

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
MARCH 23, 2023, MEETING,
THURSDAY, 3:00 PM, ROCKY TOP SPORTS WORLD

MEMBERS PRESENT

Matt Zoder
Joe Waggoner
Amanda Caton
Cyndi Bowling
Clay England

MEMBERS ABSENT

OTHERS PRESENT

Staff Representative: Jeff Ownby, Building and Planning Director
Jodi Bible, Executive Secretary

Chairman Mr. Matt Zoder called the meeting to order at 3:00 P.M. Mr. Joe Waggoner made a motion to approve the minutes of the February 23, 2023, meeting, and Mrs. Amanda Caton 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 front yard variance to reduce the setback from 25' to 15' for a proposed single-family dwelling to be constructed at 140 Watertower Road, R-1 Zone, requested by Brennon Garrett.

Staff presented the request for a proposed variance from Article VIII, being the "Area, Yard, and Height Requirement," of the Municipal Zoning Ordinance for a proposed single-family dwelling to be constructed at 140 Watertower Road, R-1 Zone. The parcel is 18,338 square feet (0.42-acres) with a slope greater than 30%. The proposed dwelling will be used as an overnight rental. Along with steepness, there are some existing concrete structures left on the property, one being a block wall along the western section of the parcel as well as a fireplace. Staff mentioned that had a Right-of-Way agreement been previously established then Staff would be able to grant the variance. The variance request also includes space for the required parking needed for the overnight rental, which is three spaces. Staff mentioned that there had not been any opposition voiced from the adjoining property owners.

Following a brief discussion, Mr. Clay England made a motion to approve the request as presented. Mrs. Amanda Caton provided a second with all members voting, "aye."

Unscheduled Items

The meeting was unanimously adjourned at 3:12 p.m. after a motion made by Mrs. Amanda Caton and Mr. Clay England provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date