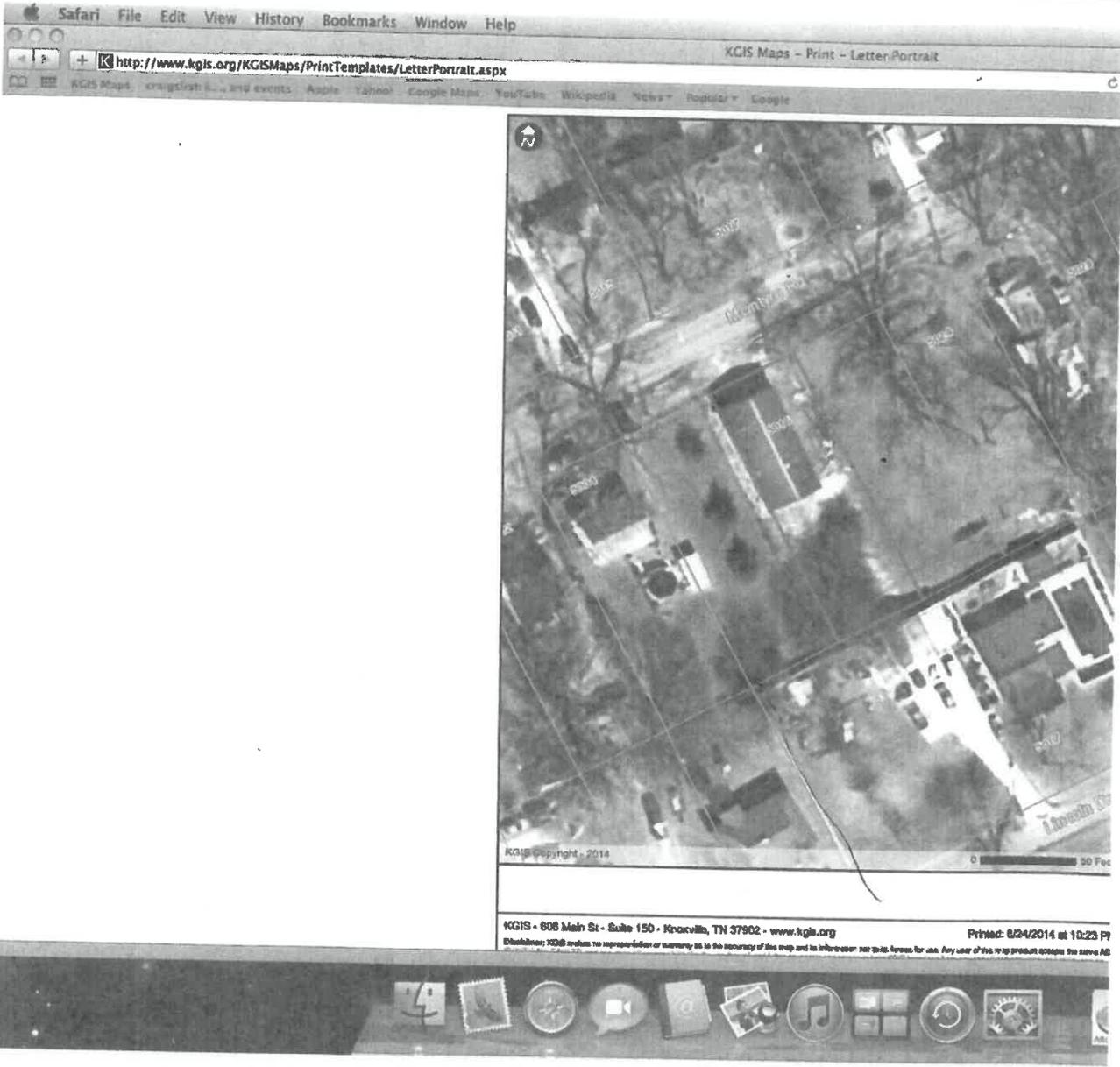
2-D-19-VA



2-D-19-VA

Kay Mayes

From: "Brad Mayes" <bmayes692@gmail.com>
To: <paulamayes07@comcast.net>
Sent: Tuesday, June 24, 2014 10:25 PM
Attach: Picture 2.png
photo of beams



SIDE SET BACK 3.36 SET BACK

2-D-19-VA

6/24/2014

landowner and adjacent lot owners to whom the public use easement applies as shown on the plat and the easement is the subject of this plat, and the property has an unobstructed right to ingress and egress to the public use easement as shown on the plat.

