

File #

4-B-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

Name: Chase Wake

Street Address: 1300 Willmann Ln

City, State, Zip: Knoxville, TN 37919

Phone Number: 865-661-8771

Email: Cwake@tisins.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) Appeal of Administrative Official's Decision Extension of Non-Conforming Use/or Structure Map Interpretation

PROPERTY INFORMATION

Street Address : 1300 Willmann Ln

City, State, Zip: Knoxville, TN 37919

See KGIS.org for Parcel #: 134AB044

and Zoning District: RN-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 your project and why you need variances.

Converting detached garage bonus room into a 1 bedroom with bathroom and kitchenette. The back lot set back requirement is 10ft however structure is approx. 6ft from setback

Describe hardship conditions that apply to this variance.

the structure was constructed and non-compliant in 2007 and that the sellers were not the current owners at the time, so the property has been non-compliant for 13 years and the current owners had no knowledge when they purchased the property. This is something that was not disclosed to them at the time of purchase. It would be hardship to tear down the structure

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 3/6/2020

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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):

Reduce the minimum rear setback from 10 feet to six feet for an existing detached accessory structure being converted into an accessory dwelling unit in an RN-1 zone. (Article 10.3.B.7)

REVISED

PROJECT INFORMATION

Date Filed 3/6/2020

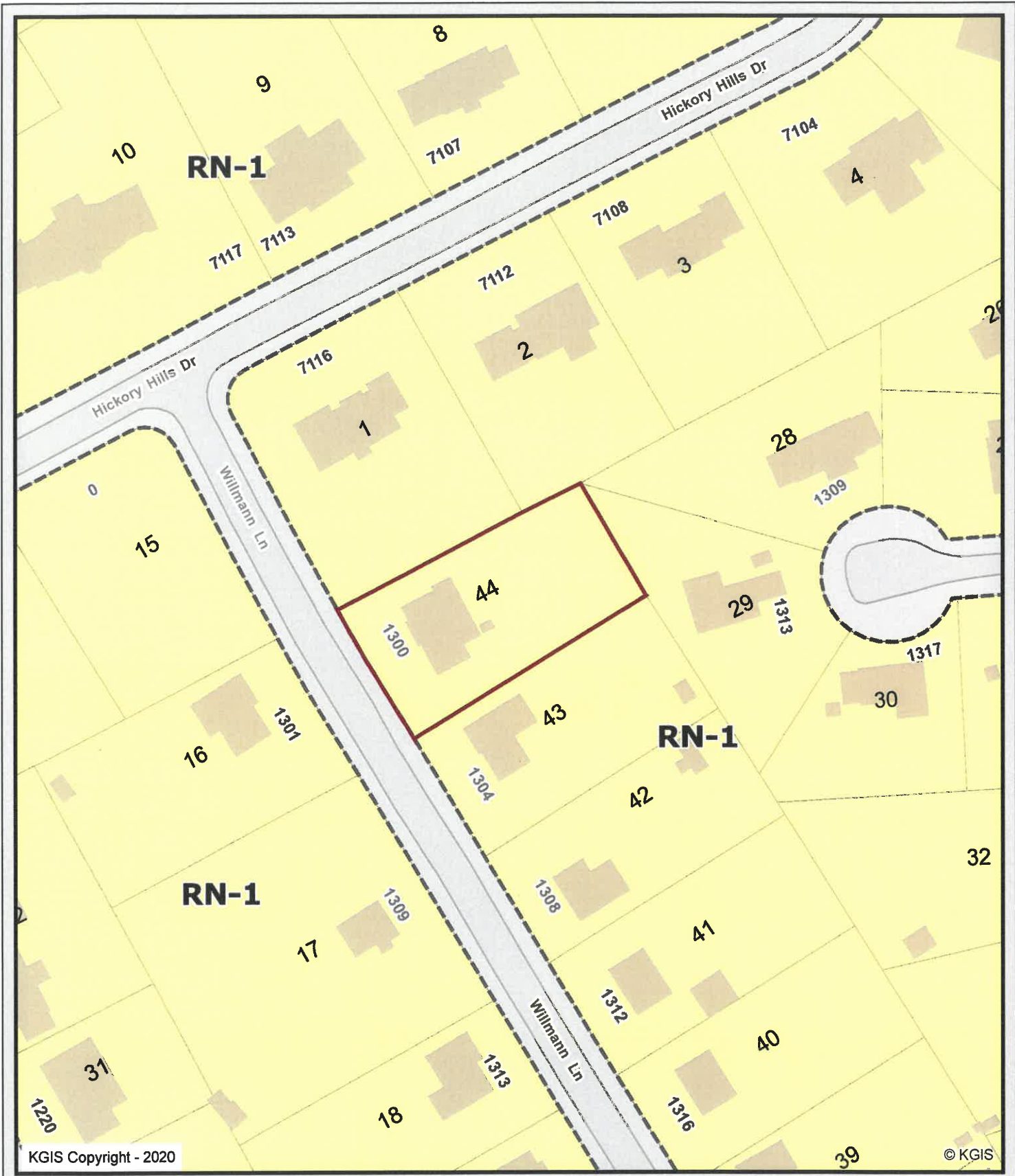
Fee Amount \$250

Council District 2

BZA Meeting Date 4/16/2020

PLANS REVIEWER Bryan Berry

DATE 3-9-2020



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4-B-20-VA

1300 Wilmann Ln.
Chase Wake

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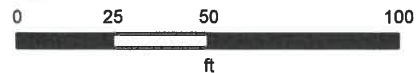
1300 Wilmann Ln.

