

File #

4-D-19-VA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name **Marcus & Heather Blakemore**  
 Street Address **513 Carta Rd.**  
 City, State, Zip **Knoxville TN 37914**  
 Phone Number **865-388-3486**  
 Email **drblakemore@gmail.com**

## APPLICANT IS:

Owner ☒  
 Contractor ☐  
 Tenant ☐  
 Other ☐

## THIS PROPOSAL PERTAINS TO:

New Structure ☐  
 Modification of Existing Structure ☒  
 Off Street Parking ☐  
 Signage ☐  
 Other **Atta:Garage Addition** ☐

## 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 **513 Carta Rd.**  
 City, State, Zip **Knoxville TN 37914**  
 Parcel # (see KGIS.org) **0711C004**  
 Zoning District (see KGIS.org) **EN1**

## 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.

The description of my project is a two car garage with attic storage to be placed on the West end of the house.

I am requesting the variances because this is the best and only option I have left to build on this lot.

I am requesting a front yard setback from 40' to **25' 25.17 feet**  
 On the West side of home I am requesting the setback from 10' to **3.63'** also, **3.09 feet**.  
~~For the recess setback of the garage from the front of house we are asking for 4' to 34' due to the Planning Commission recommendations that the garage doors be placed on the side.~~

### Describe hardship conditions that apply to this variance.

My hardship is due to the topographic layout of the lot and my health conditions.  
 The rear elevation drastically drops off from 0' to -50'  
 The East side yard drops off from 0' to -8'

Due to my health conditions by making the Westside of the lot the ideal location because it is flat.

Several years ago I had back surgery and it has given me limited mobility. In 2017 I received my Permanent Disability placard P849891C from the request of my doctor.

Therefore, I need my garage on one level and closer to my front door entrance so I wouldn't need to climb steps or stairs to enter into my house. Now my health and current zoning has left me no choice but to ask and request for a variance.

REVISED

## 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

Submitted **3-15-19** **SE**

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? ☐

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

1. Reduce the minimum required front yard from 40 feet as determined by Planning Staff, to 25.17 feet as per submitted site plan to permit a new attached garage.  
Per Article 4, Section 2.1.4. E. Table.
2. Reduce the minimum required interior side yard from 10 feet as determined by Planning Staff, to 3.09 feet as per submitted site plan to permit a new attached garage.  
Per Article 4, Section 2.1.4.E. Table.

