

MINUTES OF THE
GATLINBURG REGIONAL BOARD OF ZONING APPEALS
June 24, 2014
Tuesday, 10:00 a.m., City Hall

MEMBERS PRESENT

Jerry McCarter, Chairman
Billy Maples
Bob Waikel
Libby Colvard

MEMBERS ABSENT

Tim Malone

OTHERS PRESENT

Daisy Anderson

Staff Representatives: David Ball, City Planner

The meeting was called to order at 10:00 a.m., with Chairman Jerry McCarter presiding. The minutes, of the May 30, 2013, meeting, were unanimously approved following a motion by Mr. Bob Waikel and a second by Ms. Libby Latham.

Petitions and Communications from the public

Staff Report

Old Business

New Business

a) Review and consideration for a proposed variance from Article VII, Section 701.6, for the placement of a customary accessory building, located at 1026 Vista Drive, Zoned RR-1, requested by Daisy Anderson.

Staff presented the request for a review and consideration for a variance from Article VII, Section 701.6 being the provisions regulating the placement of accessory buildings in the RR-1 (Rural Residence) District. Staff stated that the provisions of 701.6 require that all accessory buildings be placed in the rear yard and not closer than five (5) feet from any property line. Staff also stated that the applicant has requested that a variance be granted to permit the building to be placed in the front yard area. Staff noted that the building placement will comply with RR-1 setback requirements of Article VIII – Area, Yard, and Height Requirements which require the following minimum setbacks:

Front Yard – 25’
Side Yard – 15’
Rear Yard – 20’

Staff further stated that the provision to require accessory structures to be placed in the rear yard areas was developed to minimize impacts to front yard open-space areas as well as to minimize the visibility of the subordinate structures from the public right-of-way areas.

Staff finally stated that the applicant has indicated that the steep slope in the rear yard area is not conducive to the placement of the structure and would create access issues to the accessory structure. Ms. Anderson was present and stated that the structure would be used as a playhouse for her granddaughter and that the proposed location was the only location on the property that was level enough to place the structure. Staff stated that the site plan provided depicts the structure to comply with RR-1 Zone setbacks in the front and side yard area. Ms. Anderson inquired about the how to determine the front yard setback area and stated that she had taken the measurement from the edge of the road. Staff explained that the setback was taken from the property line and not the edge of the road. Staff further noted that if the request is approved the applicant will be required to verify property lines and setbacks for the assigned Building Inspector.

After further discussion, Mr. Billy Maples made the motion to approve the variance as long as the storage building is 25 feet from the front property line and a minimum of 5 feet from the side property line. Mr. Bob Waikel seconded the motion with 3 members voting aye and Ms. Libby Latham abstaining.

b) Election of Officers.

Chairman McCarter asked for any nominations. Mr. Billy Maples nominated Mr. Jerry McCarter to remain as Chairperson. Mr. Bob Waikel seconded the motion with all members voting aye. Mr. Bob Waikel nominated Mr. Billy Maples as Vice Chairperson. Ms. Libby Latham seconded the motion with all members voting aye.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 10:35 a.m., after a motion by Ms. Libby Latham and a second by Mr. Billy Maples.

Approved by:

RBZA CHAIRMAN

DATE