



Planning Department

OFFICIAL AGENDA

GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS

DECEMBER 2, 2025

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

1. Call to Order
2. Approval of the previous minutes, October 7, 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 front yard setback from the required 15' to 10' for a proposed single-family dwelling to be constructed at 806 Beanstalk Road, being Tax Map 116L, Group A, Parcel 18, requested by Alejandro Sabater.**
 - b) **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.**
 - c) **Review and consideration for a proposed height variance from the maximum 48' to 54'-1" for a proposed single-family dwelling to be constructed at 1133 Lower Alpine Road, being Tax Map 125M, Group E, Parcel 4, R-1 (Low Density Residential) District requested by Elevation Development.**
 - d) **Review and consideration for a proposed variance of Section 407 of the Gatlinburg Zoning Ordinance, being the General Provisions, for a single-family dwelling being constructed at 337 Silverbell Lane, being Tax Map 126L, Group F, Parcel 12, R-1 Zone, requested by Carly Bowlen.**
 - e) **Review and consideration for a proposed variance of Section 407 of the Gatlinburg Zoning Ordinance, being the General Provisions, for a single-family dwelling being constructed at 341 Silverbell Lane, being Tax Map 126L, Group F, Parcel 12.01, R-1 Zone, requested by Carly Bowlen.**
 - f) **Review and consideration for a proposed variance to reduce the side yard setback from the required 15' to 5' for a proposed accessory structure to be constructed at 249 Bear Mountain Way, being Tax Map 126M, Group B, Parcel 12.04, R-2 Zone, requested by Dan Saffelder.**
7. Unscheduled Items
8. Adjournment