

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
August 27, 2015
THURSDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Joe Waggoner
Cyndi Bowling
Ron Smith

MEMBERS ABSENT

Jack Miller
Kenny Maples

OTHERS PRESENT

Jonathan Humbard

Staff Representatives: David Ball, City Planner

Chairman Waggoner called the meeting to order at 3:00 P.M. The minutes of the July 23, 2015, meeting were unanimously approved following a motion by Mr. Ron Smith, and a second by Ms. Cyndi Bowling.

Petitions and Communications from the Public

Staff Report

Old Business

New Business

a) Review and consideration for a side yard setback variance for Lot 14, Tyrolea Section 2 Subdivision, located at 910 Echo Place, R-1 Zone, requested by Jay Welborn.

Staff presented the request for a variance of 8'-3" from the required 15' setback in order to extend and rebuild a deck and porch onto an existing single family residence. Staff stated that of the 15' required setback, there is already an existing storage building encroachment that results in a 4'-6" setback distance to the property line. Staff further noted that the proposed deck and porch expansion would be approximately 2' less of an encroachment into the setback area, and would leave a setback of 6'-9". After a brief discussion, Ms. Cyndi Bowling made a motion to approve based on the steep lot conditions and improved setbacks. The motion was seconded by Mr. Ron Smith, and it passed unanimously.

Unscheduled Items

Adjournment

The meeting was unanimously adjourned at approximately 3:18 p.m. after a motion by Ms. Cyndi Bowling, and a second by Mr. Ron Smith.

Approved by:

MBZA CHAIRMAN

DATE