



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

MAY 6, 2025

Tuesday, 3:00 P.M., CITY HALL

1. Call to Order
2. Approval of the previous minutes, April 1, 2025
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
6. New Business
 - a) **Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5' to 6.1' for a proposed single-family dwelling to be constructed at 170 Water Tower Road, being Tax Map 126E, Group C, Parcel 22.01, R-1 Zone, requested by Promodern Construction, LLC.**
 - b) **Review and consideration for a special exception to Section 406.2.5 being the Planned Unit Development, for a side yard setback encroachment from the required 25' to 17.7', located at 439 Winfield Heights Road, being Tax Map 126O, Group B, Parcels 33 and 34, C-2 Zone, requested by CEC, Inc.**
 - c) **Review and consideration for a proposed variance to reduce the front yard setback from the required 25' to 15' and to reduce the side yard setback from the required 22.5' to 10' for a proposed single-family dwelling to be constructed at 549 Greystone Heights Road, being Tax Map 126K, Group A, Parcel 12, R-1 Zone, requested by Cantrell Engineering and Surveying.**
 - d) **Review and consideration for a proposed variance to reduce the minimum lot size requirement for a R-1 (Low Density Residential) District for a proposed subdivision plat located at 320 Greystone Heights, being Tax Map 126F, Group B, Parcels 7 and 9, requested by Cantrell Engineering and Surveying.**
7. Unscheduled Items
8. Adjournment