Chase Wake

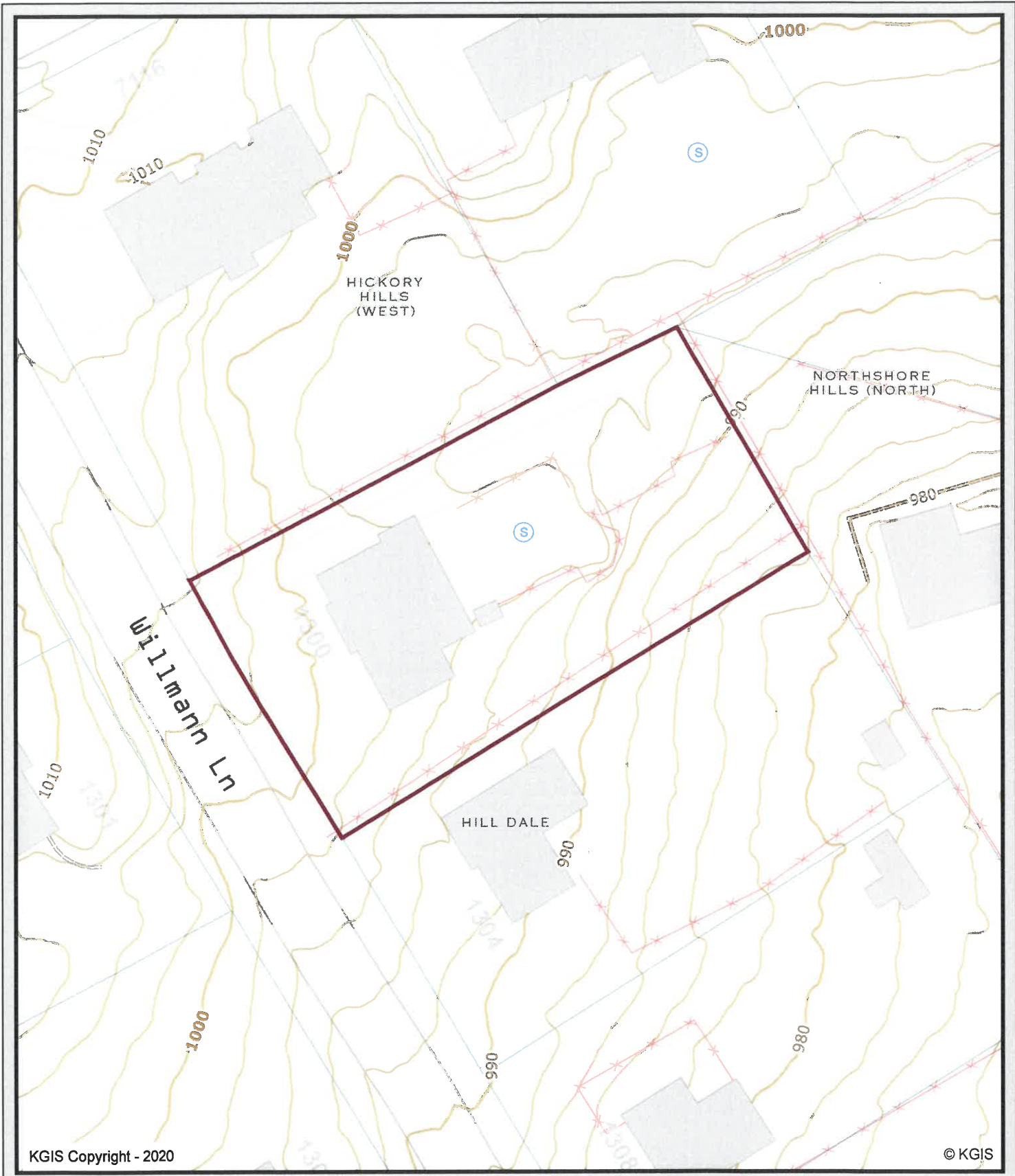
