



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name (Individual not company) **LEN JOHNSON**
 Street Address **724 TAYLOR ROAD**
 City, State, Zip **KNOXVILLE, TN. 37920**
 Phone Number **865 573-1148**
 Applicant Email **lenedna@bellsouth.net**

APPLICANT IS:

Owner
 Contractor
 Tenant
 Other

THIS PROPOSAL PERTAINS TO:

New Structure
 Modification of Existing Structure
 Off Street Parking
 Signage
 Other 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 **724 TAYLOR ROAD, KNOXVILLE, TN. 37920** City, State, Zip
 Parcel # **109NA00602** City Council District # **1** and Zoning District **RN-1**

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 16, Section 16.3

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.

REQUEST FOR MIN INTERIOR SIDE YARD SETBACK FROM 8 FT. TO 1FT. FOR A GARAGE ADDITION 12' WIDE X 24' DEEP ON THE WEST SIDE OF THE EXISTING RESIDENCE.

Describe hardship conditions that apply to this variance.

THE OCCUPANTS ARE SENIOR CITIZENS AND PLAN TO REMAIN IN THE RESIDENCE PURCHASED PRIOR TO CONSTRUCTION IN 1974. THE HARDSHIP IS TOPOGRAPHY AND THE RESIDENCE BEING SITED PRIOR TO RENOVATION OF TAYLOR ROAD, WHICH MOVED THE ROADWAY 2' HORIZONTALLY TOWARD AND 1' LOWER CONTRIBUTING TO THE STEEP DRIVE TO THE EXISTING GARAGE. AT THE REAR OF THE RESIDENCE THE GRADE IS STEEP.

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 **13 SEP 23**

File #



BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes No

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

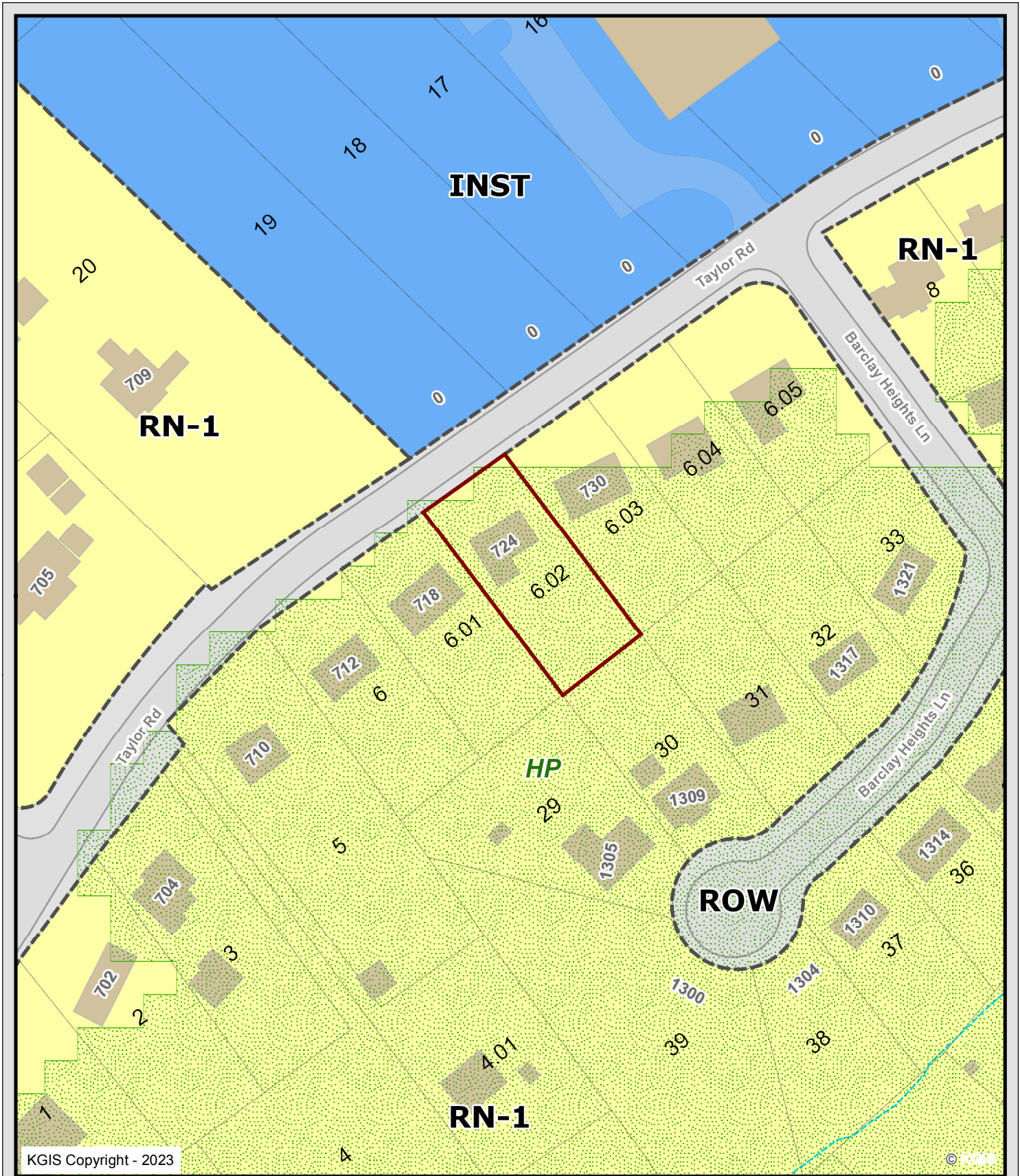
Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed | Fee Amount

