

File #

10-C-19-VA



BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION

Name Joseph DaMommio
 Street Address 1600 Prosser Rd
 City, State, Zip Knoxville, TN 37914
 Phone Number 865-546-3441
 Email jdamommio@goarmstrong.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 1812 Prosser Rd
 City, State, Zip Knoxville, TN 37914
 Parcel # (see KGIS.org) 070ND005
 Zoning District (see KGIS.org) I-2

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.

Project is an addition to existing building. Request variance for front setback of building relative to Prosser Rd. Required setback is 25 ft; variance request for triangular portion of front of building to be setback 14.99 ft relative to Prosser Rd. Variance is requested due to topographical challenges (steepness of site) for construction of the addition. In addition, the irregularity of the lot shape has dictated placement of the addition.

Describe hardship conditions that apply to this variance.

Variance is requested due to topographical challenges (steepness of site) for construction of the addition. In addition, the irregularity of the lot shape has dictated placement of the addition.

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

for the Owner

DATE 09/16/2019

File # 10-C-19-VA



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):

Reduce the front yard setback in a I-2 zone for a commercial building addition from 25' to 14.99'.

Per Article 4, Section 2.3.1.E.2.

PROJECT INFORMATION

Date Filed 9-16-19

Fee Amount \$250

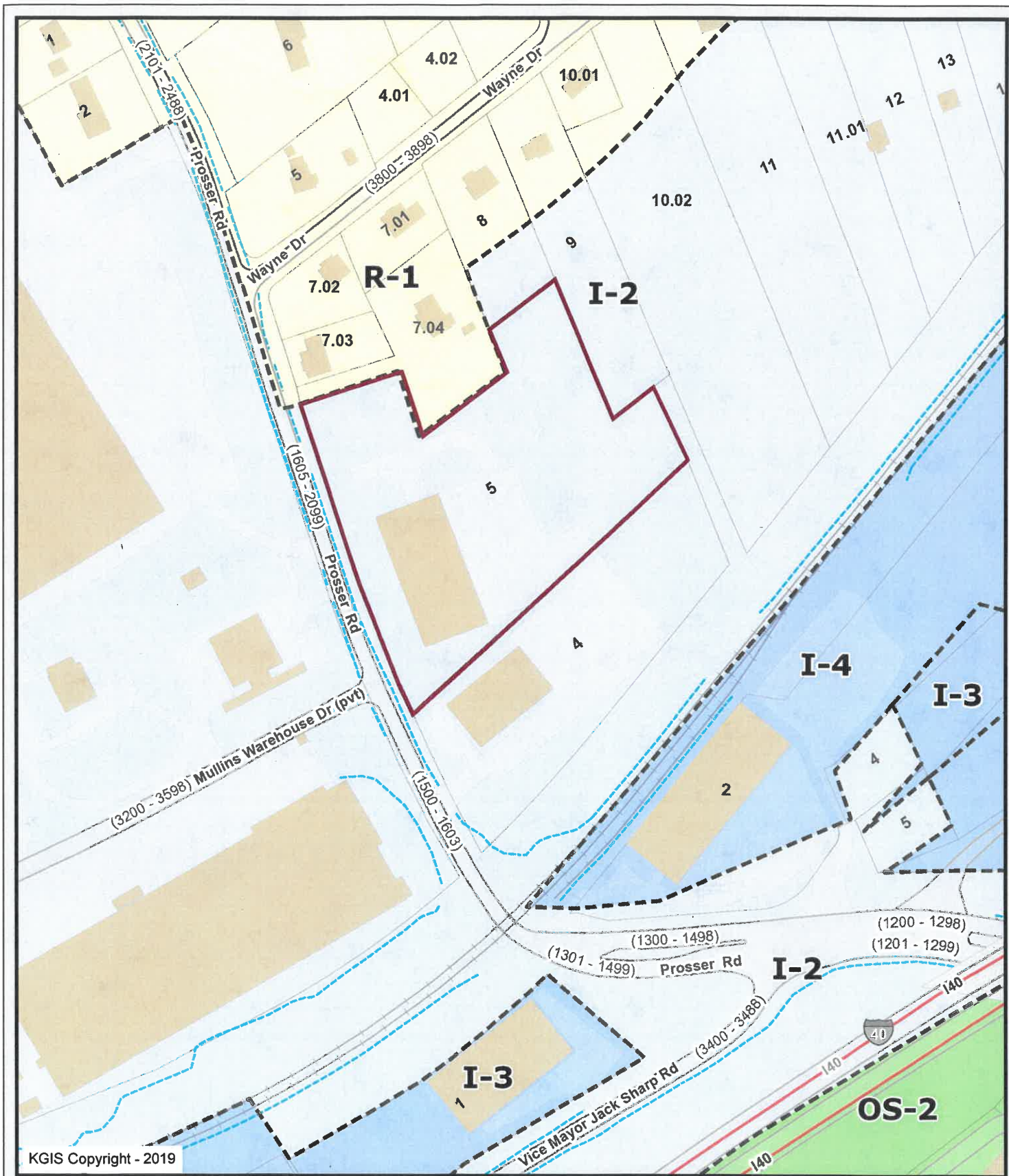
per \$250 9/16/19 jf

Council District 4

BZA Meeting Date 10-17-19

PLANS REVIEWER Rebecca Johnson

DATE 9-16-19



1812 Prosser Rd.

10-C-19-VA
Joseph DaMommio

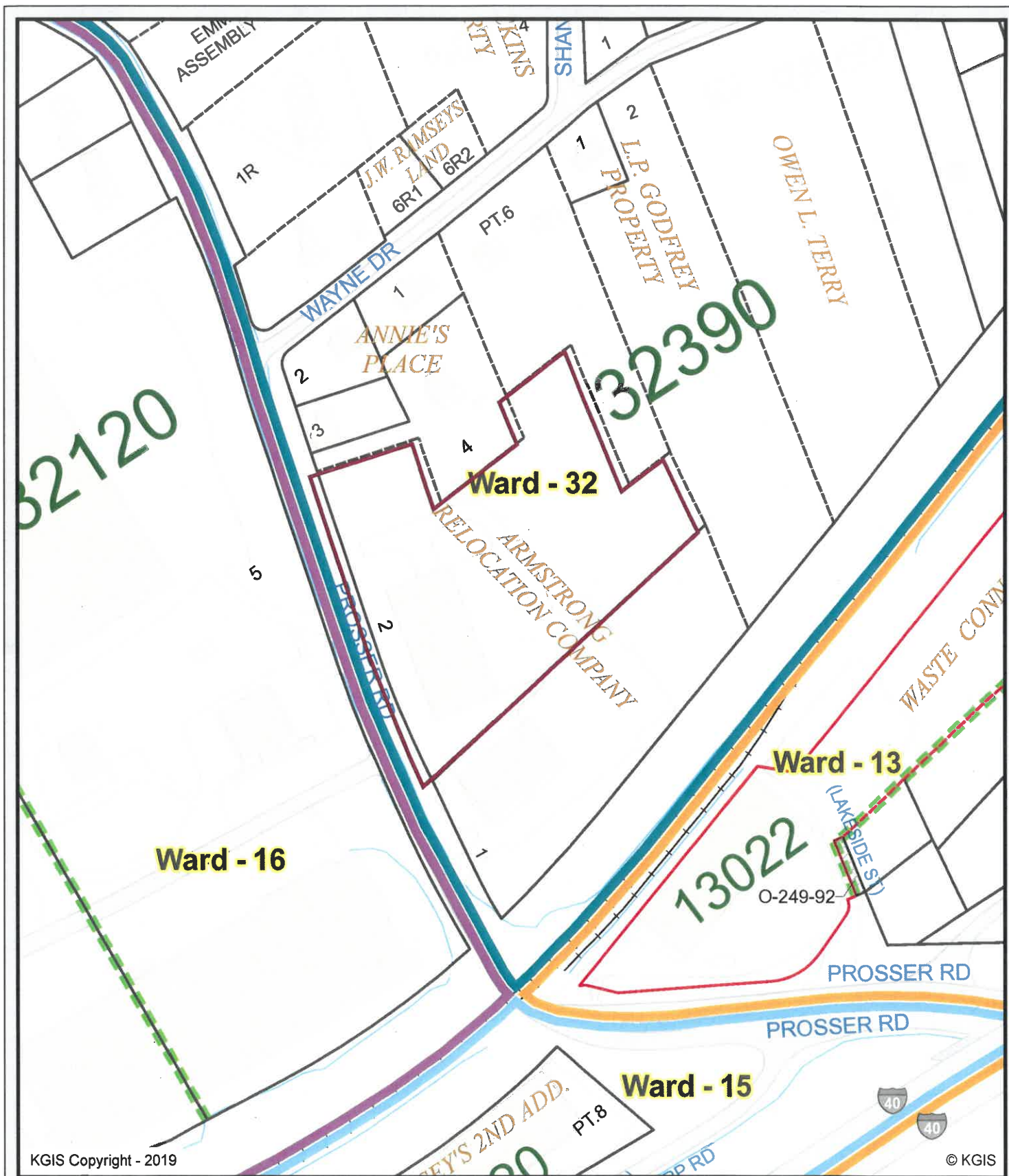
Knoxville - Knox County - KUB Geographic Information System



Printed: 9/17/2019 at 1:38:59 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1812 Prosser Rd.

