

MINUTES OF THE
GATLINBURG MUNICIPAL BOARD OF ZONING APPEALS
November 24, 2020
TUESDAY, 3:00 P.M., CITY HALL

MEMBERS PRESENT

Ron Smith
Matt Zoder
Jay Horner

MEMBERS ABSENT

Joe Waggoner
Cyndi Bowling

OTHERS PRESENT

James Witherington

Staff Representatives: David Ball, Building & Planning Director
Penny Douglas, Executive Secretary

Chairman Mr. Matt Zoder called the meeting to order at 3:00 P.M. Mr. Ron Smith made a motion to approve the minutes for the September 24, 2020 meeting. Jay Horner seconded the motion which passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and consideration for a variance from Article IV, Section 402, being the "Off-Street Automobile Parking Requirements," for a single-family dwelling to be located at 1924 Tamins Court, Tax Map 136D, Group E, Parcel 40.00, R-1 Zone, requested by James Witherington.

Staff presented the request for a variance to permit backing into the adjoining public right-of-way area of Tamins Court for a proposed single-family dwelling to be constructed at 1924 Tamins Court. Staff noted that the applicant is requesting a variance from Article IV, Section 402 being the "On-site Automobile Parking Requirements" of the Municipal Zoning Ordinance. Staff further explained that under Section 402, Item Number 3, the Ordinance requires that the lot be located on the downside of the right-of-way to qualify for backing into the street. Staff explained that in this instance, the lot is located on the upside of the right-of-way thus making the proposal noncompliant with the requirements.

Staff stated that the adjoining Tamins Court is a minor residential street that dead ends immediately adjacent the subject lot. Staff also noted that the street serves only a few single-family dwellings and therefore the impact of the request is very minimal if any to the adjoining right-of-way use. Further, Staff stated that the Public Works Department was consulted about the request and expressed no concerns or issues with the proposed request. Staff explained that the lot consists of steep topography which will require several retaining walls to construct the dwelling and associated parking. The property slopes steeply up from the public right-of-way area. Staff further noted that the adjoining property owner has spoken with the architect and based on the proposed layouts and retaining wall locations have no problem with the request.

After a brief discussion, Mr. Ron Smith made a motion to approve and Mr. Jay Horner, seconded the motion which was unanimously approved with all members voting "aye."

Petitions and Communications from the Public

There were no petitions or communications from the public other than those presented for and during the agenda items.

Unscheduled Item

Adjournment

The meeting was unanimously adjourned at approximately 3:25 p.m. after a motion by Mr. Ron Smith and a second by Mr. Jay Horner.

Approved by:



MBZA CHAIRMAN

1-28-2021

DATE