## PROJECT INFORMATION

Date Filed 3-15-19

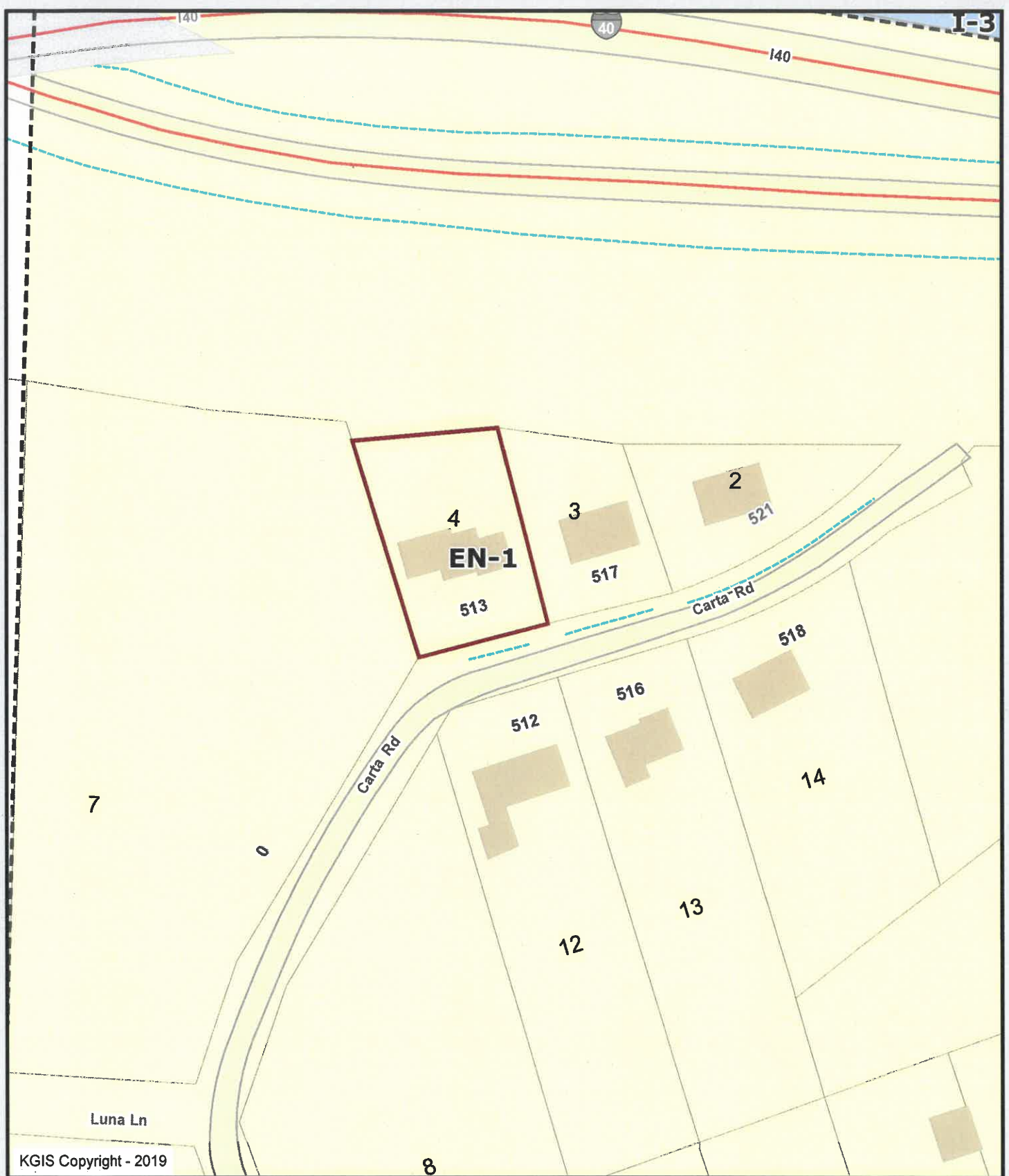
Fee Amount \$250.00

Council District 6th

BZA Meeting Date 4-18-19

PLANS REVIEWER Scott Elder

DATE 4-2-19 (Revised)