Printed Name: _____
 Job: _____
 Printed Name: _____
 Job: _____
 Printed Name: _____
 Job: _____
 Printed Name: _____
 Job: _____

Scale of _____
 day of _____, 20__

We, the undersigned, do hereby certify that the person described in the foregoing instrument, and the knowledge that he executed the same as set out and that

my hand and printed name, this day and year above

 My hand and printed name, this day and year above

CITY CONTROL SYSTEM 1146
 5 COLUMBIA ST
 RICHMOND, VA 23220
 (804) 646-2000

CITY CONTROL SYSTEM 1145
 5388 PHASE II SECTION 287
 WASHINGTON, VA 22190

ONE NORTH BAY DRIVE ON A PARCEL OF _____ FROM CITY CONTROL
 PARCELS 1146 TO 1145 DISTANCES HAVE BEEN INDICATED TO ONE

1. CERTIFICATION OF APPROVAL FOR RECORDS-ADMINISTRATIVE PLAN

2. THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE BOARD OF ZONING AND PLANNING OF THE COUNTY AND WITH EXISTING ORDINANCES, PLANS, AND MAPS OF THE COUNTY AND IS HEREBY APPROVED FOR RECORDS IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

BOOK: _____

DATE: _____

EXEMPTED TO RELEASE HIS CERTIFICATION

3. IS TO CERTIFY THAT THERE IS NO UNRECORDED EASEMENT OR OTHER INTEREST IN THE PROPERTY DESCRIBED IN THIS PLAT THAT WOULD AFFECT THE RIGHTS OF THE PUBLIC OR THE RIGHTS OF THE ADJACENT LOT OWNERS.

4. CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MEASUREMENTS AND DIMENSIONS SET

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and instruments conform to the laws of my jurisdiction, to all applicable orders of the Tennessee Board of Surveying and Mapping, except as otherwise provided, distributed and updated in a report filed with the Board of Surveying and Mapping, or for variations which have been approved as indicated on this final plat. The indicated permanent boundary markers and monuments are true and correct and property corners are in place on the

 My hand and printed name, this day and year above

SUBJECT TO THE REVISIONS OF THE SURVEYING BOARD AND THE SURVEYOR'S LICENSE AND THE SURVEYOR'S LICENSE AND THE SURVEYOR'S LICENSE WITH STATE AND LOCAL REGULATIONS.

DATE: _____
 SURVEYOR: _____

This is to certify that the subdivision shown hereon is approved subject to the satisfaction of sanitary, access and fire-fight facilities, and that such conditions shall be in accordance with state and local regulations.

 My hand and printed name, this day and year above

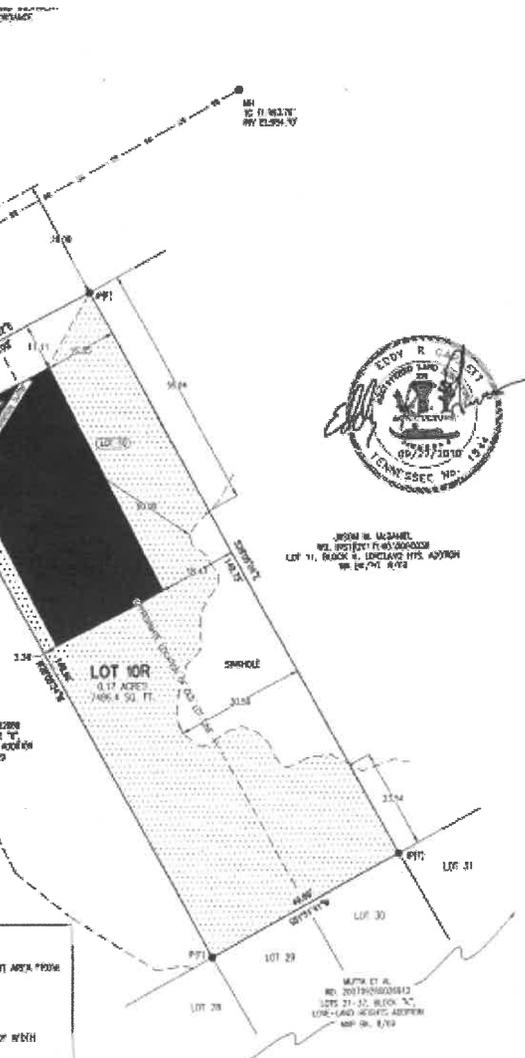
BZA VARIANCES
 VARIANCE REQUESTED TO REDUCE THE MINIMUM REQUIRED LOT AREA FROM 2500 SF. TO 1400 SF.
 DATE APPROVED: 01/20/11
 VARIANCE REQUESTED TO REDUCE THE MINIMUM REQUIRED LOT WIDTH FROM 75 FT. TO 40.00 FT.
 DATE APPROVED: 1/23/11

FLOOD CERTIFICATION
 This is to certify that I have searched the Federal Emergency Management Agency Flood Hazard map and found the described property is not located within a special flood hazard area.

