

MINUTES OF THE  
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS  
April 23, 2015  
THURSDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Kenny Maples  
Ron Smith  
Cyndi Bowling  
Jack Miller, Jr.

MEMBERS ABSENT

Joe Waggoner

OTHERS PRESENT

George Karos

Staff Representatives: David Ball, City Planner

Vice Chairman Maples called the meeting to order at 3:00 P.M. The Minutes, of the, January 22, 2015, meeting, were unanimously approved following a motion by Mr. Jack Miller, Jr. and a second by Mr. Ron Smith.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

**a) Review and consideration for a proposed front yard setback variance for a carport addition, located at 435 Ownby Circle, R-1 Zone, requested by Mr. George Karos.**

Staff presented the request for a proposed 13' front yard setback variance from the required 25' setback, leaving a 12' setback area for a proposed carport addition to a single family residence located at 435 Ownby Circle. Staff stated that the request involves the construction of a 15' x 15' open carport addition to the existing 2-story residence. Staff noted that the existing lot consists of .46 acres which is approximately 20,037.6 square feet. Further, staff stated that the survey information indicates that the lot is steep with slopes in excess of 30%. Mr. Karos was present and stated that the area is currently used for parking and that he needed to provide a cover for his vehicle. Mr. Karos added that the proposed area is the only feasible level area on the site to place the carport due to the slope of the remaining property. The Board inquired about the impact of the carport addition to the access steps to the deck of the existing structure. Mr. Karos explained that the steps would be reworked within the footprint of the existing deck by constructing an additional landing for the steps to transition from the lower level to the upper level deck.

Staff added that the proposed carport will be approximately 22' away from the edge of the existing pave street surface of Ownby Circle and approximately 6' to 8' below street grade and therefore,

**Municipal Board of Zoning Appeals**  
**April 23, 2015**  
**Page 2**

the impact to the right-of-way use would appear to be minimal. After brief discussion, Mr. Kenny Maples made a motion to grant the 13' setback variance for the proposed 15' x 15' carport addition to the existing single family residence due to the hardship of steep topography and limited buildable area. Mr. Jack Miller, Jr. provided a second and the motion passed unanimously with all members voting aye.

**b) Election of Officers**

Vice Chairman Maples open the floor to nominations for officers. Mr. Maples then made a motion to elect Mr. Joe Waggoner as Chairman. Jack Miller, Jr. seconded the nomination which unanimously passed with all members voting aye.

Jack Miller, Jr. then made a motion to nominate Mr. Kenny Maples as Vice-Chairman. Mr. Ron Smith seconded the nomination which was unanimously approved with all members voting aye.

Unscheduled Items

Adjournment

The meeting was unanimously adjourned at 3:15 p.m. after a motion by Mr. Ron Smith and a second by Mr. Jack Miller Jr.

**Approved by:**

\_\_\_\_\_  
**MBZA CHAIRMAN**

\_\_\_\_\_  
**DATE**