**Marcus & Heather Blakemore**

513 Carta Rd.  
4-D-19-VA

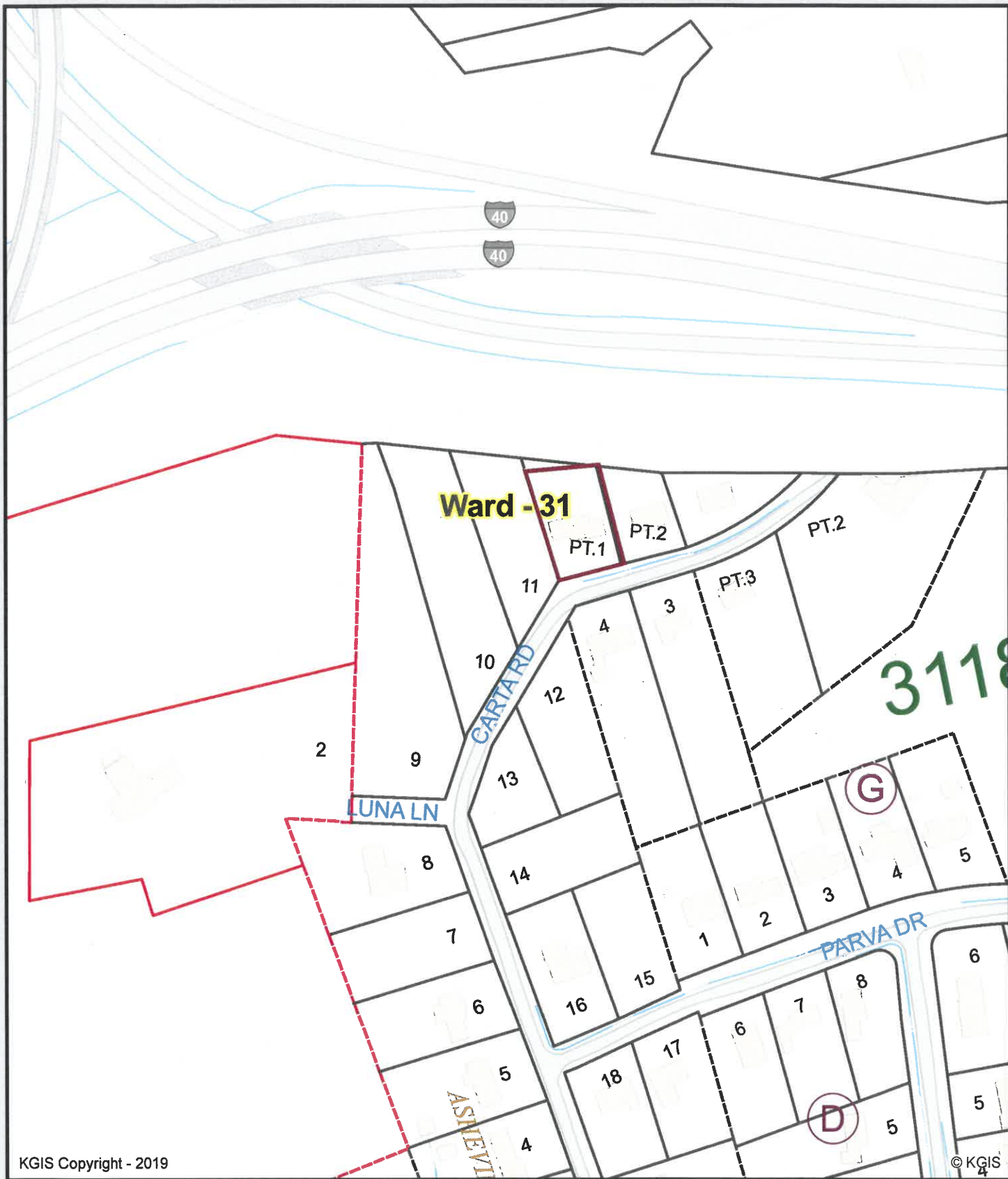
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Marcus & Heather Blakemore

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## Marcus & Heather Blakemore