CERTIFICATE OF ACCURACY AND PRECISION
 I hereby certify that this is a Category 1 survey and the ratio of precision of the adjusted survey is 1:15,000 or greater to those hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.

Part or all of this survey was performed using a total station from the SP 025 model, model #020210-01. The total station was used in accordance with the manufacturer's instructions and was used in accordance with the current standards of practice. The total station was used in accordance with the current standards of practice. The total station was used in accordance with the current standards of practice.

 My hand and printed name, this day and year above



JOHN W. ALBANEL
 101 WEST 11TH STREET
 RICHMOND, VA 23211



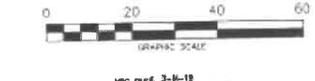
NOTES:
 1. NEW IRON PINS SET AT ALL CORNERS AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.

2. A standard utility and drainage easement granted along lot lines in a subdivision, shall be dedicated to the public and in the appropriate utility agencies as follows:

1. These required easements shall be ten (10) feet in width inside of exterior lot lines adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines. Such dedication shall be noted on the final plat of the subdivision. These easements are not required along specific lot lines for property that is zoned to allow less than a five (5) foot building setback and shall be clearly marked on the final plat. PROPERTY CONSISTS OF 1 LOT WITH A TOTAL AREA OF 0.17 ACRES, 7488.1 SF.

OWNER:
 ED HAYES D.B.A. GROUP of PROPERTIES
 310 HUNTER RD
 WINDMILL, TN 37112
 PH: 615-677-3183

NOTE:
 THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR WARRANTIES FROM THE BOARD OF ZONING APPEALS MAY BE PROCURED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.



FINAL PLAT IS
 RESUBDIVISION OF LOTS 9 & 10 OF
LOVE-LAND HEIGHTS ADDITION

Recorded with the 7th District of 2009 County Treasurer
 within the City of RICHMOND, VA, CITY RECORD 27219
 SHANNON, LOTS 9 & 10 - LOVE-LAND HEIGHTS ADDITION, BLOCK "C"
 MAP 2009-0100

The Map/Grading/Platting/Engineering/Professional Seal No. 291122000000
 SPECIAL DISTRICTED LICENSE 20117
 PROFESSIONAL ENGINEER
 Eddy R. Garrett, RLS#1544

GARRETT ASSOCIATES
 EDDY R. GARRETT, RLS#1544
 4579 SHILOH RD., SUITE 100, RICHMOND, VA 23217
 PHONE: (804) 767-1672 FAX: (804) 767-1177
 EMAIL: GARRETT@GARRETTASSOCIATES.COM

DATE: 02/02/11
 REVISION: 12/18/2010
 SCALE: 1"=40'
 REVISION NO. 10-16

LEGEND
 SP: IRON PIN
 EX: EXISTING MONUMENTATION FOUND
 (S): MONUMENTATION ON THIS NEW
 (E): EXISTING MONUMENTATION FOUND
 (L): NEW LOT NUMBER
 (C): CORNER LOT NUMBER PRIOR TO RECORD
 (G): CORNER POINT
 (S): TO IS TOP OF DRIVE ELEVATION
 (W): TO ELEVATION
 (M): MOUNTAIN

NOTE: RETURNED TO OWNER IF A building construction is proposed within the 50' Setback Buffer area, a geotechnical site investigation by a registered engineer is required and approved by the County Engineering and Public Works before a permit can be issued.

CITY ENGINEERING WHERE
 I HAVE APPROVED BY CITY ENGINEERING ON _____
 1. TO REDUCE THE REQUIRED SHANNON DRAINAGE AND UTILITY EASEMENT ALONG THE WESTERN LOT LINE FROM 5' TO 3.00' UNDER THE EXISTING BUILDING PER SUBDIVISION REGULATIONS 508-A-3-C.

CERTIFICATION OF CERTAIN AND ACCURACY OF SURVEY
 I hereby certify that this is a Category 1 survey and the ratio of precision of the adjusted survey is not less than 1:15,000 as shown herein and that this survey was performed in compliance with the current standards of practice. The total station was used in accordance with the current standards of practice. The total station was used in accordance with the current standards of practice.

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