

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
APRIL 25, 2024, MEETING
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Caton
Joe Waggoner
Matt Zoder

MEMBERS ABSENT

Clay England
Cyndi Bowling

OTHERS PRESENT

Staff Representative: Jeff Ownby, Building and Planning Director
 Dalton York, Assistant City Planner
 Jodi Bible, Executive Secretary

Chairman Matt Zoder called the meeting to order at 3:00 P.M. Ms. Amanda Caton made a motion to approve the minutes of the March 28, 2024, meeting, and Mr. Joe Waggoner provided a second with all members voting, “aye.”

Staff Report

Petitions and Communications from the Public

Old Business

New Business

Review and consideration for a proposed lot size variance, R-1 (Low Density) District, to combine four nonconforming lots (less than 15,000 square feet) into three nonconforming lots, located at 646 Ridge Top Loop, requested by Zeb Beason

Staff presented the request for a proposed lot size variance to combine four nonconforming lots into three nonconforming lots that are located at 646 Ridge Top Loop, Staff also mentioned that this is a special exception because this is considered an improvement for the lots since the original plat from 1952 shows five (5) lots of record. The improvement comes from the landowner using portion of lot four (4) to make the other lots a bit larger. The provided survey map shows the intent to put three overnight rentals on the parcels, once the plat is approved, and the notated setbacks for a three-story home are provided.

Following a brief discussion, Mr. Joe Waggoner made a motion to approve the request as presented. Ms. Amanda Caton provided a second with all members voting, “aye.”

Review and consideration for a proposed variance to further reduce the rear yard setback from the previously approved 10’ to 7’ 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.

Staff presented the request for a proposed variance to further reduce the rear yard setback from the previously approved 10’ (approved on October 31, 2023) to 7’ for a proposed single-family dwelling to be constructed at 462 Loop Road. The additional request comes from the construction of the proposed deck for the overnight rental. The requestor did not provide any additional information regarding the hardship for this new request.

Following a brief discussion, Ms. Amanda Caton made a motion to deny the request due to no additional hardship being identified. Mr. Joe Waggoner provided a second with all members voting, "aye."

Unscheduled Items

The meeting was unanimously adjourned at 3:26 p.m. after a motion made by Ms. Amanda Caton. Mr. Joe Waggoner provided a second with all members voting, "aye."

Approved:



MBZA Chairman

5-23-24

Date