

File #

9-K-19-VA



# BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name BILL ANDREWS  
 Street Address 3819 OAKHURST DRIVE  
 City, State, Zip KNOXVILLE, TN 37919  
 Phone Number 865 660 1170  
 Email bill@williamandrewsarchitects.com

## APPLICANT IS:

Owner ☐  
 Contractor ☐  
 Tenant ☐  
 Other ☒

## THIS PROPOSAL PERTAINS TO:

New Structure ☐  
 Modification of Existing Structure ☒  
 Off Street Parking ☐  
 Signage ☐  
 Other architect ☐

## 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 3819 Oakhurst Drive  
 City, State, Zip Knoxville TN 37919  
 Parcel # (see KGIS.org)  
 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.

We are wanting to add a private art studio and storage above an existing garage. We would like to increase the allowable building height from 15'-0" to 17'-8". We would also like to add an access stairway which will increase the the building area by 65 sq. ft. from the existing 929 sq. ft. to 994 sq. ft. We will apply for a use on review from Knoxville Knox county Planning for the additional building size.

Describe hardship conditions that apply to this variance.

We request a sloped roof, instead of a flat roof, in order to fit into the historical context of the surrounding Sequoyah Hills neighborhood. The additional 65 sq. ft. is for a staircase to access the studio above the garage.

## 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

8-28-19

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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):

Increase the maximum allowed building height of an accessory structure in an R-1 zone from 15' to 17'8" to alter an existing detached garage.

Per Article IV, Section 2.1.1.F

REVISED

### PROJECT INFORMATION

Date Filed	8/26/19	Fee Amount	\$500 pa CK 8/26/19 gk
Council District 2	2	BZA Meeting Date	9/19/19
PLANS REVIEWER	Jody Van Horn	DATE	8/26/19





