

File #

11F-10-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

## APPLICANT INFORMATION

Name Holly McClarnon  
 Street Address 3426 June St  
 City, State, Zip Knoxville, TN 37920  
 Phone Number (615) 554-8616  
 Email buyitbilly@gmail.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 3426 June St  
 City, State, Zip Knoxville TN 37920  
 Parcel # (see KGIS.org) 109FE018  
 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 variance(s) being requested.

See Attached.

Describe hardship conditions that apply to this variance.

my husband is not in good health, and I am allergic to mosquitos. we can not enjoy our patio as is. my entire backyard is my Required Set back. with current codes I am unable to build any permanent addition to my house

## 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

10/15/18

File #

11-F-18-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

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

Is a plat required?

Yes



No



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

APPLICANT REQUESTS REDUCTION in REAR YARD SETBACK FROM  
25' TO 18' 8" PER ARTICLE 4, SECTION 2.1.1. E.3.a.

## PROJECT INFORMATION

Date Filed

Fee Amount

\$250 pd ce 10/15/10 gt

Council District

BZA Meeting Date

11/15/10

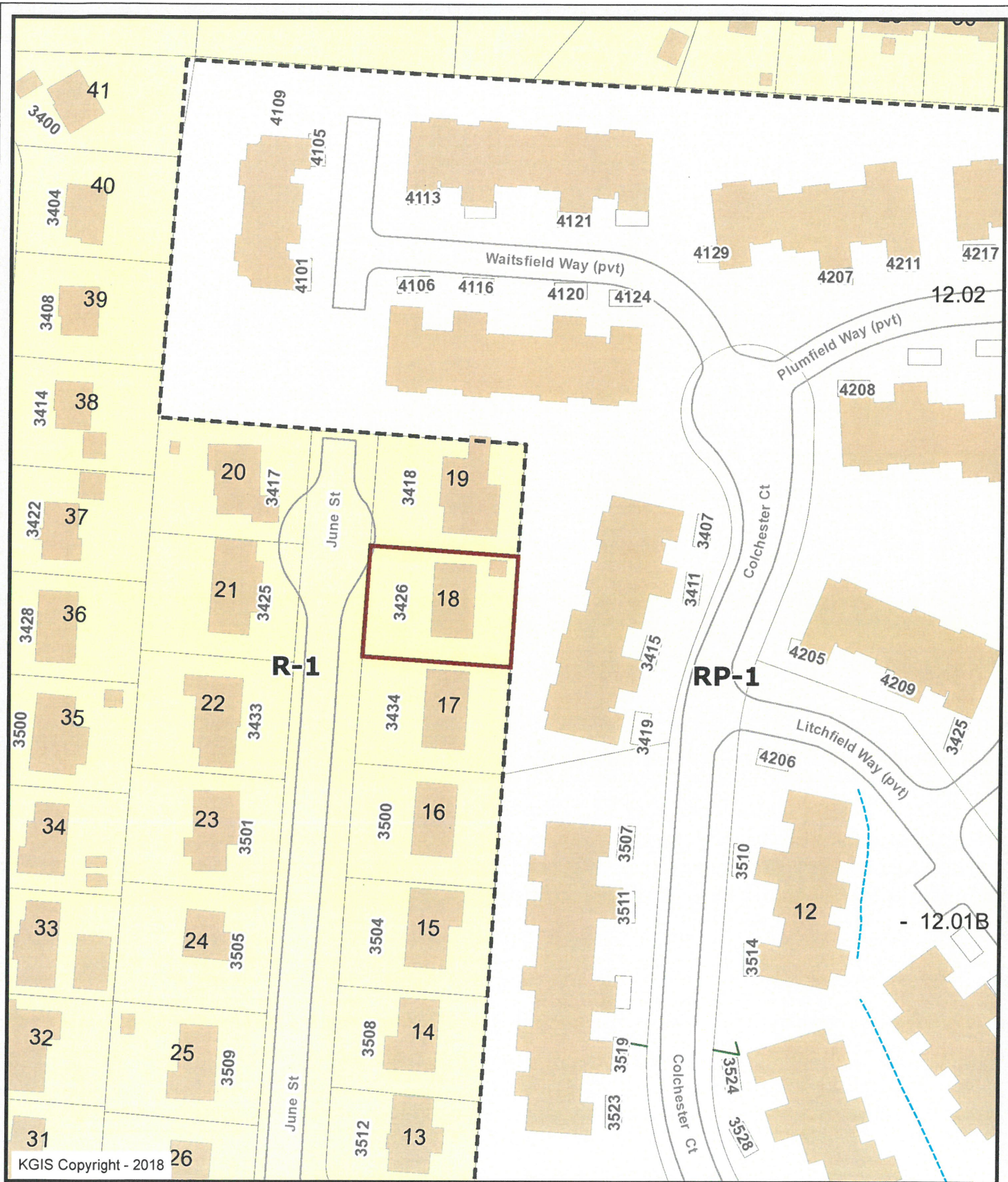
PLANS REVIEWER

Lori Hean

DATE

10/15/10





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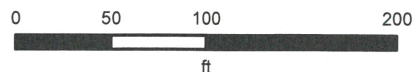
3426 June St.