Council District | BZA Meeting Date

PLANS REVIEWER | **DATE**



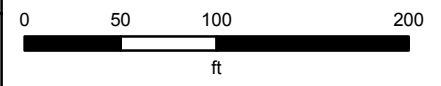
724 TAYLOR RD

10-C-23-VA
LEN JOHNSON

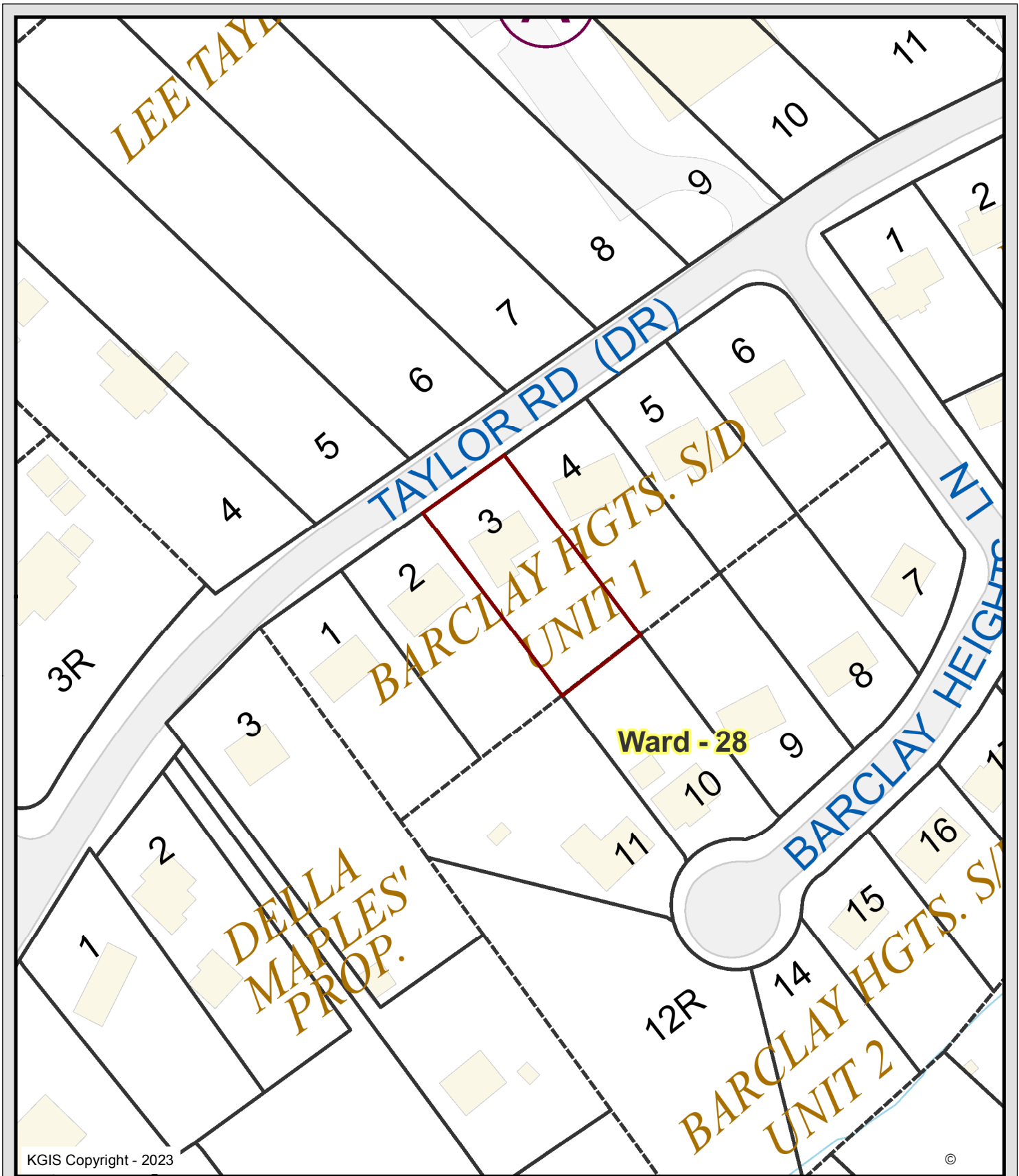
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724 TAYLOR RD
 10-C-23-VA
 LEN JOHNSON