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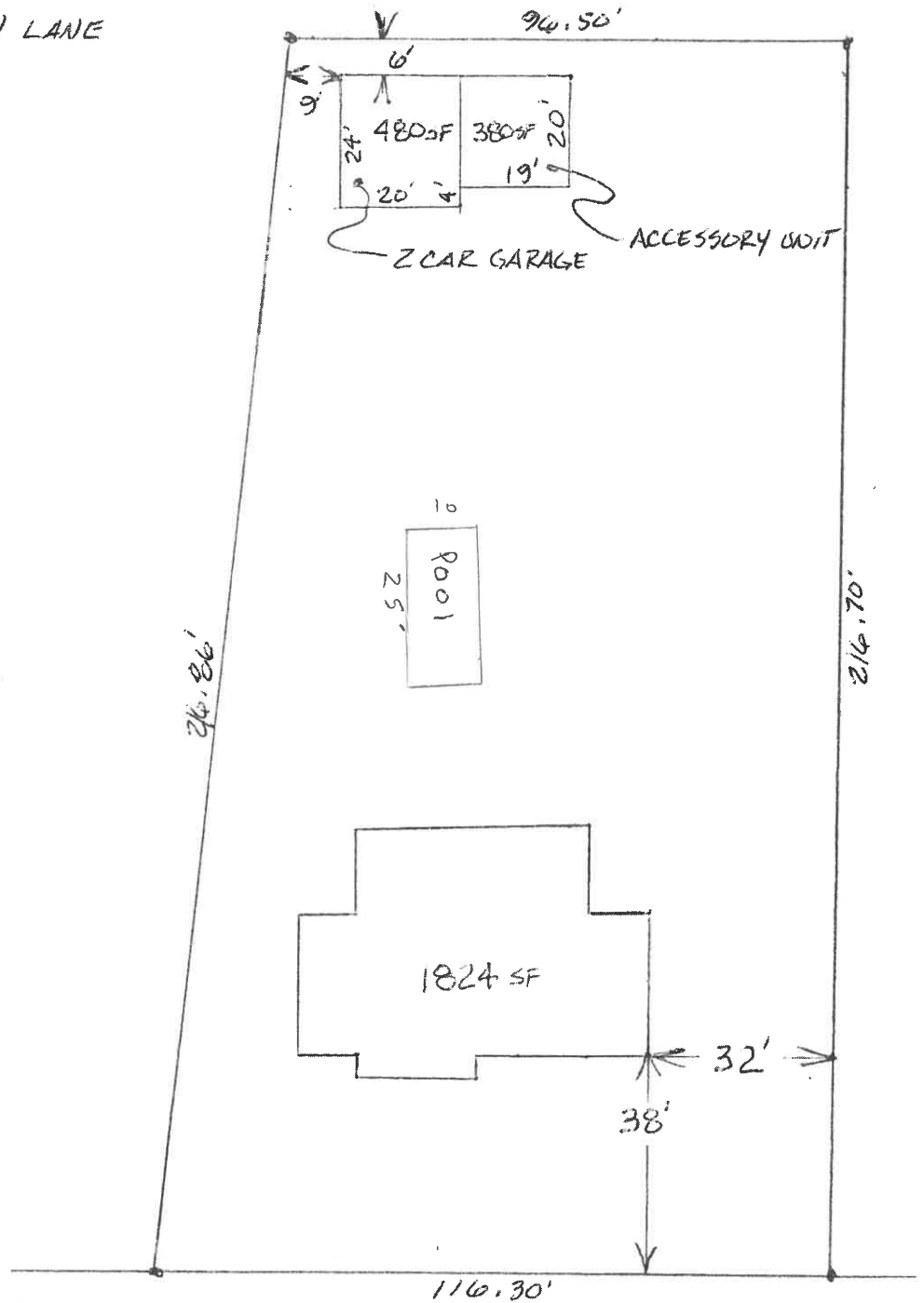


