



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

JUNE 3, 2025

Tuesday, 3:00 P.M., CITY HALL

1. Call to Order
2. Approval of the previous minutes, May 6, 2025
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
 - a) **Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 15' and to reduce the side yard setback from the required 22.5' to 10' for a proposed single-family dwelling to be constructed at 549 Greystone Heights Road, being Tax Map 126K, Group A, Parcel 12, R-1 Zone, requested by Cantrell Engineering and Surveying.**
 - b) **Review and consideration for a special exception for Section 411.5.3 of the Sign Regulations, for an off-premise sign, located at 542 Parkway, Tax Map 126L, Group A, Parcel 17, C-1 zone, requested by Arrowmont School of Arts and Crafts.**
 - c) **Review and consideration for a proposed variance to exceed the sign allotment from the required 150 square feet to 5,250 square feet for a proposed off-premise sign, located at 542 Parkway, Tax Map 126L, Group A, Parcel 17, C-1 Zone, requested by Arrowmont School of Arts and Crafts.**

New Business

- a) **Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 22' for a proposed single-family dwelling to be constructed at 327 Church Street, being Tax Map 127I, Group C, Parcel 9, R-1 Zone, requested by Allen Atchley.**
- b) **Review and consideration for a special exception to increase the height allotment from the required 48' to 74' for a proposed single-family dwelling to be constructed at 555 Forest Springs Drive, being Tax Map 127P, Group C, Parcel 10, R-2 Zone, requested by CEC, Inc.**
- c) **Review and consideration for a proposed variance to further reduce the rear yard setback from the previously approved 10' to 8' for a proposed single-family dwelling to be constructed at 462 Loop Road, Tax Map 126L, Group F, Parcel 7, R-1 Zone, requested by Jeffrey Holcombe.**

- d) Review and consideration for a proposed variance to reduce the side yard from the required 15' to 11' for a proposed single-family dwelling to be constructed at 760 Ellis Ogle Road, being Tax Map 126, Parcel 29.01, R-1 Zone, requested by Dan Reilly.**
- e) Review and consideration for a proposed variance to reduce the side yard from the required 15' to 9' for a proposed single-family dwelling to be constructed at 760 Ellis Ogle Road, being Tax Map 126, Parcel 29.02, R-1 Zone, requested by Dan Reilly.**

7. Unscheduled Items

8. Adjournment