

File # 12-6-20-VA



BOARD OF ZONING APPEALS APPLICATION

Click on Meeting Schedule, Deadlines and Fees for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name: Ana Barrientos	Owner <input checked="" type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 3504 Knox Ln	Contractor <input type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip: Knoxville, TN 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 206-551-8700	Other <input type="checkbox"/>	Signage <input type="checkbox"/>
Email: vacationanalytics@gmail.com		Other: <input type="checkbox"/>

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 : 2308 E Fifth Ave City, State, Zip: Knoxville, TN 37917
 See KGIS.org for Parcel #: and Zoning District:

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 would like to turn the existing back building into an ADU. The building within the distance allowed to the lot line, but building is existing and would be financially limiting to move.

Attached is the site plan and the proposed floor plan of the ADU.

Describe hardship conditions that apply to this variance.

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 Ana Barrientos

Digitally signed by Ana Barrientos
Date: 2020.11.16 09:44:32 -05'00'

DATE 11/16/2020



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 distance a detached accessory dwelling unit must be setback from a rear property line of 10 feet to 5 feet 5 inches (Article 10.3.B.7).
- 2. Reduce the required number of off-street parking spaces required for an accessory dwelling unit from one to zero (Article 10.3.B.11).
- 3. Increase the maximum percentage an accessory dwelling unit can be of the primary dwelling floor area from 40% to 67% for the conversion of an existing detached accessory structure into an accessory dwelling unit (Article 10.3.B.9).

