

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
SEPTEMBER 29, 2022, Meeting,
THURSDAY, 3:00 PM, CITY HALL

MEMBERS PRESENT

Matt Zoder
Joe Waggoner
Amanda Caton
Jay Horner

MEMBERS ABSENT

Cyndi Bowling

OTHERS PRESENT

David Carr

Staff Representative: Jeff Ownby, Building and Planning Director
Gary Brackins, Assistant City Planner
Jodi Bible, Executive Secretary

Chairman Mr. Matt Zoder called the meeting to order at 3:00 P.M. Mrs. Amanda Caton made a motion to approve the minutes of the August 25, 2022, meeting, and Mr. Jay Horner provided a second with all members voting, "aye."

Staff Report

Staff did extend congratulations and appreciation to Mr. Jay Horner for accepting his appointment to our Municipal Planning Commission.

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 single-family dwelling, located at 245 Moneymaker Circle, Tax Map 118, Parcel 115.01, R-1 Zone, requested by Brennon Garrett.

Staff presented a request for review and consideration of a proposed variance from Article VIII, being the "Area, Yard, and Height Requirements," of the Municipal Zoning Ordinance for a proposed single-family dwelling located at 245 Moneymaker Circle. The request is to keep the 15' side yard setback requirement. Mr. David Carr, the contractor on the re-build, was present to answer questions or provide clarification for the request. Staff mention that this is a re-build going back on the existing foundation. The reason for the variance request is that there is a 22.5' side yard setback because the house proposed is three stories-two stories with a basement, but per the Municipal Zoning Ordinance if there is a walk-out on one side of the basement it is considered a story. If the house proposed was only two-stories, the applicant would have a 15' side yard setback. With this house being built in a R-1 (Low Density) Residential District, the City of Gatlinburg's Zoning Ordinance requires that homes built with additional stories their side yard setback increases to 22.5'. The request is simply to keep the 15' side yard setback since the home is being built back on the existing foundation.

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

Unscheduled Items

Mr. Jay Horner announced that he will be resigning from his position on the Municipal Board of Zoning Appeals due to his recent appointment to the Municipal Planning Commission.

Adjournment

The meeting was unanimously adjourned at 3:05 p.m. after a motion made by Mr. Joe Waggoner and Mrs. Amanda Caton provided a second with all members voting, "aye."

Approved:



MBZA Chairman



Date