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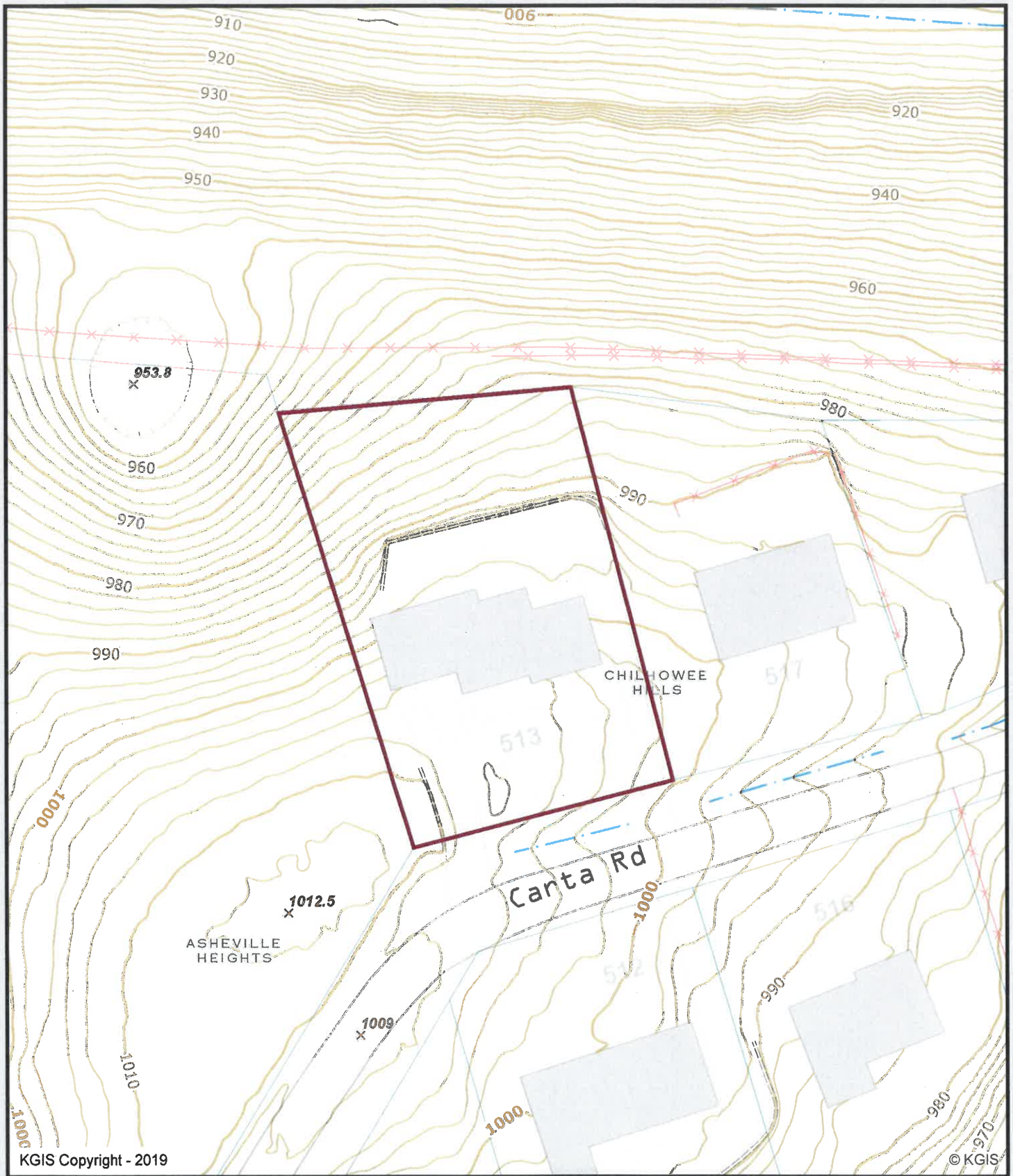