REVISED

PROJECT INFORMATION

Date Filed 11-16-2020

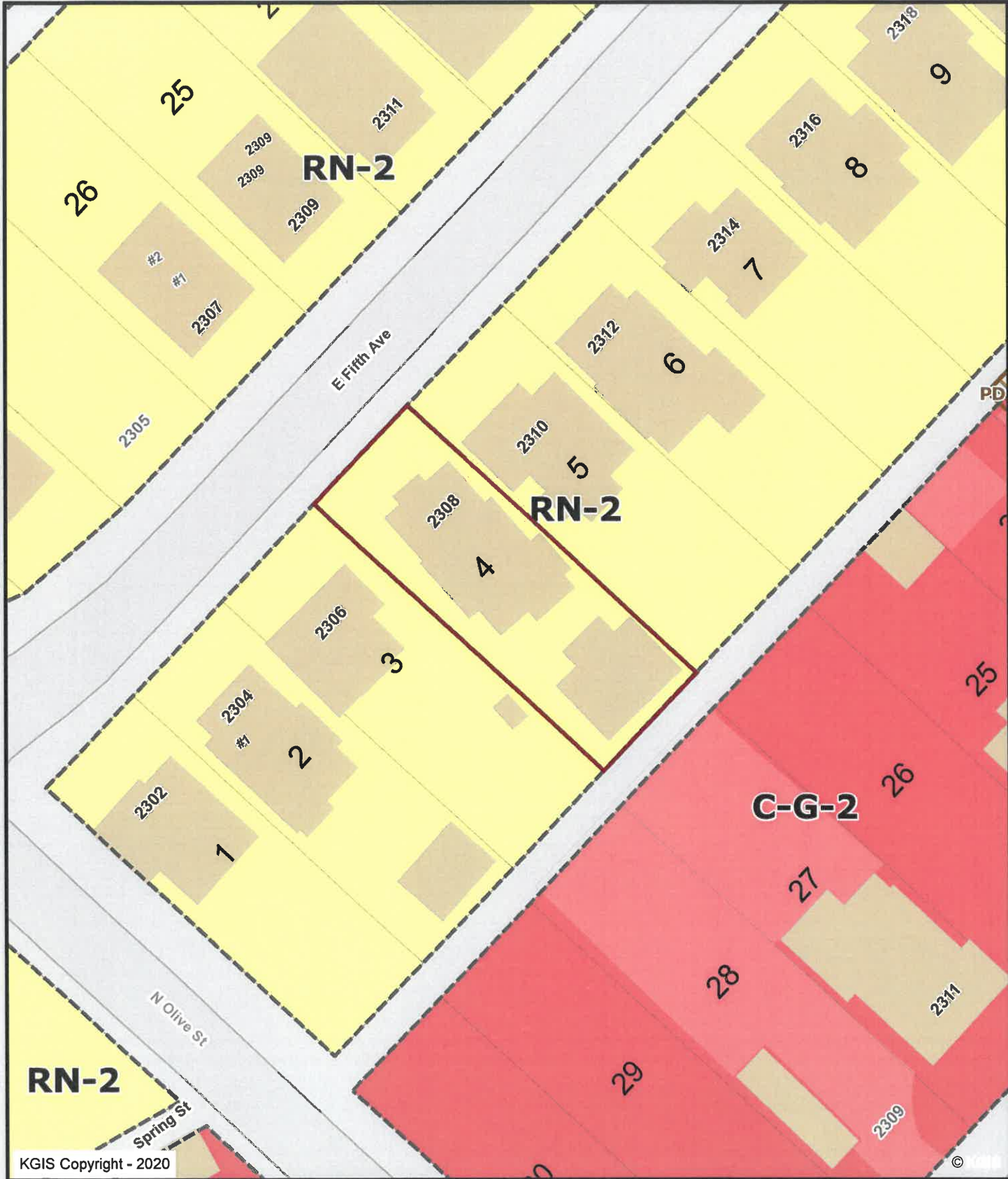
Fee Amount \$250

Council District 6

BZA Meeting Date 12-17-2020

PLANS REVIEWER Bryan Berry

DATE 11-17-2020



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2308 E. Fifth Ave.

12-G-20-VA
Ana Barrientos

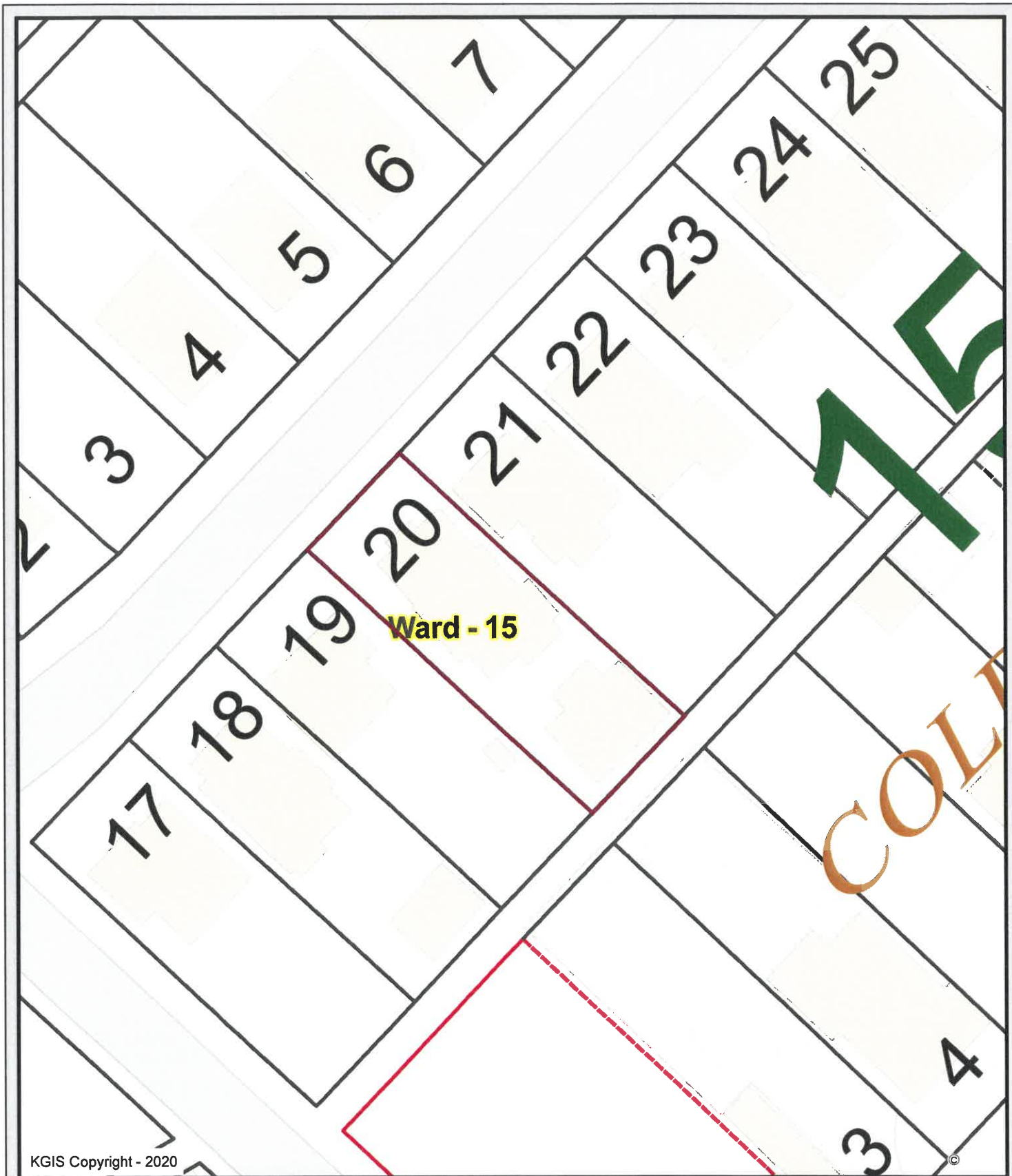
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2308 E. Fifth Ave.

