



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, June 05, 2025 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: BZA25-0101 – The owner of the property located at 1383 Dewey Avenue, Control Map 062I, Group J, Parcel 025.00** requests a special exception to Section 114-183(c) to operate an educational group Monday through Friday. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

William Hutchinson

1383 Dewey Avenue

Kingsport, TN 37664

(423)226-5155

Representative: William Hutchinson

2. **Case: BZA25-0113 – The owners of properties located at 117 Virgil Avenue (Lot 12R), 121 Virgil Avenue (Lot 11R), 1211 Fairway Avenue (Lot 10R), 208 Glen Avenue (Lot 9R), 204 Glen Avenue (Lot 8R) and 200 Glen Avenue (Lot 7R)** request approval for multiple variances. The purpose of the request is to replat six existing houses in order to obtain individual deeds for each property, placing each house on its own lot. The properties are zoned R-1B, Residential District. The specific variances requested are as follows: **117 Virgil**

Avenue (Lot 12R): 2,200 sq ft lot size variance to Sec. 114-183(e)(1)a, 6.4-foot front yard variance to Sec. 114-183(e)(1)c, 1.2-foot rear yard variance to Sec. 114-183(e)(1)e. **121 Virgil Avenue (Lot 11R):** 2,720.18 sq ft lot size variance to Sec. 114-183(e)(1)a, 0.2-foot side yard variance to Sec. 114-183(e)(1)d, 7.9-foot front yard variance to Sec. 114-183(e)(1)c. **1211 Fairway Avenue (Lot 10R):** 2,523.8 sq ft lot size variance Sec. 114-183(e)(1)a, 5-foot front yard variance to Sec. 114-183(e)(1)c, 1.1-foot side yard variance to Sec. 114-183(e)(1)d, 1-foot accessory structure setback variance to Sec. 114-133(2). **208 Glen Avenue (Lot 9R):** 2,077.85 sq ft lot size variance Sec. 114-183(e)(1)a, 1-foot side yard variance (street side requires 12 ft) to Sec. 114-138(4)c, 2.1-foot front yard variance to Sec. 114-183(e)(1)c, 7.6-foot rear yard variance to Sec. 114-183(e)(1)e. **204 Glen Avenue (Lot 8R):** 2,593.77 sq ft lot size variance Sec. 114-183(e)(1)a, 10.1-foot front yard variance to Sec. 114-183(e)(1)c. **200 Glen Avenue (Lot 7R):** 1,069.68 sq ft lot size variance Sec. 114-183(e)(1)a, 16.7-foot front yard variance to Sec. 114-183(e)(1)c, 0.8-foot side yard variance to Sec. 114-183(e)(1)d.

INTERESTED PARTIES:

Owner:

Front Street Ventures

2 Mishaupan Place

Bayville, NY 11709

(516)274-8997

Representative: Richard Banks

3. **Case: BZA25-0127 – The owner of property located at 2003 N. Eastman Road Suite 210, Control Map 047P, Group A, Parcel 003.00** request a 45.62 square foot variance to Sec. 114-533(9)c to exceed the permitted wall sign allowance for the Eggs Up Grill restaurant. The property is zoned B-4P, Planned Business District.

INTERESTED PARTIES:

Owner:

Kenneth Bates

160 Stanley Road

Johnson City, TN 37615

(423)276-6997

Representative: Kenneth Bates

4. **Case: BZA25-0132– The owner of property located at 2112 Eastwood Avenue, Control Map 061L, Group J, Parcel 019.00** requests special exception to Sec 114-183(c) for the purpose of operating an in-home childcare center. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Bob Tupper

1600 hunter Lane

Kingsport, TN 37664

(423)817-2800

Representative: Lily Tupper

IV. BUSINESS

1. Approval of the May 1, 2025 regular meeting minutes.

Stating for public record, the next application deadline is June 16, 2025 at noon, and meeting date (Thursday, July 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