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0 50 100 200
ft

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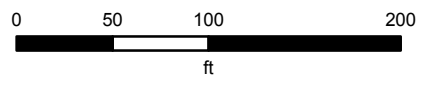
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LEN JOHNSON

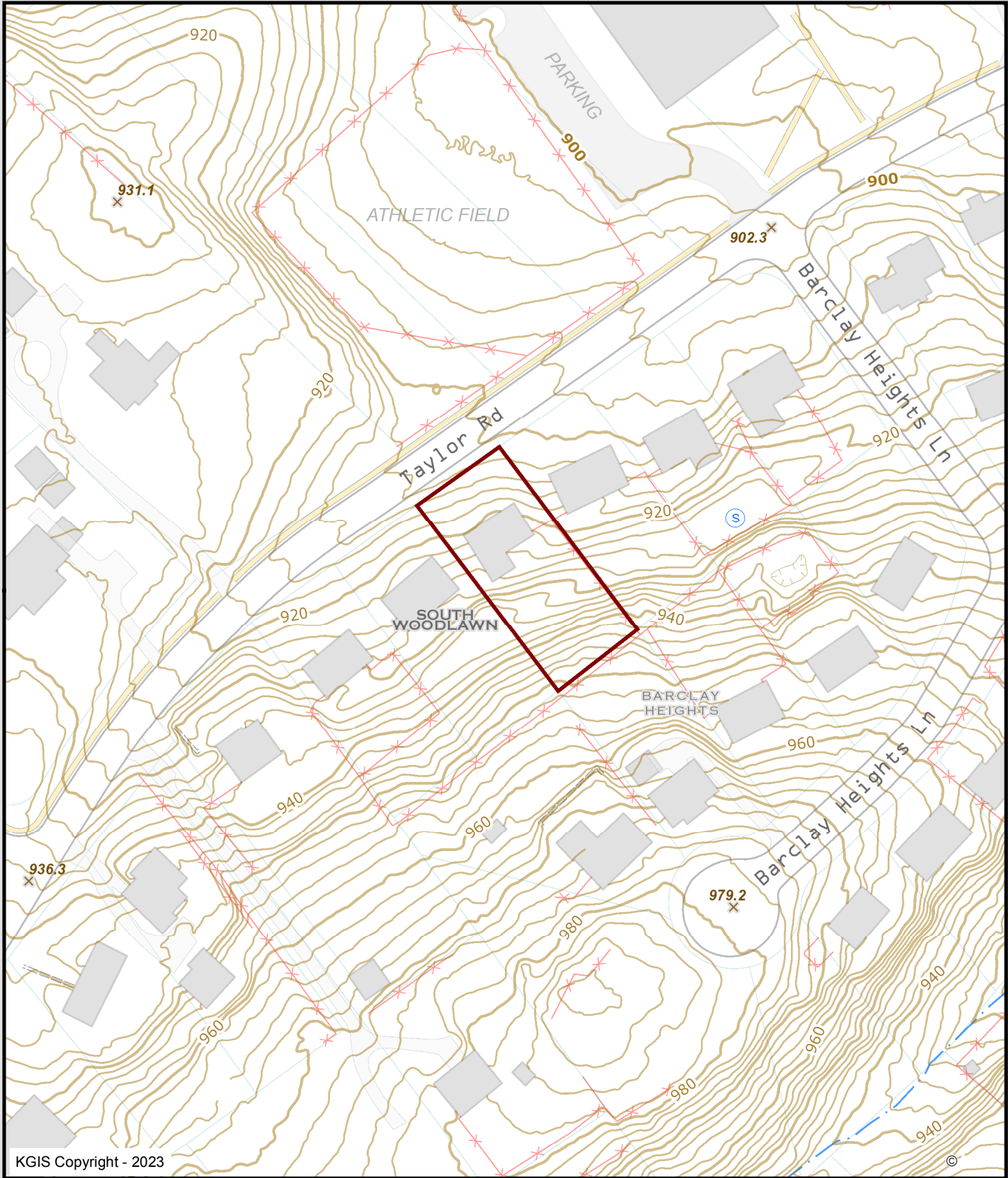
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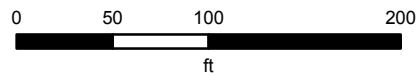
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LEN JOHNSON

