

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
JANUARY 26, 2023, Meeting,
THURSDAY, 3:00 PM, ROCKY TOP SPORTS WORLD

MEMBERS PRESENT

Matt Zoder
Joe Waggoner
Clay England

MEMBERS ABSENT

Cyndi Bowling
Amanda Caton

OTHERS PRESENT

Jerry Kirkman

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 October 27, 2022, meeting, and Mr. Clay England 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 variance from Article VIII, being the “Area, Yard, and Height Requirements,” of the Municipal Zoning Ordinance for a proposed accessory structure, located at 416 Laurel Avenue, being Tax Map 126F, Group A, Parcel 19.01, R-1 Zone, requested Jerry Kirkman.

Staff presented a request for review and consideration of a proposed variance from Article VIII, being the “Area, Yard, and Height Requirements,” of the Municipal Zoning Ordinance for a proposed accessory structure to be constructed at 804 Perry Drive. The initial request was to reduce the side yard setback from 15’ to 5’. The request is for a garage, measuring 24’ x 25’, to be constructed on the parcel. The variance request is only for the corner of the structure. Mr. Jerry Kirkman was present to give a small presentation to the Board to explain the request and the reasoning for the request. Mr. Jerry Kirkman provided additional pictures and deed information to the Board and Staff during his discussion. Following the discussion between Mr. Kirkman, Staff, and the Board, the Board felt it would be better to go ahead and allow Mr. Jerry Kirman to reduce the side yard setback to 0’ to build the accessory structure.

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

Review and consideration for a proposed variance from Article VIII, being the “Area, Yard, and Height Requirements,” of Municipal Zoning Ordinance for a proposed single-family dwelling to be constructed at 450 Winfield Heights Rd., being Tax Map 126O, Group B, Parcel 12, R-2 Zone, requested by Elkmont Building Company, Inc.

Staff presented a request for review and consideration of a proposed variance from Article VIII, being the “Area, Yard, and Height Requirements,” of the Municipal Zoning Ordinance for a proposed single-family dwelling to be constructed at 450 Winfield Heights Road. The parcel in question is .25-acres and the slope is 23%. The request is to reduce the side yard setback from 15’ to 12’. Elkmont Building Co., the requestor and owner, recently subdivided a parcel into two lots. Lot 6’s structure adheres to the setbacks required for R-2 (Medium Density) Residential zoning, but the width of lot 5’s structure encroaches on the side yard setbacks.

Following a brief discussion, Mr. Clay England made a motion to approve the request. Mr. Joe Waggoner provided a second with all members voting, “aye.”

Unscheduled Items

Adjournment

The meeting was unanimously adjourned at 3:26 p.m. after a motion made by Mr. Joe Waggoner and Mr. Clay England provided a second with all members voting, “aye.”

Approved:



MBZA Chairman



Date