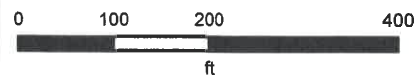
10-C-19-VA

Joseph DaMommio

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/17/2019 at 1:39:20 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1812 Prosser Rd.

10-C-19-VA

Joseph DaMommio

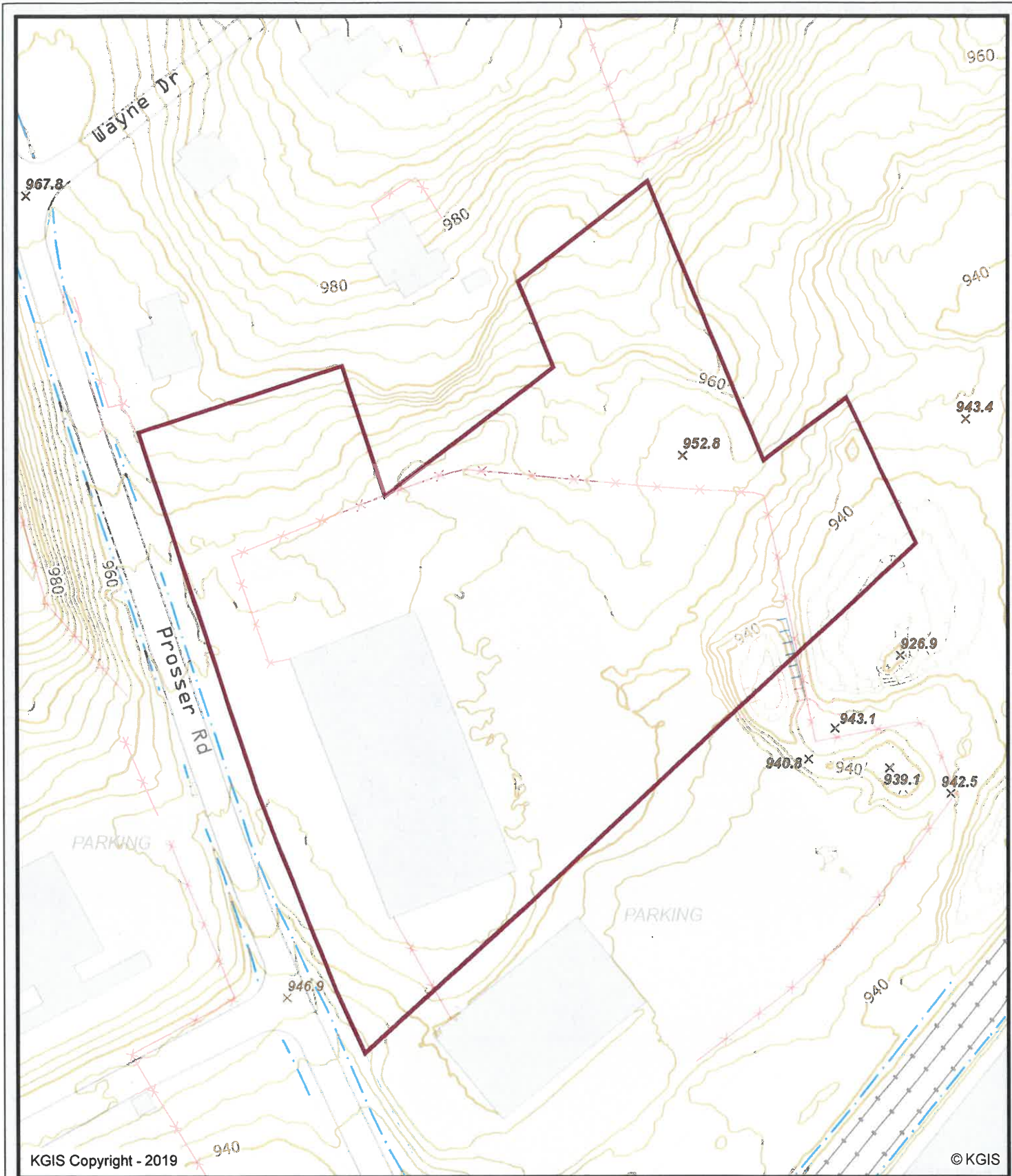
Knoxville - Knox County - KUB Geographic Information System



Printed: 9/17/2019 at 1:39:41 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1812 Prosser Rd.

