



BOARD OF ZONING APPEALS MEETING AGENDA

**Thursday, February 05, 2026 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: BZA26-0005– The owner of property located at 1370 Dewey Avenue, Control Map 061L, Group F, Parcel 013.00** requests a 20.17-foot deviation from rear yard to Sec 114-133(1) for the purpose of locating an existing garage in the side yard. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Frank Brown

1208 Friends Station Road

New Market, TN 37820

Representative: Frank Brown

2. **Case: BZA26-0011– The owner of property located at 1476 Cooks Valley Road, Control Map 062, Parcel 003.00 and 003.50** requests a 10-foot front yard setback variance from Section 114-183(e)(1)c for Lots 18–24 on the western side of the proposed Cooks Valley Subdivision and Lots 11–24 on the eastern side of the proposed Cooks Valley Subdivision. The property is zoned R-1B, Residential District.

INTERESTED PARTIES:

Owner:

Daniel Stacy

271 Old Cooks Valley Road

Kingsport, TN 37664

Representative: Randy Beckner

IV. BUSINESS

1. Approval of the January 8, 2026 regular meeting minutes.

Reschedule the March 2026 BZA meeting to the second Thursday, March 12, 2026, due to staff attendance at the TAPA Spring Conference on March 5–6.

Stating for public record, the next application deadline is February 15, 2026 at noon, and meeting date (Thursday, March 5, 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