3819 Oakhurst Dr.

9-K-19-VA  
Bill Andrews

Knoxville - Knox County - KUB Geographic Information System



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**3819 Oakhurst Dr.**

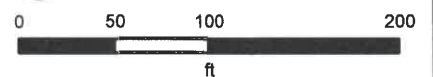
9-K-19-VA

Bill Andrews

**Knoxville - Knox County - KUB Geographic Information System**

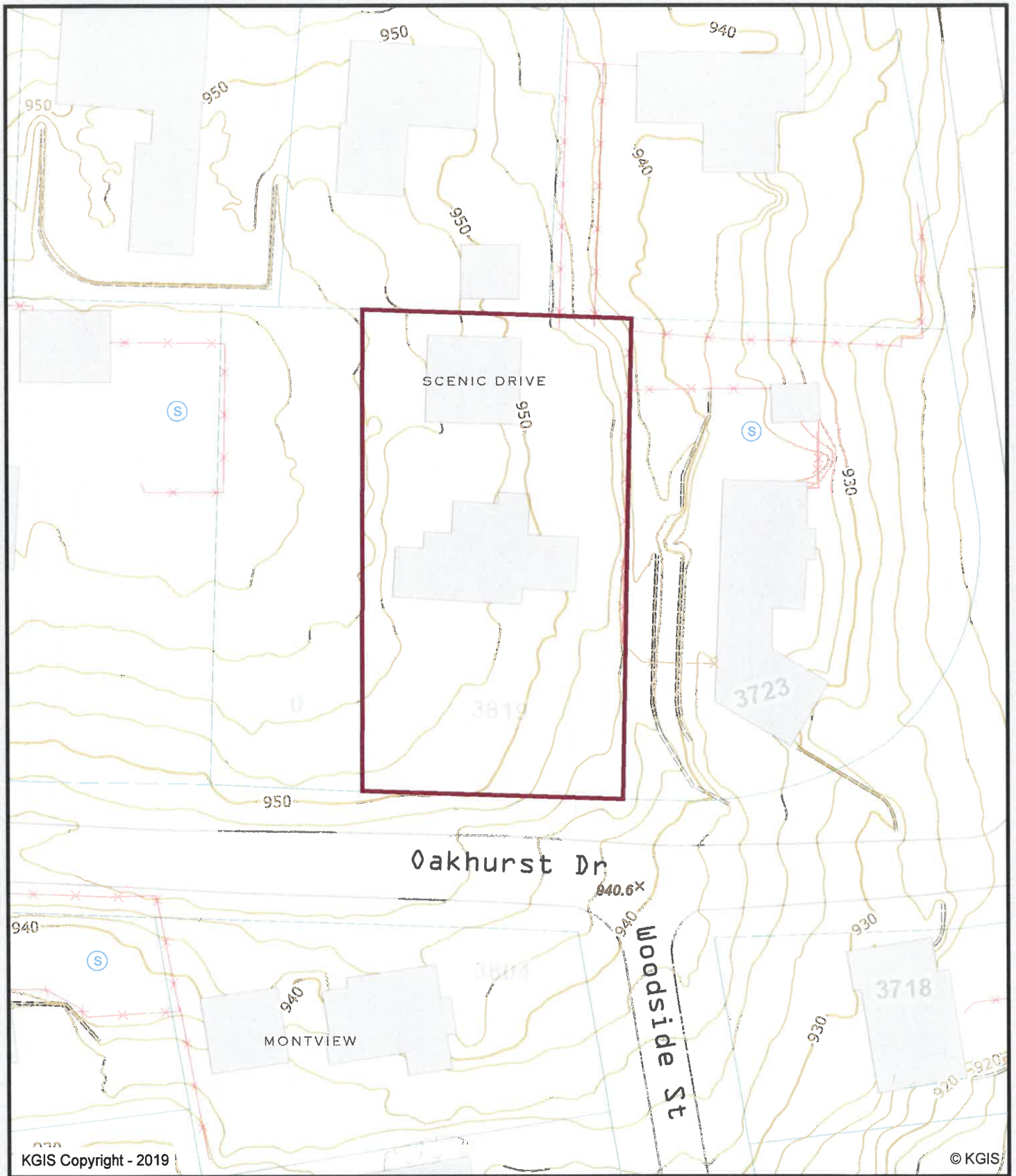


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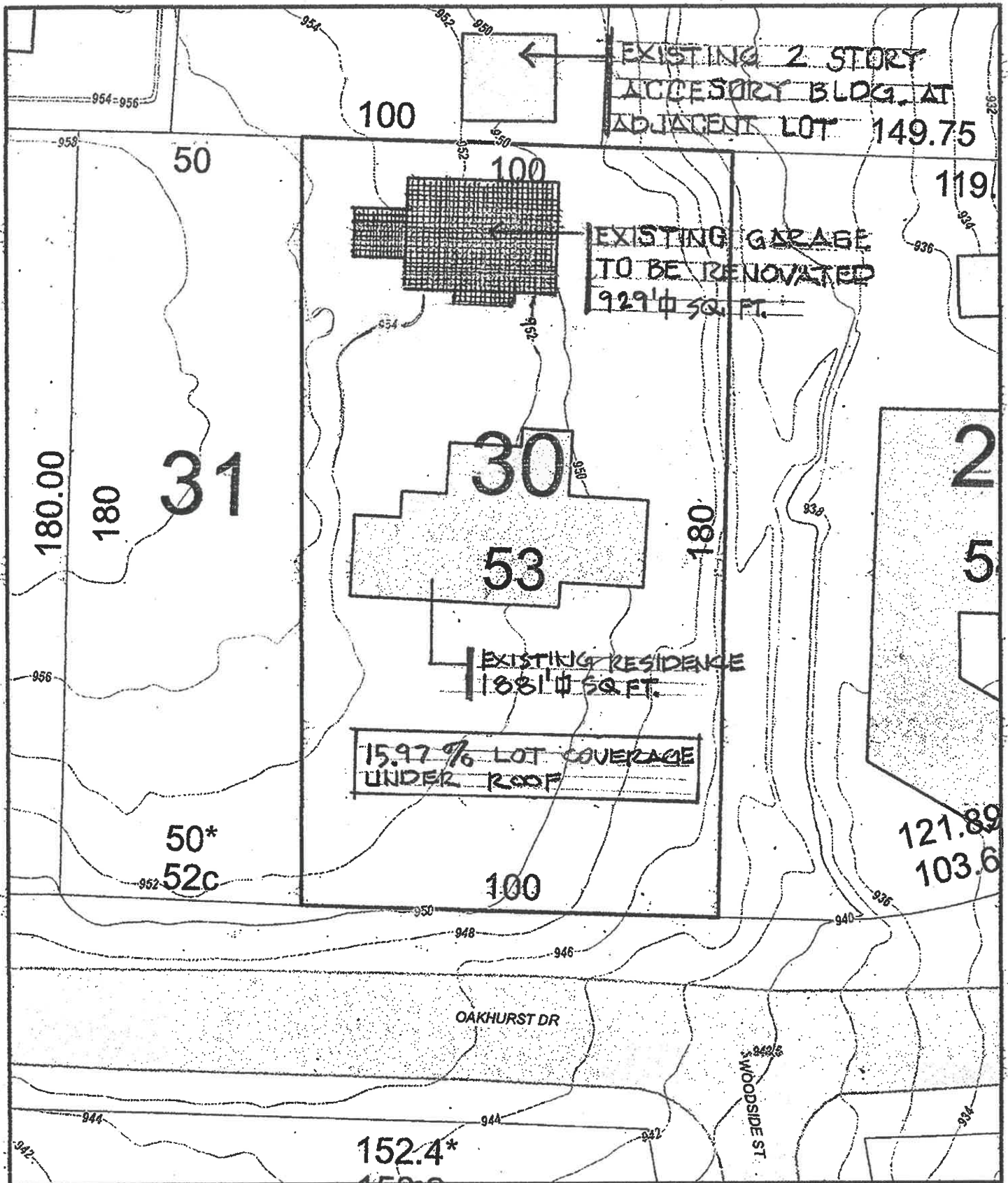
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1 inch = 30 feet