10-C-19-VA

Joseph DaMommio

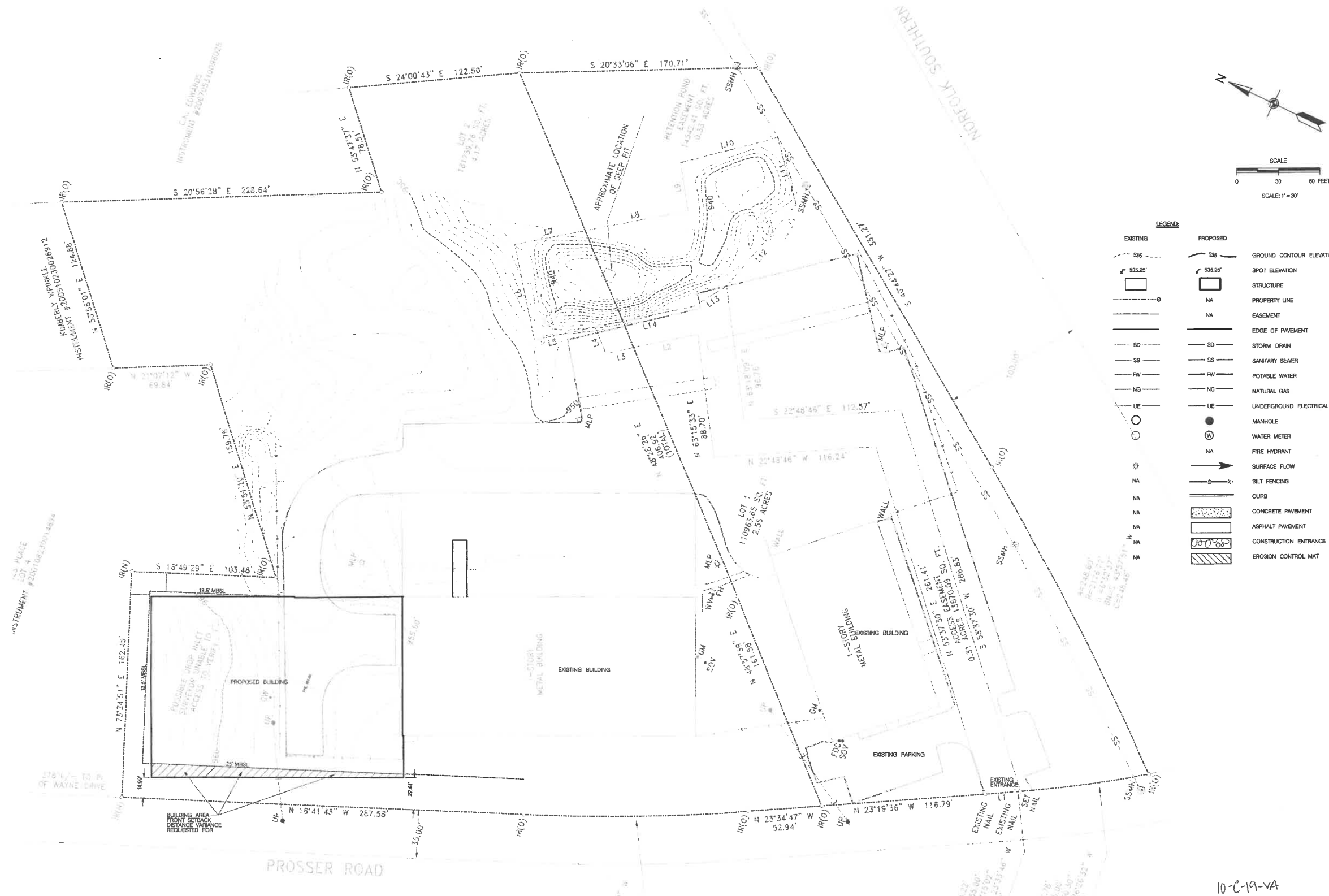
Knoxville - Knox County - KUB Geographic Information System



Printed: 9/17/2019 at 1:40:08 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



