**BOARDS OF ZONING APPEALS**

**NAME OF APPLICANT**  Wes Brown  
**FILE NO.**  10-C-1B-YN

**The applicant is:**  
☑️ Owner  ☐ Tenant  ☐ Contractor  ☐ Other __________

**This is a request for:**  
☑️ Zoning Variance (Building Permit Denied)  ☐ Extension of Non-Conforming Use  
☐ Appeal of Administrative Official’s Decision  ☐ Map Interpretation

**PROPERTY INFORMATION**

<table>
<thead>
<tr>
<th>Street Address</th>
<th>Zoning Map Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>2218 Spence Place</td>
<td>95</td>
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<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Lot/Parcel</th>
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<tr>
<td>R-1</td>
<td>095MB003</td>
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<tr>
<th>Ward and Block</th>
<th>Is a Plat required?</th>
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<tbody>
<tr>
<td>26-26113</td>
<td>☐ Yes  ☑️ No</td>
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**This proposal pertains to:**  
☑️ New Structure  ☐ Extension of Existing Structure  ☐ Off-Street Parking  
☐ Signage  ☐ Other __________

**DESCRIPTION OF PROPOSAL**

Applicant wishes to construct a two-story accessory structure in his rear yard. The structure is proposed to be a two-bay garage on the ground floor and a loft/storage space on the second floor. Applicant is requesting to increase the maximum height permitted for accessory structures.

Describe specific ways in which this proposal fails to meet the requirements of the City of Knoxville Zoning Ordinance (please reference Section/Article of the Ordinance):

Applicant seeks variance to increase the permitted height of an accessory structure from 15’ to 18.2’.

As per Article 4, Section 2.1.1.F

**CITY OF KNOXVILLE BUILDING INSPECTOR**  Lori Hearl  
**DATE**  09/17/2018
APPELLANT'S HARDSHIP

Which special circumstance(s) of the property do not apply generally in the zoning district?

☑️ Size  ☐ Elevation  ☐ Slope  ☐ Shape  ☐ Soil  ☐ Subsurface  ☐ Other  

What legal hardship(s) prevents any reasonable use of your land under the terms of the Zoning Ordinance?

Maximum average height would eliminate ability to use loft space above the ground.

I affirm that the hardship described above was not created by anyone having an ownership interest in the property since 1962. ☐ Yes  ☑️ No  If answering no, explain:  

Are the conditions on your property the result of other man-made changes (such as the relocation of a road or highway)?  ☐ No  ☑️ Yes  If answering yes, describe:  

APPELLANT'S AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of options on same, as listed below.

Signature:  

Address to which all correspondence should be mailed regarding this application:

Name (Print)  Street Address  City  State  Zip  Telephone  

Wesley Brown  3624 Melanie Rd  Knoxville, TN  37920  (865) 808-5892

Names of all property owners or holders of option on same must be listed here:

Name (Print)  Street Address  City  State  Zip  Telephone  

Date Filed:  

Fee Paid:  

Councilmanic District:  

MPC Planning Sector:  

General Location Description:  

Size: Acres  Size: Sq. Ft.
October 11, 2018

Mr. Scott Elder
Board of Zoning Appeals
Room 505, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:


We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,

[Signature]

Christian G. Wiberley
Engineering

CGW