



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

JANUARY 6, 2026

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

1. Call to Order
2. Approval of the previous minutes, December 2, 2025
3. Report from Staff
4. Petitions and Communications from the Public
5. Old Business
 - a) **Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5 to 16' for a proposed single-family dwelling to be constructed at 519 Bruce Road, being Tax Map 117N, Group C, Parcel 16, R1-A Zone, requested by Venture Contracting.**
6. New Business
 - a) **Review and consideration for a proposed variance to reduce the side yard setback from the required 22.5' to 22' for an already constructed accessory structure located at 1196 Cole Lane, being Tax Map 117E, Group A, Parcel 2.06, R-1 Zone, requested by Mary Wood.**
 - b) **Review and consideration for a proposed special exception from Section 408, Ingress and Egress, to back into roadway, for a proposed single-family dwelling to be constructed at 555 Forest Springs Drive, being Tax Map 127P, Group C, Parcel 10, R-1 Zone, requested by Ascent Engineering and Surveying.**
 - c) **Review and consideration for a proposed special exception to reduce the minimum lot size requirement for a R-1 (Low Density Residential) District for a proposed subdivision plat at 551 Baskins Creek Road, being Tax Map 126M, Group A, Parcel 31, R-1 Zone, requested by Cantrell Surveying.**
7. Unscheduled Items
8. Adjournment