



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, October 03, 2024 at 12:00 PM

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

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: BZA24-0196– The owner of property located at 800 Broad Street, Control Map 046G, Group F, Parcel 017.00** requests administrative review of Sec 114-535 to allow a new electronic message board to be integrated into the existing sign. The property is zoned P-1, Professional Offices District.

INTERESTED PARTIES:

Owner:

Scottie Burkhaltes

1216 Radcliff Ave.

Kingsport, TN 37664

(864)561-5700

Representative: Laura Mitchell

2. **Case: BZA24-0203 – The owner of property located at 165 Breckenridge Trace, Control Map 120, Parcel 003.55** requests administrative review of Sec 114-198 to allow a new church to be constructed in the industrial zone. The property is zoned M-1R, Light Manufacturing Restricted District.

INTERESTED PARTIES:

Owner:

Grace Pointe Fellowship

130 VFW Road

Kingsport, TN 37663

(423)426-3524

Representative: John Rose

3. **Case: BZA24-0204 – The owner of property located at 368 Old Kinkead Road, Control Map 022E, Group A, Parcel 007.00** requests a requests a 34 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing an accessory structure in the side yard. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Jacob Harris

368 Old Kinkead Road

Kingsport, TN 37660

(423)863-4894

Representative: Amy Harris

4. **Case: BZA24-0205 – The owner of property located at 1021 Timberidge Trail, Control Map 022E, Group F, Parcel 006.00** requests special exception to Sec 114-182(c)2 for the purpose of opening an in-home childcare facility. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Krystal Rivera

1021 Timberidge Trail

Kingsport, TN 37660

(951)741-2551

Representative: Krystal Rivera

5. **Case: BZA24-0206 – The owner of property located at 1200 Fiddlers Way, Control Map 061E, Group A, Parcel 006.00** requests a 13.2 foot front yard variance to Sec 114-183(e)(1)c and a 21.5 foot rear yard variance to Sec 114-183(e)(1)e for the purpose of constructing a new single-family home. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Harless Homes and Holding, LLC

132 Forest Lane

Blountville, TN 37617

423-791-0095

Representative: Cecilia Harless

6. **Case BZA24-0213 – The owner of property located at 418 Roller Street, Control Map 046H, Group A, Parcel 013.00** requests a 746 square foot variance to Sec. 114-133(2) to exceed the maximum square footage allowance for an accessory structure and a 4 foot variance to Sec. 114-133(2) for the purpose of locating the structure in the center of two existing accessory structures. The property is zoned R-4, Medium Density Apartment District.

INTERESTED PARTIES:

Owner:

Tommy Watts

418 Roller Street

Kingsport, TN 37660

423-534-2848

Representative: Tommy Watts

IV. BUSINESS

1. **Approval of the September 5, 2024 regular meeting minutes.**

Stating for public record, the next application deadline is October 15, 2024 at noon, and meeting date (Thursday, November 7, 2024).

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