

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
AUGUST 24, 2023, MEETING,
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Joe Waggoner
Matt Zoder
Amanda Caton

MEMBERS ABSENT

Clay England
Cyndi Bowling

OTHERS PRESENT

Craig Olson
Scott Richie

Staff Representative: Dalton York, Assistant City Planner
Jodi Bible, Executive Secretary

Chairman Matt Zoder called the meeting to order at 3:05 P.M. Mrs. Amanda Caton made a motion to approve the minutes of the June 22, 2023, 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 to 14.63' from the required 15', and to reduce the rear yard setback from the required 20' down to 11.44' for a single-family dwelling under construction at 634 Woodland Drive, being Tax Map 127H, Group D, Parcel 33, R-1 Zone, requested by Craig Olson.

Staff presented the request for a proposed variance to reduce the side yard setback and rear yard setback for a single-family dwelling currently under construction located at 634 Woodland Drive. Mr. Craig Olson, the contractor, and Scott Richey, the owner, were present to answer questions regarding the request. The contractor explained that the house was built back on the old footers from the previous residence. Due to the construction being in the same footprint as the original, the survey showed that originally, they were within the setbacks, but once the build was complete the builder realized that they survey was not correct initially causing the house to not be within the setbacks. To avoid additional construction costs, the applicant wanted to request the variance to ensure that the house was conforming to the Gatlinburg Municipal Code for single-family dwelling for R-1 (Low Density) Residential District.

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

Review and consideration for a proposed variance to reduce the rear yard setback to 15' from the required 20' for an accessory structure to be constructed at 334 Low Gap Road, being Tax Map 127G, Group B, Parcels 21, 22, and 23, R-1 Zone, requested by Dale Meinen.

Staff presented the request for a proposed variance to reduce the rear yard setback for an accessory structure to be constructed at 334 Low Gap Road. The request is for a reduction in the rear yard setback to 15' from the required 20' for an accessory structure. Mr. Dale Meinen provided letters

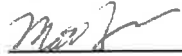
from his adjoining property owners with their blessing in accommodating this request. The structure will be placed in the same footprint of a prior shed that was located on the parcel. The type construction required for the new shed is the reason for the request.

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

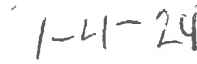
Unscheduled Items

The meeting was unanimously adjourned at 3:15 p.m. after a motion made by Mrs. Amanda Caton. Mr. Joe Waggoner provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date