



BOARD OF ZONING APPEALS MEETING AGENDA

Thursday, April 03, 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: BZA25-0051– The owner of property located at 2016 Netherland Inn Road, Control Map 045K, Group C, Parcel 030.00** requests a 41-foot maximum front yard variance to Sec. 114-189(5). The variance is to accommodate the construction of a new eight-unit townhome development. The property is zoned PVD, Planned Village District.

INTERESTED PARTIES:

Owner:

Michael Bare

P.O. Box 3821

Kingsport, TN 37664

(423)963-6734

Representative: Michael Bare

2. **Case: BZA25-0054– The owner of property located at 354 Shadowtown Road, Control Map 064, Parcel 0138.00** requests reinstatement of a nonconforming use for a free-standing sign pursuant to Sec. 114-513(b). 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: Melissa Justice

3. **Case BZA25-0055 – The owner of property located at 1432 Brightridge Drive, Control Map 046K, Group H, Parcel 024.00** requests a 2-foot building separation variance from Sec. 114-133(2). The variance is sought to allow placement of an accessory structure behind an existing accessory structure. The property is zoned R-1A, Residential District.

INTERESTED PARTIES:

Owner:

Randell Drayne

1432 Brightridge Dr.

Kingsport, TN 37664

423-782-7626

Representative: Randell Drayne

4. **Case: BZA25-0058 - The owner of property located at 401 Commerce Street, Control Map 046I, Group E, Parcel 033.00** requests a zoning interpretation of Sections 114-194(a)(1) and 114-194(d)(3) for the B-2 Central Business District. Specifically, the applicant seeks clarification on whether golf cart sales are considered an approved principal use within the B-2 zone or if they fall under the prohibited category of car dealerships.

INTERESTED PARTIES:

Owner:

Andrew Carrier

1123 Reserve Place

Johnson City, TN 37615

423-956-5857

Representative: A.D. Jones

IV. BUSINESS

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

Stating for public record, the next application deadline is April 15, 2025 at noon, and meeting date (Thursday, May 1, 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