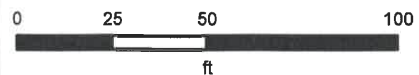
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Ana Barrientos

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2308 E. Fifth Ave.

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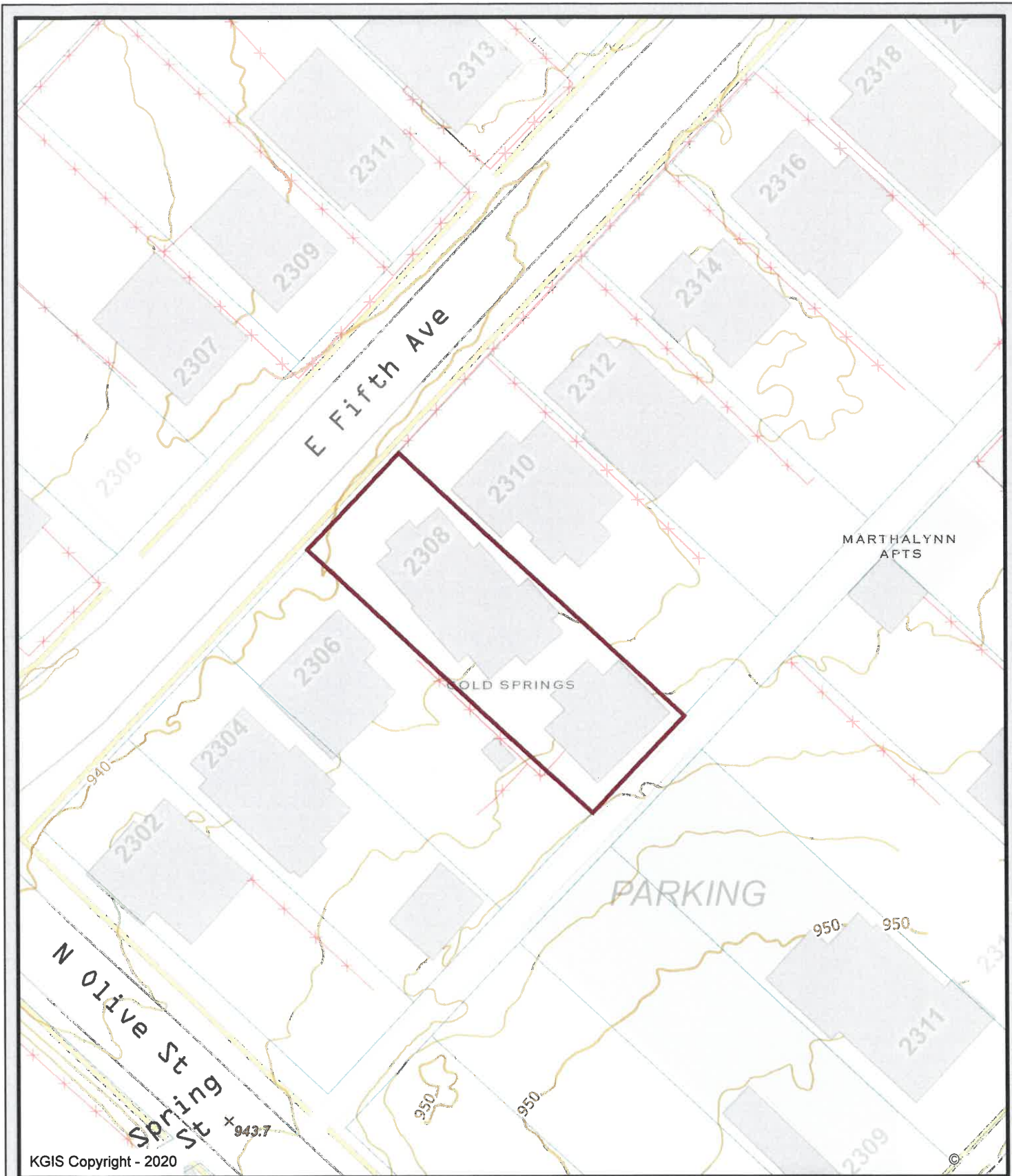