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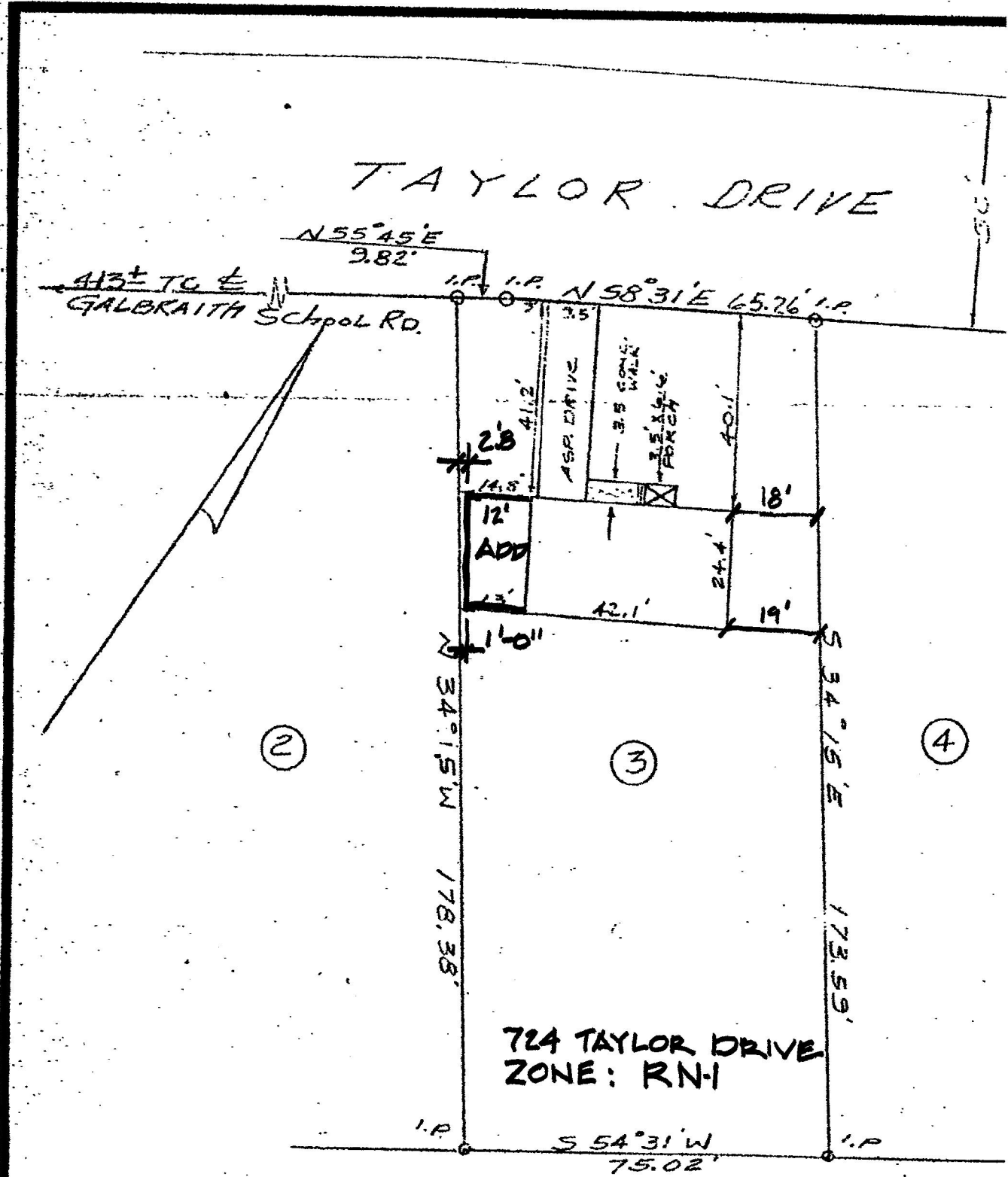


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TAYLOR DRIVE



724 TAYLOR DRIVE
 ZONE: RN-1

FUTURE DEVELOPMENT

- NOTES:
- IRON PINS AT ALL CORNERS
 - 10' UTILITY & DRAINAGE EASEMENT INSIDE ALL BOUNDARY LINES, 5' EACH SIDE ALL LOT LINES
 - MIN. BLD. SET BACK 25'

