

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
September 25, 2014
Thursday, 3:00 p.m., City Hall

MEMBERS PRESENT

Joe Waggoner, Chairman
Kenny Maples
Ron Smith
Cyndi Bowling

MEMBERS ABSENT

Jack Miller, Jr.

OTHERS PRESENT

Richard Peterson

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 August 26, 2014, meeting, were unanimously approved following a motion by Mr. Kenny Maples and a second by Mrs. Cyndi Bowling.

Petitions and Communications from the public

Staff Report

Old Business

New Business

a) Review and consideration for a proposed side yard setback variance, located at 724 Beanstalk Road, R-1 Zoned, requested by Steve and Lisa Peek.

Staff presented the request for a nine (9) feet side yard setback variance for a proposed retaining wall, leaving a six (6) feet setback area. Staff noted that the Building Official has deemed that the proposed retaining wall is required to address an immediate, emergency repair of a failing slope in the area below the existing single family residence. Staff explained that due to identified slope failure, a retaining wall approximately 72 feet in length and nine to ten feet high is needed to retain the soils from movement on to the adjoining property owners driveway and to stabilize the area immediately below the subject lots structure. Staff also stated that the wall will be in the setback area but will have a positive impact to maintaining the neighbor's driveway and stabilizing the surrounding slope failure. Staff further stated that in this instance, the exceptional condition of the slope failure, which has occurred in the setback area, creates a hardship in maintaining the required setback because the location of the retaining wall is dictated by the location of the slope failure.

After further discussion, Mr. Kenny Maples made the motion to grant a nine (9) feet side yard setback variance for a proposed retaining wall, leaving a six (6) feet setback area. Mr. Ron Smith seconded the motion with all members voting aye.

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Unscheduled Items

Adjournment

There being no further business to come before the Board, the meeting was unanimously adjourned at 3:15 p.m., after a motion by Mr. Kenny Maples and a second by Mr. Ron Smith.

Approved by:

MBZA CHAIRMAN

DATE