

**BOARD OF ZONING APPEALS  
MINUTES  
April 6, 2017**

The Board of Zoning Appeals met at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, April 6, 2017 at 5:00 P.M.

There were present and participating:

**MEMBERS PRESENT**

Lyle Overbay, