

File #

12-N-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: Michael David Rasnake	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address: 400 West Magnolia Ave #203	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip: Knoxville, TN, 37917	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number: 423-505-7977	Other <input checked="" type="checkbox"/>	Signage <input type="checkbox"/>
Email: mrasnak3@gmail.com		Other: side yard fence <input checked="" type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input checked="" type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address : 2203 Sevier Ave (2201 according to tax records) City, State, Zip: Knoxville, TN 37920
 See KGIS.org for Parcel #: 095OG01401 and Zoning District: South City

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 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.

Project is a 6 foot tall white vinyl privacy fence for the side yard.
 Boundries of the fence noted on KGIS property map.
 The fence offset is 17 feet from Valley avenue and runs from Carport parallel to Valley Ave 48'
 The fence offset from Dover St is 14' and runs parallel to Dover for 60'
 This section of fence sits 39" below street level.
 The fence offset from Sevier Ave is 22' and runs parallel for 65' back to side of house.
 The fence does not restrict any sight lines 18 feet back from any of the three stop signs on Dover Street, Valley Ave. or McCormick Street..

Need variance for privacy for the side and carport of the house and potential children's safety.

See following pages for images and more details

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

DATE 11/22/2020

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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 limited height for a privacy fence in the front build to line of 42 inches to six foot along Valley Avenue and Dover Street for a single-family residential building in a RN-2 district (Article 10.3.L.1.a).

PROJECT INFORMATION

Date Filed 11-22-2020

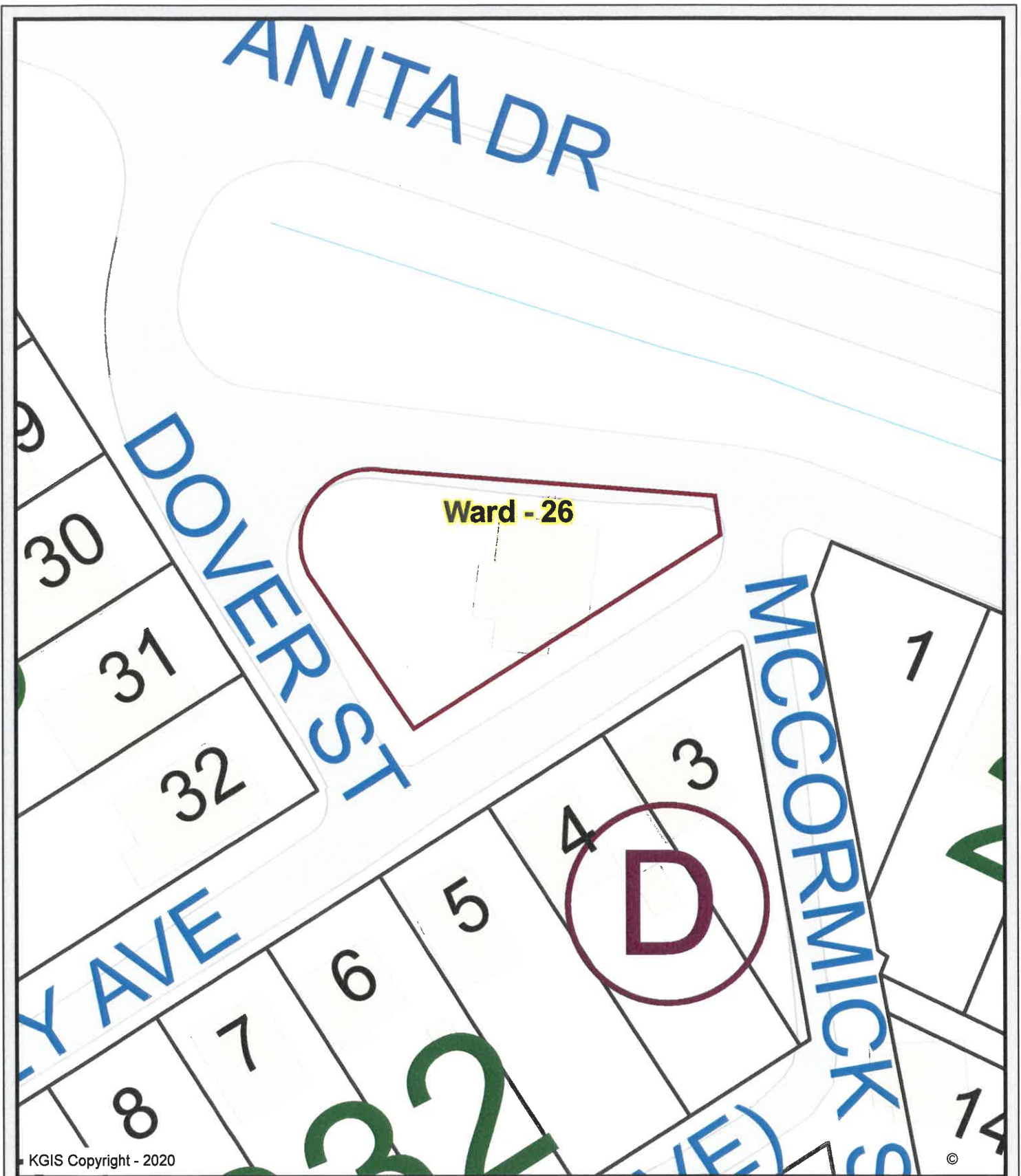
Fee Amount \$500

Council District 1

BZA Meeting Date 12-17-2020

PLANS REVIEWER Bryan Berry

DATE 11-24-2020



2203 Sevier Ave.

12-N-20-VA

Micahel David Rasnake

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2203 Sevier Ave.

12-N-20-VA

Micahel David Rasnake

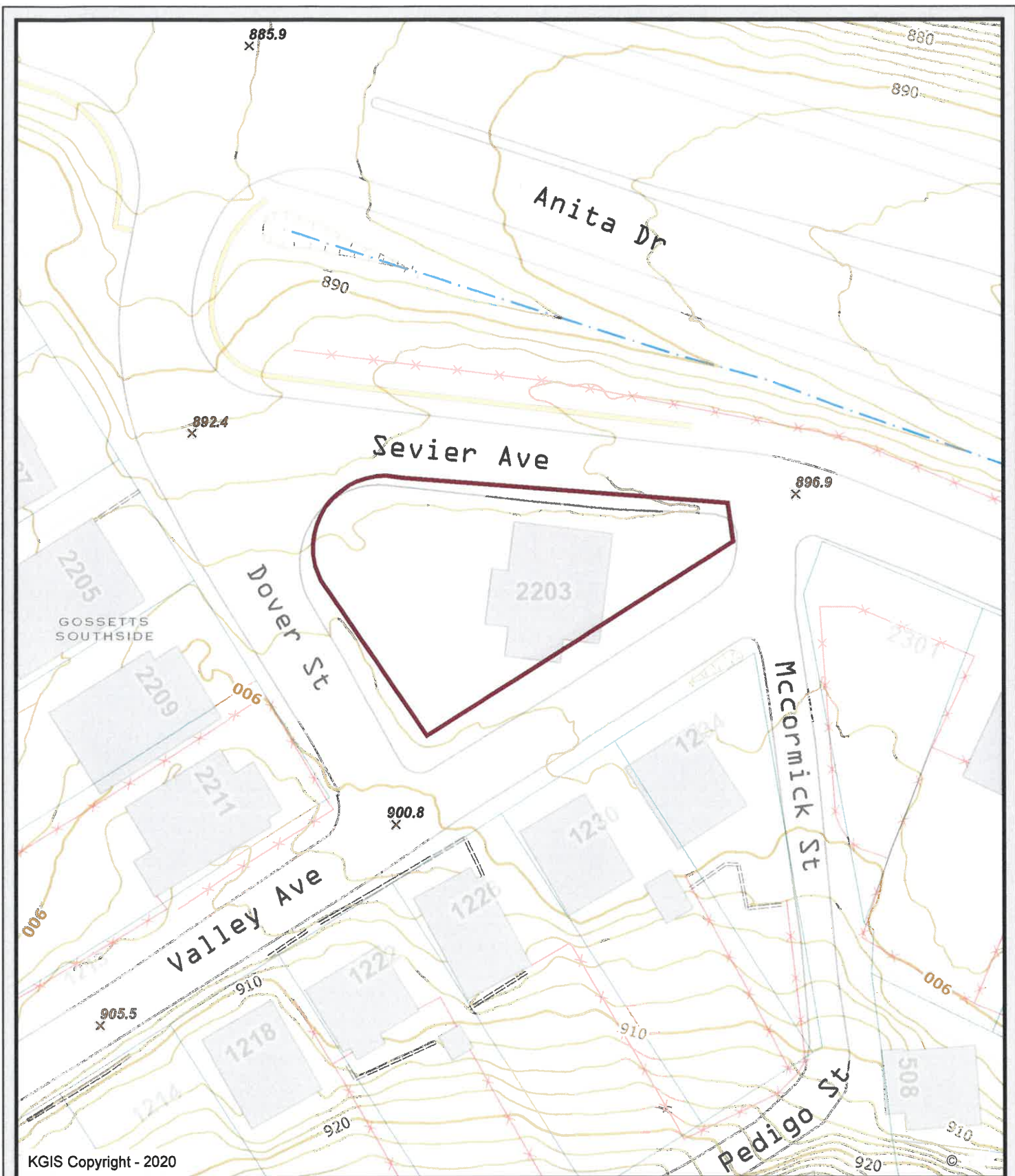
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2203 Sevier Ave.

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Figure 1 (a) The Driver (represented by 5'3" Amber) can sit 15' back from the stop line and due to the house would still have the same sight line with or without the fence.



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Figure 1 (b) The Fence Post (represented by 6'2" Michael), from the point of view of the Driver 15' back, is still within the sight line of the house and shows the house itself is still the primary visibility hindrance.



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Figure 2 (a) The Driver (represented by 5'3" Amber) Is both back from the stop and higher in elevation than the Fence.



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Figure 2 (b) The Fence Post (represented by 6'2" Michael), from the point of the driver is both low enough in elevation to see cars over (Note the white truck), and within the sight line of the telephone pole.



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Figure 3 - A sketch of the fence on the KGIS Map of the property

