

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
MAY 23, 2024, MEETING
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Amanda Caton
Matt Zoder
Joe Waggoner

MEMBERS ABSENT

Amanda Caton
Cyndi Bowling

OTHERS PRESENT

Maverick Tudisco
Jodi Tudisco

Staff Representative: Jeff Ownby, Building and Planning Director
 Gary Carver, 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 April 25, 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 variance to reduce the side yard setback from 22.5’ to 15’ for a proposed three-story, single-family dwelling to be constructed at 261 Brownsridge Road, Tax Map 127H, Group C, Parcel 45, R-1 Zone, requested by Anthony Fiorio.

Staff presented the request for a proposed variance to reduce the side yard setback from the required 22.5’ to 15’ for a proposed three-story, single-family dwelling to be constructed at 261 Brownsridge Road. The property is nonconforming by current standards as the lot size, 0.5-acres at an approximate 49% slope, would not meet the minimum lot size set forth in Article VIII of the Gatlinburg Zoning Ordinance. The plan was submitted for review by Staff, and it was noted that the property would require an additional 7.5’ of side yard setback due to the proposed dwelling being three (3) stories. The applicants have not provided a physical hardship for consideration. Staff explained to the Board that excessive density is “self-created” hardship that could be avoided by reducing the density of the building.

Following a brief 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 proposed variances, R-1 Zone, to subdivide a parcel into two lots with nonconforming (already existing) structures located at 570 Esslinger Drive and 564 Esslinger Drive, Tax Map 127G, Group C, Parcel 17, requested by Jodi and Maverick Tudisco.

Staff presented the request for proposed variances, R-1 Zone, to subdivide a parcel into two lots with nonconforming (already existing) structures located at 570 and 564 Esslinger Drive. The property is

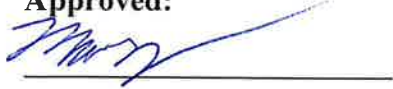
considered nonconforming by current standards as the lot currently houses two (2) structures with one dwelling (564 Esslinger Drive) observing an approximate 4' rear yard setback. Furthermore, the proposal would also allow for non-conforming lot sizes for each proposed parcel. The property's slope percentage (approximately 40%) would require a 1-acre minimum lot size. Both dwellings were constructed prior to the establishment of the Zoning Regulations for the City of Gatlinburg, thus being the reason for the non-complacencies.

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

Unscheduled Items

The meeting was unanimously adjourned at 3:18 p.m. after a motion made by Mr. Clay England. Mr. Joe Waggoner provided a second with all members voting, "aye."

Approved:



MBZA Chairman

6-27-24

Date