

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
JULY 28, 2022, Meeting,
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Matt Zoder
Joe Waggoner
Amanda Caton

MEMBERS ABSENT

Jay Horner
Cyndi Bowling

OTHERS PRESENT

Ira Lapidès
Jan Lapidès
Robert Krusenklau

Staff Representative: Gary Brackins, Assistant City Planner
Jodi Bible, Executive Secretary

Chairman Mr. Matt Zoder called the meeting to order at 3:30 P.M. Mr. Joe Waggoner made a motion to approve the minutes of the June 23, 2022, meeting, and Mrs. Amanda Caton 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 residential accessory located at 608 Park Path Way, Tax Map 127G, Group B, Parcels 26 and 27, R-1 Zone, requested by Ira Lapidès.

Staff presented a request for a proposed variance from Article VIII, being the “Area, Yard, and Height Requirements,” of the Municipal Zoning Ordinance for a proposed residential accessory structure located at 608 Park Path Way. The request is a 10’ side yard setback variance from the 15’ front yard setback requirement, leaving a 5’ side yard area; and a 25’ rear yard setback variance from the required 36’ rear yard setback requirement, leaving an 11’ rear yard for a proposed accessory structure. Staff did mention to the Board that Mr. and Mrs. Lapidès had their lot line deleted at the April 21, 2022, Planning Commission Meeting creating one tract, but the minor plat has yet to be recorded hence the most recent survey having a lot line displayed on the survey presented. Mr. and Mrs. Lapidès also shared with the Board that is it their hope to eventually close the private road, splitting it between them and their neighbors adjacent to them. The accessory structure being presented is a studio that will be located separately from the residence.

Following a brief discussion between Staff, the Board, and Mr. and Mrs. Lapidès, Mr. Joe Waggoner made a motion to approve the request. Mrs. Amanda Caton provided a second with all members voting, “aye.”

Review and consideration for a proposed variance from Article VIII, being the “Area, Yard, and Heights Requirements,” of the Municipal Zoning Ordinance for a proposed single-family dwelling to be constructed at 672 Red Bud Lane, Tax Map 126F, Group A, Parcel 194, R-1 Zone, requested by Robert Krusenklau.

Staff presented a request for 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 672 Red Bud Lane. The request is a 10' front yard setback variance from the 25' front yard setback requirement, leaving a 15' front yard area for a single-family dwelling. The purpose for the variance is so that the property owner can put a little bit of distance between the two structures on the neighboring parcels, and that the parcel requesting a variance is beside a private road, not a city-maintained road. The hardship defined in this request is due to the steepness of the lot. Mr. Robert Krusenklau, the Architect on the project, was present to provide specific details to the request and to provide clarification or answer any questions from the Board. Mr. Krusenklau also mentioned that the reason they are requesting the variance is due to a build of this nature would not be viable on this parcel without the variance, due to steepness. The variance request is for a 15" side yard setback variance from the allowable 22.5".

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

Unscheduled Items

Adjournment

The meeting was unanimously adjourned at 4:30 p.m. after a motion made by Mr. Jay Horner and Mr. Joe Waggoner provided a second with all members voting, "aye."

Approved:



MBZA Chairman

8-25-2022

Date