



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, September 05, 2024 at 12:00 PM

City Hall, 415 Broad Street, Montgomery-Watterson Boardroom Room: 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: BZA24-0152– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00** requests special exception to Sec 114-195(c)41 for the purpose of storing vehicles in the existing parking lot and storing construction material outdoors in a designated area. The property is zoned B-3, Highway Oriented Business District.

INTERESTED PARTIES:

Owner:

David Bernstein

10800 Biscayne Blvd.

Miami, FL 33161

917-992-5292

Representative: Marcy Walker

2. **Case: BZA24-0154 – The owner of property located at 1843 Topsail Court, Control Map 077F, Group A, Parcel 032.52** requests a 38 foot deviation from rear yard to Sec 114-133(1) for the purpose of constructing a detached two-car garage in the side yard. The property is zoned PD, Planned Development District.

INTERESTED PARTIES:

Owner:

Timothy Lewis

1843 Topsail Ct.

Kingsport, TN 37664

336-604-8797

Representative: John Hoffman

3. **Case: BZA24-0159 – The owner of property located at TBD E. Aesque Street, Control Map 030A, Group A, Parcel 032.00** requests a 5 foot front yard variance to Sec 114-183(e)(1)c and an 8 foot 6 inch rear yard variance to Sec 114-183(e)(1)e for the purpose of constructing a new single family modular home. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Jianhui Zhou

2016 Buckingham Ct.

Kingsport, TN 37660

423-408-0367

Representative: Jianhui Zhou

4. **Case: BZA24-0169 – The owner of property located at 1392 E. Center Street, Control Map 046N, Group K, Parcel 019.00** requests approval from the Board of Zoning Appeals to Sec. 114-8(4) to re-establish a non-conforming use of a duplex on the property. The property is zoned P-1, Professional Offices District.

INTERESTED PARTIES:

Owner:

David Machado

1245 Watauga St.

Kingsport, TN 37660

530-295-7778

Representative: David Machado

5. **Case: BZA24-0171 – The owner of property located at 1621 Newbern Road, Control Map 061E, Group A, Parcel 006.00** requests a 6 foot side yard variance to Sec 114-185(e)(1)d for the purpose of constructing a new wooden carport for an existing home. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Maryann Burell

1621 Newbern Rd.

Kingsport, TN 37664

423-967-2839

Representative: Mark Freeman

6. **Case: BZA24-0172** The applicant requests a zoning interpretation of Sec 114-194(d)3 the B-2, Central Business District and Sec 114-203(d)3 the B-2E, Central Business Edge District. The purpose of this request is to seek an interpretation of an animal boarding facility as a prohibited use in the B-2 and B-2E zones.

INTERESTED PARTIES:

Applicant:

April Carder

2525 Essex Dr.

Kingsport, TN 37660

832-689-2679

Representative: April Carder

7. **Case: BZA24-0187– The owner of property located at 1720 Park Meadow Place, Control Map 076, Parcel 006.91** request is a special exception to Sec 114-382(1) for the purpose of constructing a new childcare facility. The property is zoned BC, Business Conference Center District.

INTERESTED PARTIES:

Owner:

Wellmont Health System / Ballad Health

1905 American Way

Kingsport, TN 37660

Representative: Lynn Tully

IV. BUSINESS

- 1. Approval of the August 1, 2024 regular meeting minutes.**

Stating for public record, the next application deadline is September 16, 2024 at noon, and meeting date (Thursday, October 3, 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