

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

MEMBERS PRESENT

Ron Smith
Matt Zoder
Jay Horner
Cyndi Bowling

MEMBERS ABSENT

Joe Waggoner

OTHERS PRESENT

Rebekah Morlock

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. Jay Horner made a motion to defer approval of the previous meeting minutes until the next meeting. Ron Smith seconded the motion which passed with all members voting "aye."

Staff Report

Old Business

New Business

Review and consideration for front, side and rear yard setback variances for a single-family residence to be located at 667 Turkey Nest Road, Tax Map 137D, Group A, Parcel 40.00, R-2 Zone, requested by Rebekah Morlock, for Tim Baker.

Staff presented the request for a 3' front yard setback variance from the required 25' setback area, leaving a 22' front yard area; a 3' side yard setback variance from the required 15' setback area, leaving a 12' side yard area; and a 15' rear yard setback variance from the required 20' rear yard setback area, leaving a 5' rear yard area, for a proposed single-family dwelling to be constructed at 667 Turkey Nest Road. Staff explained that the survey information that was used in the original setback variance was not to scale and therefore the setback variance information was not correct. Ms. Rebekah Morlock, the project engineer, was present and confirmed the revised setback being requested are accurate. Ms. Morlock also presented documentation from the neighboring property owner that indicates no objection to the variance.

Staff noted that the request is to permit the construction of a 24.3' x 56.0' single-family dwelling on the existing .16 acre lot. Further, the lot was previously developed with a 2 story, four-plex building that was in close proximity to the proposed building location. The proposed application indicates that the dwelling will be a one (1) story single-family dwelling. Based on the previous building location and the reduction in number of building floors, the impact should be less than the previous building. Staff noted that the lot is approximately 6,969.6 square feet in area and consists of an average overall slope of approximately 26%. The property is fairly flat at 12% slope on the front of the lot for about 60 feet back from Turkey Nest Road and then steepens in the rear portion of the lot to an average slope of 43%.

After a brief discussion, Mr. Jay Horner made a motion to approve the variance request as presented and Mrs. Cyndi Bowling, 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

12-24-2020

DATE