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0 25 50 100  
ft

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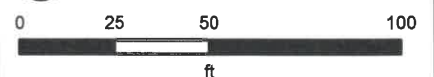
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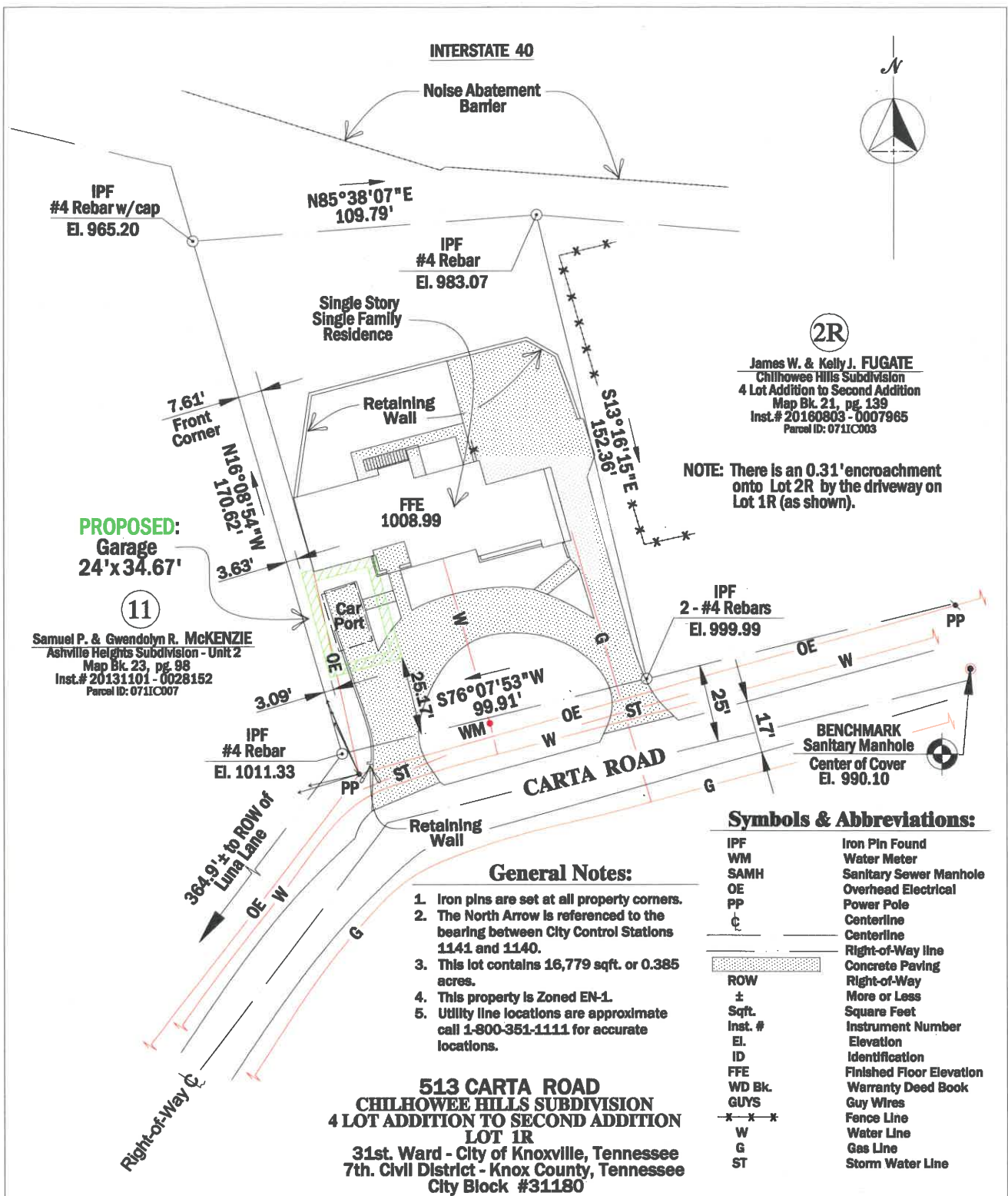
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Date: 27 March 2019

Scale: 1" = 40'

Deed Ref: Inst. # 20030131 - 0066894

Plat Ref: Map Bk. 21, pg. 139

CLT Map: 71" I" Group "C", Parcel 4

Surv'd By: GFB Rev1:

Dwg. By: GFB Rev2:

Proj. No: 190327 Rev3:

I hereby certify that this is a  
Category I Survey and that the  
Unadjusted error of field closure  
is 1' in 10,000' or greater.

By:

Glenn F. Biggs, Jr.

RLS 712 TN

Date:

**Glenn F. Biggs, Jr.**

REGISTERED LAND SURVEYOR

2855 Gibbs Drive, Knoxville, Tennessee 37918  
OFFICE: (865) 688-1843 FAX: (865) 688-2104  
e-Mail: dtcgb@comcast.net

PREPARED FOR:

**Marcus D. BLAKEMORE**

153 Carta Road  
Knoxville, TN. 37914  
(865) 388-3486

U-D-19-VA



















