

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
December 6, 2021
MONDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Jay Horner
Ron Smith
Cyndi Bowling

MEMBERS ABSENT

Matt Zoder
Joe Waggoner

OTHERS PRESENT

Becky Hilborn
Daniel Minton

Staff Representatives: David Ball, Building & Planning Director

Mr. Jay Horner called the meeting to order at 3:00 P.M. Ms. Cindi Bowling made a motion to approve the minutes for the October 28, 2021, meeting. Mr. Ron Smith seconded the motion which passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and Consideration for a proposed variance from Article VIII, being the "Area, Yard, and Height Requirements," of the Municipal Zoning Ordinance, for a proposed patio enclosure to an existing single-family dwelling located at 305 North Mountain Trail, Tax Map 116N, Group A, Parcel 26, R-1 Zone requested by Daniel Minton.

Staff explained the request for a 10' side yard setback variance from the required 15' leaving a side yard setback area of 5' to enclose a patio area for a single-family dwelling at 305 North Mountain Trail. Staff noted that the applicant received a variance on February 20, 2020, to rebuild the structure that was destroyed in the 2016 Wildfires. Staff explained that the previous request included the subject patio area but as an open area. Staff also explained that the new construction replaces the previous footprint that existed prior to the fires.

Staff noted that the enclosure is in the location of the patio and therefore the impact should be very minimal. Staff added that the applicant also owns the adjoining property that is immediately adjacent to the enclosure. Staff stated that the property is an odd-shaped lot, and the natural slope is in excess of 40%. The property is not served with public sewer and therefore the septic tank and field line areas are a limiting factor to building on the site.

After a brief discussion, Mr. Ron Smith made a motion to approve the request. Ms. Cindi Bowling seconded the motion and all members voted "aye."

Review and consideration for a proposed variance from Article VIII, being the "Area, Yard, and Height Requirements," of the Municipal Zoning Ordinance for a proposed storage shed structure, located at 333 Ski Mountain Road, Tax Map 137B, Group A, Parcel 3.00, C-2 Zone, requested by Club Chalet, HOA.

Staff presented the request for a 11'-1" front yard setback variance from the required 15' setback area, leaving a 3'-11" front yard area and a 2'-9" front yard setback variance from the required 15' setback area, leaving a 12'-3" front yard area for a proposed storage building addition at 333 Ski Mountain Road. Staff noted that the building is a 10' x 20' storage building to be placed on the

existing commercial site. The property is currently developed with a 2-story commercial office building. The storage building is shown to be located on the west portion of the property near the intersection of Ski Mountain Road and Ownby. The building is a single-story building and should not negatively impact the adjoining public right-of-way area. Staff noted that the owners will need to ensure that adequate parking spaces remain for the business located on the property.

Ms. Hilborn was present and explained that the proposed structure will be permanently placed in the parking lot area and will occupy approximately 2 spaces but that ample parking spaces remain to serve the existing office space. Ms. Hilborn stated that the site contains enough vacant area that additional parking could be added if needed in the future.

Following some additional discussion, Mr. Ron Smith made a motion to approve the request and Ms. Cindi Bowling seconded the motion which was unanimously approved with all members present voting "aye."

Unscheduled Item

Adjournment

The meeting was unanimously adjourned at approximately 3:20 p.m. after a motion by Ms. Cindi Bowling and a second by Mr. Ron Smith.

Approved by:



MBZA CHAIRMAN

1-27-2022

DATE