



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, December 05, 2024 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom: 307

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This meeting is an open and accessible meeting. If interested parties request special assistance or accommodations, please notify the Planning Department three (3) days in advance of the meeting.

### I. CALL TO ORDER - 12:00 P.M. NOON

### II. INTRODUCTION AND MEETING PROCEDURES

### III. PUBLIC HEARING

1. **Case: BZA24-0231 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 012.00, 010.00, 010.01** requests approval for a special exception to Sec 114-227 to establish an outdoor display area for commercial retail purposes. The property is zoned B-4P, Planned Business District.

#### ***INTERESTED PARTIES:***

Owner:

RK Holdings, LLP

4216 Dewitt Avenue

Matton, IL 61938

(217)234-5130

Representative: William Gregory

2. **Case: BZA24-0233 – The owner of property located at 1220 Catawba Street, Control Map 046N, Group A, Parcel 009.00** requests a 5.3-foot side yard variance from Section 114-182(e)(1)(d)1, the purpose of the request is to facilitate a home addition. The property is zoned R-1A, Residential District.

***INTERESTED PARTIES:***

Owner:

Arielle Sprinkle  
1220 Catawba Street  
Kingsport, TN 37660  
(423)677-3741

Representative: Arielle Spinkle & Nakia Cyohers

3. **Case: BZA24-0234 – The owner of property located at 201 Rosehaven Court, Control Map 092N, Group A, Parcel 038.70** requests a 12.09 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of accommodating a home expansion. The property is zoned R-1B, Residential District.

***INTERESTED PARTIES:***

Owner:

James Taylor  
201 Rosehaven Court  
Kingsport, TN 37663  
(865)335-9981

Representative: James Taylor

4. **Case BZA24-0249 – The owner of property located at 2224 Sunningdale Road, Control Map 045P, Group A, Parcel 028.00** requests a 412 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure for the purpose of constructing a new detached garage. The property is zoned GC, Golf Course Community District.

***INTERESTED PARTIES:***

Owner:

Todd Harrison  
2224 Sunningdale Road  
Kingsport, TN 37660  
(423) 817-8383

Representative: Todd Harrison

5. **Case: BZA24-0258 – The owner of property located at 1657 Belmeade Drive, Control Map 046N, Group E, Parcel 017.00** requests a 3-inch side yard variance from Section 114-182(e)(1)(d)1 to facilitate a home addition, and a 27.4-foot rear yard deviation from Section 114-133(1) to allow for the construction of a detached garage in the side yard. The property is zoned R-1A, Residential District.

***INTERESTED PARTIES:***

Owner:

Billy Wheeler

1613 Belmeade Drive

Kingsport, TN 37664

(423) 276-6104

Representative: Mike Stone

6. **Case: BZA24-0265 – The owner of property located at 3021 Cliffside Road, Control Map 077A, Group A, Parcel 015.00** requests a 638 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure to facilitate an addition to an existing detached garage. The property is zoned R-1A, Residential District.

***INTERESTED PARTIES:***

Owner:

Kenneth Walker

3021 Cliffside Road

Kingsport, TN 37664

(423) 765-6151

Representative: Kenneth Walker

7. **Case: BZA24-0266 – The owner of property located at 1657 Granby Road, Control Map 029E, Group A, Parcel 023.00** requests a 130-foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached garage in the side yard. The property is zoned R-1B, Residential District.

***INTERESTED PARTIES:***

Owner:

Brian Burnham

1657 Granby Road

Kingsport, TN 37660

(725)212-1462

Representative: Brian Burnham

8. **Case: BZA24-0273 – The owner of property located at 1664 East Stone Drive, Control Map 047I, Group A, Parcel 019.35** requests a 63.1 square foot variance to Section 114-533(8)b to exceed the permitted wall sign allowance for the installation of a new grocery "Pickup" wall sign. The property is zoned B-3, Highway-Oriented Business District.

***INTERESTED PARTIES:***

Owner:

Kroger

1664 E. Stone Drive

Kingsport, TN 37660

Representative: Chris Eleas

**IV. BUSINESS**

1. **Approval of the October 3, 2024 regular meeting minutes.**

**Stating for public record, the next application deadline is December 16, 2024 at noon, and meeting date (Thursday, January 2, 2025).**

**V. ADJUDICATION OF CASES**

**VI. PUBLIC COMMENT**

Citizens may speak on issue-oriented items. When you come to the podium, please state your name and address and sign the register that is provided. You are encouraged to keep your comments non- personal in nature, and they should be limited to five minutes.

**VII. ADJOURN**