

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
March 25, 2021
TUESDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Ron Smith
Matt Zoder
Jay Horner
Cyndi Bowling

MEMBERS ABSENT

Joe Waggoner

OTHERS PRESENT

Zac Brantley
Gary McCarter

Staff Representatives: David Ball, Building & Planning Director

Chairman Mr. Matt Zoder called the meeting to order at 3:00 P.M. Mr. Ron Smith made a motion to approve the minutes for the February 25, 2021 meeting. Mrs. Cyndi Bowling seconded the motion which passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and consideration for a setback variance for a proposed single-family dwelling, located at 344 Silverbell Heights Lane, being Tax Map 126L, Group E, Parcel 006.01, R-1 Zone, requested by Zach Brantley.

Staff presented the request for a variance from Article VIII, being the Area, Yard, and Height Requirements for two (2) side yard setback variances. Specifically, the request consists of 8' side yard setback variances for each side yard area, leaving a 7' side yard area for a proposed 26' x 42' single-family dwelling to be located at 344 Silverbell Heights Lane.

Staff explained that the property was previously developed with a single-family dwelling that was destroyed in the 2016 Wildfires. Staff stated that the property is located well below the City Street and it appears that the property previously shared a driveway access with the property located at 342. The plan indicates that the proposed dwelling will be accessed via the same shared driveway and will be located in the approximate location as the previous structure existed prior to the wildfires which should be of no more impact than previously existed. Mr. Zack Brantley was present and confirmed that the building would be in similar location and that the driveway is a shared driveway. Staff noted that the property is long and narrow with an average lot width of 48.37' and that the property is steep and slopes down from Silverbell Heights Lane at slopes of 30% and greater.

After a brief discussion, Mrs. Cyndi Bowling made a motion to approve the requests and Mr. Ron Smith, seconded the motion which was unanimously approved with all members voting "aye."

Review and consideration for a proposed setback variance for a detached garage, located at 536 Kings Ridge Road, being Tax Map 117P, Group D, Parcel 004.00, R-1 Zone, requested by Bruce Cantrell for Gary B. McCarter.

Staff presented the request for a variance from Article VIII, being the Area, Yard, and Height Requirements for a side yard setback variance. Specifically, the request consists of a 12.98' side yard setback variance from the required 15' setback, leaving a 2.02' side yard area for an existing/proposed detached accessory garage structure addition to a single-family

dwelling located at 536 Kings Ridge Road. Mr. Gary McCarter was present and stated that the garage was started without the permits and then it was discovered by the surveyor that the building encroached over the property boundary. Staff stated that the building is being modified to the proposed setbacks if the Board approves the request. Staff also noted that the structure is located on a ridge line and will be located approximately 200' from any adjoining property buildings and 170' from the adjoining Gatlinburg Falls Development pool amenities area. The structure is also located in elevation above any other adjoining structures and buildings and therefore should have little to no impact.

After a brief discussion, Mr. Ron Smith made a motion to approve the requests and Mr. Jay Horner, seconded the motion which was unanimously approved with all members voting "aye."

Petitions and Communications from the Public

Unscheduled Item

Adjournment

The meeting was unanimously adjourned at approximately 3:15 p.m. after a motion by Mr. Ron Smith and a second by Mrs. Cyndi Bowling.

Approved by:



MBZA CHAIRMAN

4-22-2021

DATE