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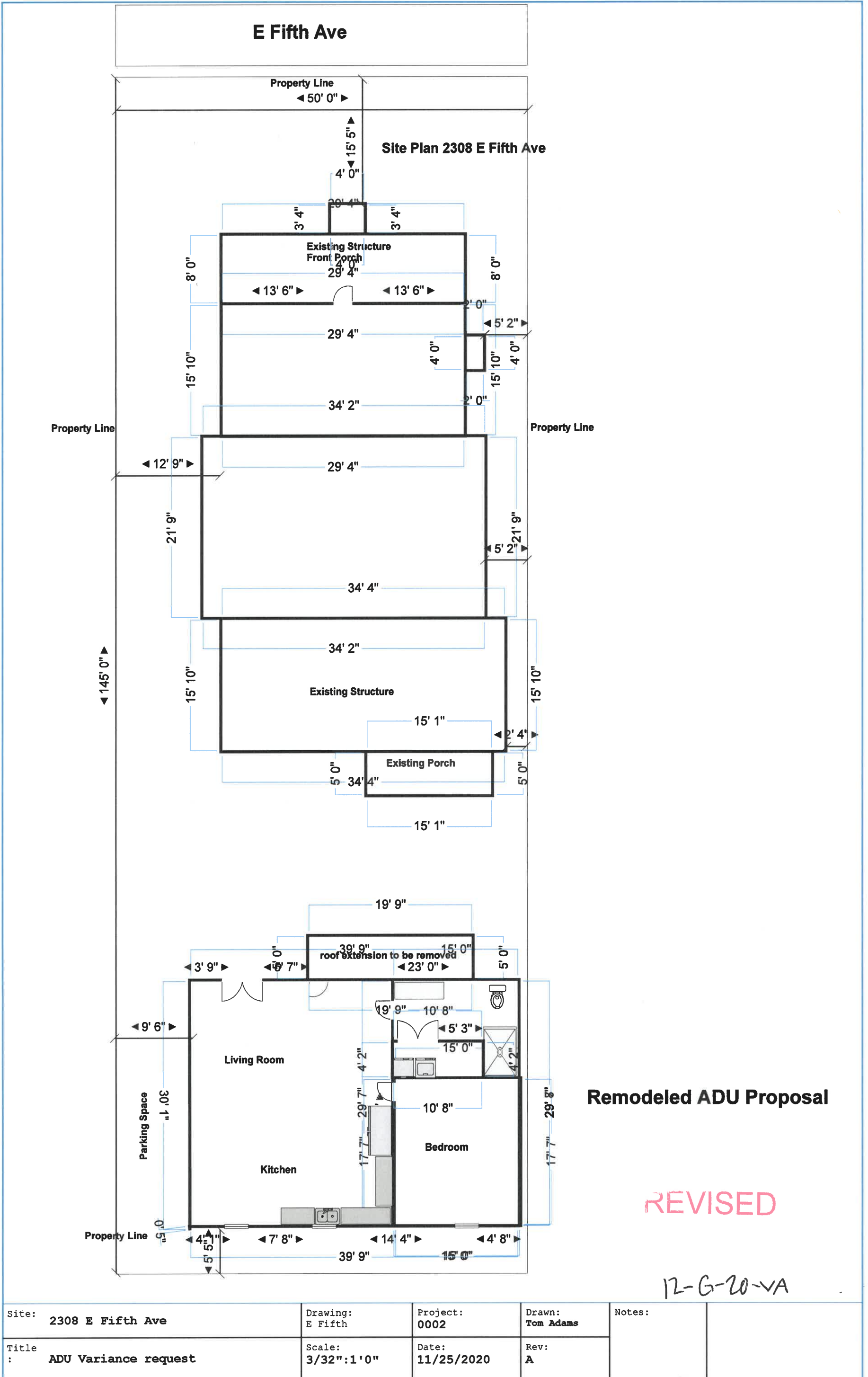
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Site: 2308 E Fifth Ave	Drawing: E Fifth	Project: 0002	Drawn: Tom Adams	Notes:
Title: ADU Variance request	Scale: 3/32":1'0"	Date: 11/25/2020	Rev: A	