

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
January 9, 2014
Thursday, 3:00 p.m., City Hall

MEMBERS PRESENT

Joe Waggoner, Chairman
Kenny Maples
Jack Miller, Jr.
Cyndi Bowling

MEMBERS ABSENT

Ron Smith

OTHERS PRESENT

Ron Holmes

Staff Representative: David Ball, City Planner

The meeting was called to order at 3:00 p.m., with Chairman Joe Waggoner presiding. The minutes, of the October 24, 2013, meeting, were unanimously approved following a motion by Mr. Kenny Maples and a second by Mr. Jack Miller, Jr.

Petitions and Communications from the public

Staff Report

Old Business

New Business

a) **Review and consideration of a front yard setback variance for a proposed garage addition, located at 222 Palmer Road, R-1 Zoned, requested by Ron Holmes.**

Staff presented the request for a proposed five (5) feet front yard setback variance from the required 25' setback for a proposed garage addition to a single family residence located at 222 Palmer Road, leaving a twenty (20') feet setback area. Staff stated that the request consists of the construction of a 40'x 44' garage adjacent the existing single family residence. Staff also stated that the site map indicates that the proposed structure is to be located twenty (20) feet from Palmer Road Right-of-way boundary line and that only a corner of the garage will be in the setback if approved by the Board. Staff noted that the building will be located approximately 12 – 15 feet above Palmer Road elevation and therefore will have very little impact to the right-of-way. Staff added that the lot is an elongated shape with relative flat to sloping contours except immediately adjoining Palmer Road. Staff further stated that the lot does not appear to pose any unusual topographical issues or hardships. The Board discussed dimensions and purpose of the structure and request with Mr. Ron Holmes. Mr. Holmes stated that the currently there is no enclosed garage structure to park vehicles. The Board inquired as to the unusual size of the garage. Mr. Holmes stated that the garage would house the recreational vehicle (R.V.) and other motor vehicles and therefore needed to be larger than the typical two-car garage.

After further discussion, Mr. Jack Miller, Jr. made the motion to approve the five (5) feet front yard setback variance from the required 25' setback for a proposed garage addition leaving a 20 feet front yard area. Mr. Kenny Maples seconded the motion with all members voting aye.

Municipal Board of Zoning Appeals Minutes

January 9, 2014

Page 2

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 3:20 p.m., after a motion by Mr. Kenny Maples and a second by Mrs. Cyndi Bowling.

Approved by:

MBZA CHAIRMAN

DATE