



Building and Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

SEPTEMBER 26, 2024

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

1. Call to Order
2. Approval of the previous minutes, August 22, 2024
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
6. New Business
 - a) **Review and consideration for a proposed variance to reduce the minimum lot size requirement for a R1-A (Low Density Residential) District for a proposed plat at 626 Ownby Drive, being Tax Map 117L, Group A, Parcel 11, R1-A Zone, requested by James Tant.**
 - b) **Review and consideration for a proposed variance to reduce the side yard setback from the required 15' to 10' for a proposed single-family dwelling to be constructed at 468 Winfield Heights Road, being Tax Map 126O, Group B, Parcel 15, R-2 Zone, requested by Phillip Derosia.**
 - c) **Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 15' and the side yard setback from the required 22.5' to 15' for a proposed single-family dwelling to be constructed at 315 Tower Road, being Tax Map 127H, Group C, Parcel 16, R-1 Zone, requested by Ken Loomis Construction.**
 - d) **Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5' to 15' for an already constructed accessory structure located at 528 Reba Lane, being Tax Map 117K, Group A, Parcel 1, R-1 Zone, requested by For Rent Properties, LLC.**
 - e) **Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 15' and the rear yard setback from the required 20' to 15' for a proposed single-family dwelling to be constructed at 505 Bruce Road, being Tax Map 117N, Group C, Parcel 18, R1-A Zone, requested by Gene Singletary.**
 - f) **Review and consideration for a proposed variance to reduce the rear yard setback from the required 20' to 1' for a proposed single-family dwelling to be constructed at 1706 Mountain Shadows Way, being Tax Map 117M, Group C, Parcel 1, R1-A Zone, requested by Al Shirley.**
7. Unscheduled Items
8. Adjournment