



## BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, June 04, 2026 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom: Room 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: BZA26-0121–The owner of property located at 4472 W. Stone Drive, Control Map 022, Parcel 036.06** requests an 8.68 square foot variance from Section 114-528(1)b to allow directional signage that exceeds the maximum permitted sign area. The property is zoned B-3, Highway-Oriented Business District.

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

Owner:

Erik Fishman

5600 W. Lovers Lane

Dallas, Texas 75209

Representative: Melissa Justice

2. **Case: BZA26-0123–The owner of property located at 1302 W. Sullivan Street, Control Map 045E, Group G, Parcel 028.00** requests a 9-inch variance in both side yards from Sec. 114-184(e)(1)d and Sec. 138(4)c to accommodate construction of single family home. The property is zoned R-1C, Residential District.

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

Owner:

S3 of Bristol GP, George Smith  
367 Hog Hollow Road  
Johnson City, TN 37615

Representative: Justin Gonzales

- 3. Case: BZA26-0127–The owner of property located at 1800 Lynn Garden Drive, Control Map 012M, Group C, Parcel 004.00** requests a four-space parking reduction variance from Sec. 114-564(4)p to allow for the construction of Stateline Collision Center. The property is zoned B-3, Highway-Oriented Business District.

***INTERESTED PARTIES:***

Owner:

Stateline Collision  
124 Adams Avenue  
Kingsport, TN 37665

Representative: Kattie Casebolt

- 4. Case: BZA26-0129–The owner of property located at 1600 Arbor Place, Control Map 029D, Group D, Parcel 003.00** requests a 3,815.97 sq. ft. lot area reduction variance for Lot 16A and a 647.60 sq. ft. lot area variance for Lot 16B from Sec. 114-183(e)(1)a. The purpose of the request is to replat the property containing two existing houses in order to create individual lots and deeds for each residence. The property is zoned R-1B, Residential District.

***INTERESTED PARTIES:***

Owner:

Joseph McMurray  
2105 Heatherly Road  
Kingsport, TN 37660

Representative: Joseph McMurray

- 5. Case: BZA26-0125–The owner of property located at 2529 Russell Street, Control Map 091A, Group E, Parcel 011.00** requests administrative review of the legal nonconforming status at 225 Shady View Road.

***INTERESTED PARTIES:***

Owner:

Brandon Jessee

2529 Russell Street

Kingsport, TN 37660

Representative: Brandon Jessee

**IV. BUSINESS**

1. Approval of the May 7, 2026 regular meeting minutes.

Stating for public record, the next application deadline is June 15, 2026 at noon, and meeting date (Thursday, July 2, 2026).

**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**