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Parcel: 107ME030

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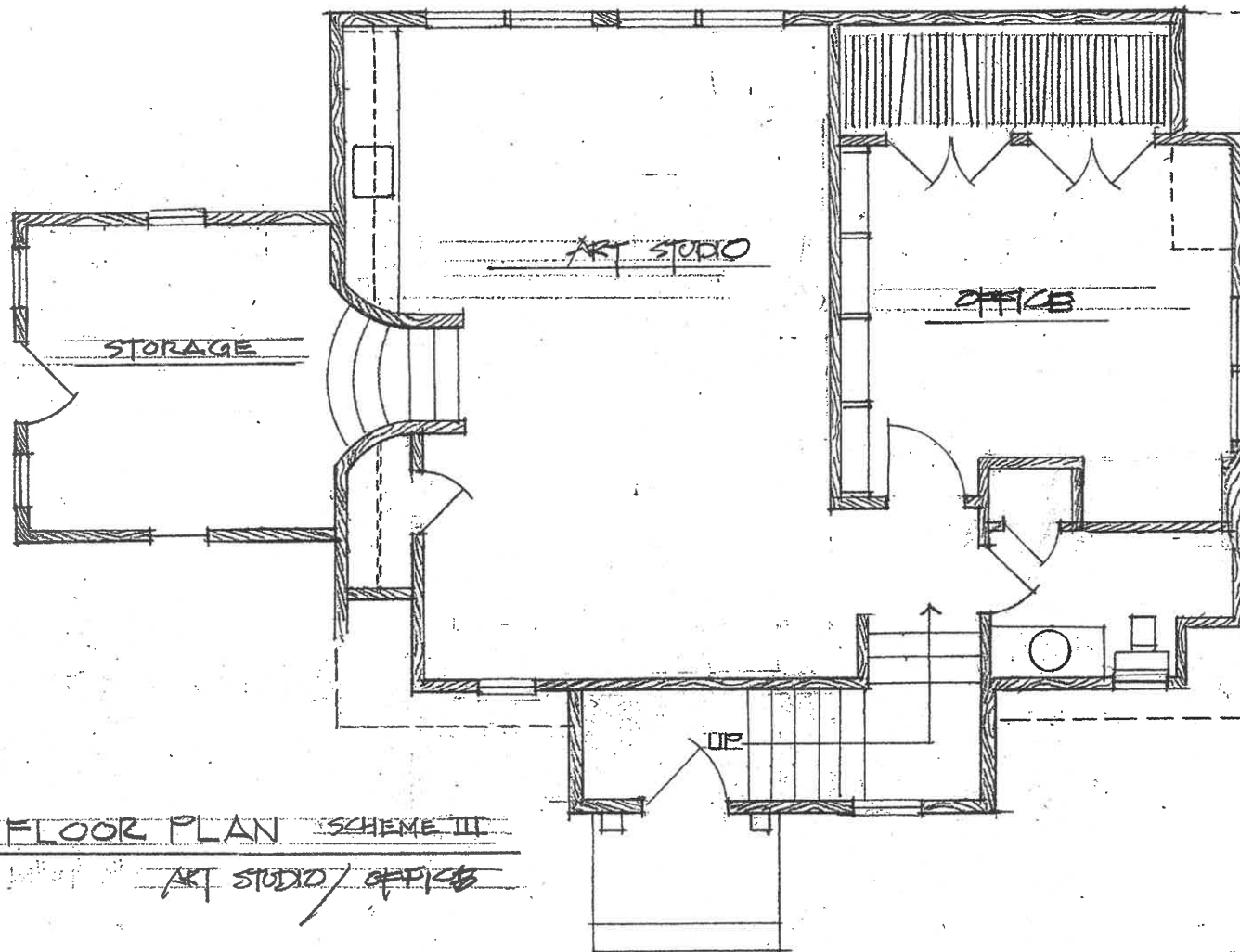
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9-K-19-VA



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FLOOR PLAN SCHEME III

ART STUDIO / OFFICE

MARQUIS / OSBORN RESIDENCE

WILLIA ANDREWS ARCHITECTS

9-K-19-VA





NEIGHBORS ACCESSORY BUILDING - 9-K-19-VA





VIEW (B)

9-K-19-VA





9-K-19-VA





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