



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, March 06, 2025 at 12:00 PM
City Hall, 415 Broad Street, Boardroom

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: BZA24-0040 – The owner of property located at 1236 Watauga Street, Control Map 046K, Group E, Parcel 013.00** requests a 0.9 ft side yard variance to Sec. 114-133(2) for the purpose of constructing a bathroom and storage area to an existing accessory structure. The property is zoned R-1A, Residential District.

INTERESTED PARTIES:

Owner:

James Foster

1236 Watauga Street

Kingsport, TN 37660

(919)749-5779

Representative: Marvin Egan

2. **Case: BZA25-0032 – The owner of property located at 2405 Memorial Blvd, Control Map 061E, Group H, Parcel 010.00** request an amendment to the previously approved outdoor display area under Sec. 114-227 to allow for the expansion and relocation of the garden nursery. This amendment seeks to increase the size of the outdoor display area to better

accommodate the nursery's needs. 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

3. **Case: BZA25-0037 – The owner of property located at 5110 Exchange Court, Control Map 047L, Group N, Parcel 005.00** requests a 5.2 ft rear yard variance to Sec. 114-183(e)(1)e for the purpose of constructing a new addition to an existing single family home. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Chris Holt

5110 Exchange Court

Kingsport, TN 37664

(423)292-3333

Representative: Joe Begley

IV. BUSINESS

1. Approval of the February 6, 2025 regular meeting minutes.

Stating for public record, the next application deadline is March 17, 2025 at noon, and meeting date (Thursday, April 3, 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