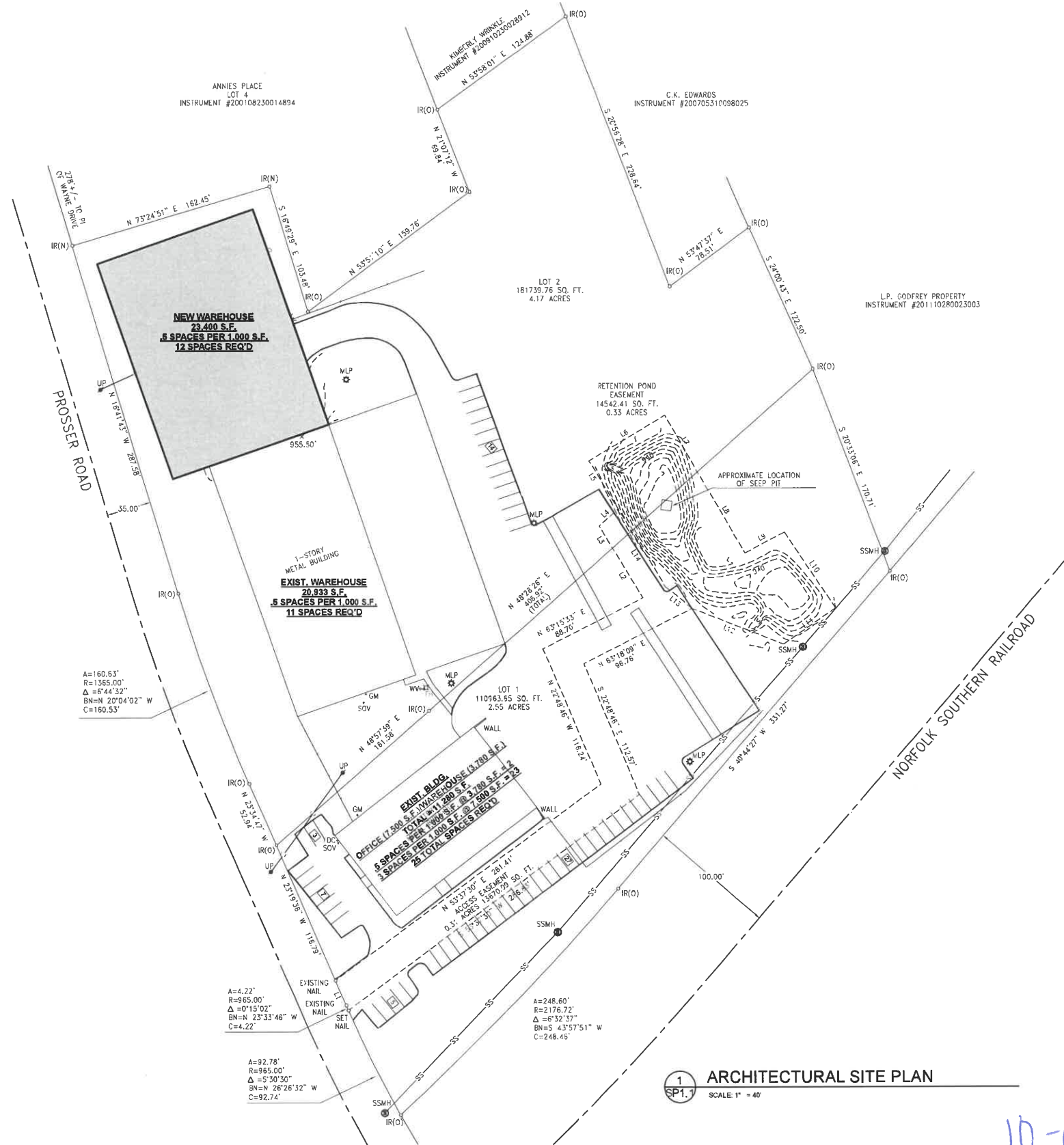
GEORGE ARMOUR EWART ARCHITECT
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

**ARMSTRONG RELOCATION
PROSSER ROAD
KNOXVILLE, TENNESSEE**

VARIANCE APPLICATION

DATE: 11 SEPTEMBER 2019
PROJECT NO.:
PROJ. MGR.: RUSSELL
C0.0

10-C-19-VA



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

A BLDG. ADDITION FOR
**ARMSTRONG
RELOCATION**
KNOXVILLE, TENNESSEE

PRELIMINARY -
NOT FOR
CONSTRUCTION

ARCHITECTURAL SITE PLAN

DATE: 26 SEPT. 2019
PROJECT NO.: 19040
PROJECT MGR.: GES

SP1.1