

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
FEBRUARY 24, 2022, Meeting,
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Matt Zoder
Ron Smith
Joe Waggoner

MEMBERS ABSENT

Cyndi Bowling
Jay Horner

OTHER PRESENT

Chris Buckner
Gary Phillips
Timothy Wallace
Ira and Jan Lapides

Staff Representative: David Ball, Building & 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 January 27, 2022, meeting, and Mr. Ron Smith provided a second.

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 storage building addition to an existing single-family dwelling located at 819 Mountain View Dr., Tax Map 137F, Group B, Parcel 8, R-1A Zone, requested by Christopher Buckner.

Staff presented the request for a variance from Article VIII, being the Area, Yard, and Height Requirements for a side and rear yard setback variance. Specifically, staff noted that the request consists of a 10’ side yard setback variance from the required 15’ setback, leaving a 5’ side yard area; and a 15’ rear yard setback from the required 20’ setback, leaving a 5’ rear yard area for a proposed 10’x12’ storage building addition at 819 Mountain View Drive. Staff explained that the property is currently developed with an 8’x 10’ storage building located near the proposed replacement storage building. Staff noted that the applicant is requesting a variance to replace the storage building with a new building that is 2’ longer and shifted slightly north of the current building location. Mr. Buckner verified that there is a fence and wall structure located between the proposed storage building and adjoining property. Staff stated that since there is an existing storage building on the property in close proximity to the proposed location, there appears to be little or no impact to the adjoining properties. Staff further noted that the property is long and very narrow, consisting of approximately 5000 square feet and limited areas on the property to located accessory structures.

Following a brief discussion, Mr. Ron Smith made a motion to approve the request as presented, and Mr. Joe Waggoner provided a second, which passed unanimously with all members voting, “aye.”

Review and consideration for a 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 Lot #5 on Sterling Drive, Tax Map 127H, Group B, Parcel 40, R-1 Zone, requested by Kenneth Hurst.

Staff presented the request for a variance from Article VIII, being the Area, Yard, and Height Requirements for a front and rear yard setback variance. Staff stated that specifically, the request consists of 15’ front yard setback variance from the required 25’ setback, leaving a 10’ front yard area; and a 5’ rear yard setback from the required 20’ setback, leaving a 10’ front yard area; and a 5’ rear yard setback from the required 20’ setback leaving a 15’ rear yard area for a proposed single-family dwelling. Staff added that the property is located at the termination point of Sterling Drive at the end of the platted cul-de-sac area. The lot is a vacant lot consisting of 8,276.4 square feet and the proposed building location appears to be located below the adjoining properties and approximately 50’ to 60’ away from the nearest structure. The applicant is proposing a 1-bedroom dwelling consisting of 720 square feet of floor area which is well below the allowable floor area ration for the property. Staff noted that the property is an odd, shaped lot with slopes of 30% and greater. The property is bisected with an existing sewer line which limits the building area of the lot to the southeast portion of the property. The surveyor for the project, Timothy Wallace, was present and provided additional remarks regarding the proposal.

After a brief discussion, Mr. Ron Smith made a motion to approve the request as presented, and Mr. Joe Waggoner provided a second, which passed unanimously with all members voting, “aye.”

Unscheduled Items

Kenneth Phillips presented an item that will be on the next Municipal Board of Zoning Appeals agenda to the board to ensure that all his basis were covered prior to the next meeting. He presented an item for a proposed variance from Article VIII, for a proposed single-family dwelling to be constructed at Lot 133 A, Crescent Drive, R-1A Zone.

Adjournment

The meeting was unanimously adjourned at approximately 3:10 p.m. after a motion by Mr. Ron Smith and a second from Mr. Joe Waggoner.

Approved:



MBZA Chairman



Date