

MINUTES OF THE  
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS  
November 29, 2012  
Thursday, 3:00 p.m., City Hall

MEMBERS PRESENT

Jim Johnson  
Joe Waggoner  
Jack Miller, Jr.

MEMBERS ABSENT

Kenny Maples  
Fred McMahan

OTHERS PRESENT

David Hurst

Staff Representative: David Ball, City Planner

The meeting was called to order at 3:00 p.m., with Vice Chairman Joe Waggoner presiding. The minutes, of the September 28, 2012, meeting, were unanimously approved following a motion by Mr. Jack Miller, Jr., and a second by Mr. Jim Johnson.

Petitions and Communications from the public

Staff Report

Old Business

New Business

**a) Review and consideration for a proposed a lot size variance from Article VIII, of the Municipal Zoning Ordinance, for Lots 23 and 24, located on Hilltop Road, Zoned R-1, requested by Norvell and Poe Engineering.**

Staff presented the request for review and consideration for a proposed lot size variance from Article VIII, of the Municipal Zoning Ordinance. Staff stated that the applicant is requesting a variance from the minimum lot size requirements of 15,000 square feet for Lots 23 and 24, located off Hilltop Road. Staff noted that the proposed lot sizes are as follows:

Lot 23 – 9,920 square feet

Lot 24 – 9,875 square feet

Staff also noted that the lots are existing lots of record which were originally creation in 1965. Staff pointed out that a subsequent re-subdivision relocating the interior lot line (depicted in the grey shaded area) to transfer area from Lot 24 to Lot 23, constitutes a subdivision of the properties and therefore requires a variance from the current adopted lot standards due to the nonconformance with the current standards. Staff explained that due to the fact that the lots are existing lots and because Lot 23 is currently developed with a single family residence, there is little or no impact of the request to adjoining properties or existing lot standards. After further discussion, Mr. Jim Johnson made the motion to approve a proposed lot size variance for Lots 23 and 24, located off Hilltop Road as presented and depicted on the subdivision plat. Mr. Jack Miller, Jr., 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 3:08 p.m., after a motion by Mr. Jack Miller, Jr., and a second by Mr. Jim Johnson.

**Approved by:**

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**MBZA CHAIRMAN**

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**DATE**