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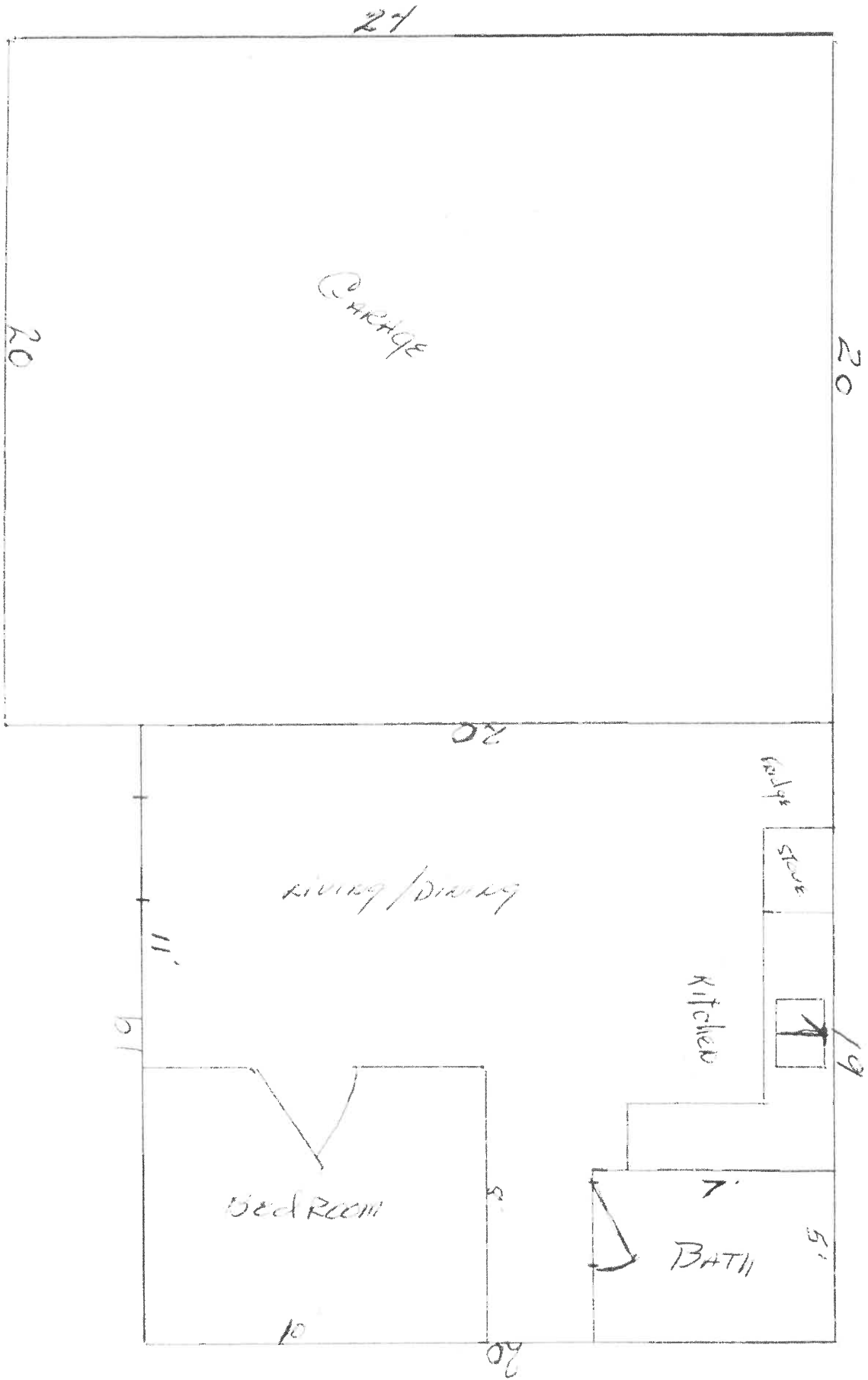
1300 WILLMAN LANE



WILLMAN LANE

SCALE 1"=30'

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