

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
June 26, 2014
Thursday, 3:00 p.m., City Hall

MEMBERS PRESENT

Joe Waggoner, Chairman
Kenny Maples
Jack Miller, Jr.
Ron Smith

MEMBERS ABSENT

Cyndi Bowling

OTHERS PRESENT

Andrew Bennett
Susan Bennett

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 April 24, 2014, 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 of a proposed front and side yard setback variance for additions to an existing single family residence, located at 809 Mountain View Drive, R-1A Zoned, requested by Andrew and Susan Bennett.

Board member Jack Miller Jr., excused himself from the Board. Staff presented the request for a 6'- 0" front yard setback variance from the required 25'- 0" setback, leaving a 19' front yard setback area for a proposed 11'x 24' porch addition and a 15' side yard setback variance from the required 15' setback for a proposed 12'-2" x 17' sunroom. Staff stated that the property is developed with a single family residence. Staff pointed out that the existing structure currently encroaches into the front and side yard areas as depicted on the survey. Staff added that in addition, there is an existing deck that encroaches beyond the property line onto the adjoining property owned by Mr. Jack Miller Sr. Staff also stated that the additions will further impact the open-space areas associated with the subject lot which is limited due to the lot size being .1157 acres (5039.89 sq. ft). Staff finally stated that the property is relatively flat but small in size consisting of only .1157 acres which is 5,039.89 square feet in size and added that the existing structure is approximately 1,300 sq. ft. in size.

Staff noted that the request for the 15 foot side yard setback variance leaving zero (0) feet of setback would be measured to the roof overhang and that the building is approximately 2 to 3 feet from the property line. After further discussion, Mr. Kenny Maples made a motion to grant the variance based on size, lot and condition. Mr. Ron Smith seconded the motion, which passed with 3 members voting aye, and Mr. Jack Miller, Jr. abstaining.

Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 3:05 p.m., after a motion by Mr. Kenny Maples and a second by Mr. Ron Smith.

Approved by:

MBZA CHAIRMAN

DATE