11-F-18-VA

Knoxville - Knox County - KUB Geographic Information System

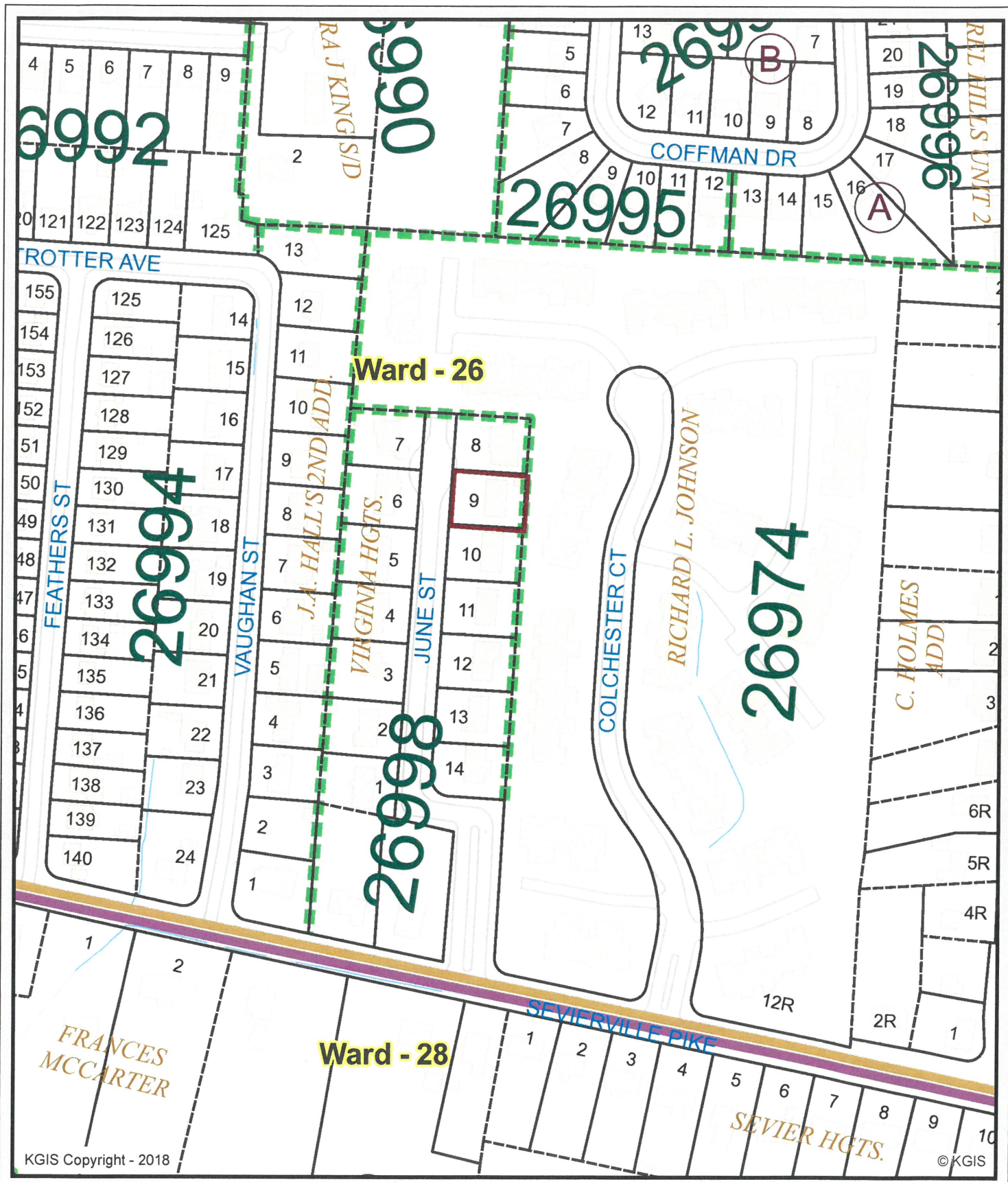


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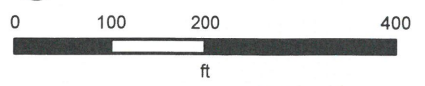
Holly McClarnon

3426 June St.  
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Sun room will be attached under roof line with no change to the existing structure. The back Door will remain the same. Roof will be a lean to design with a tin roof. There is a 3-4 foot gap between storage shed and existing concrete patio which will remain the same. New flooring will be placed on top of concrete to bring floor up to threshold of door. Step down to the patio is more than 12" presently. Distance from the back property line will be 18' 8". Distance to side property line will be 12' 7".

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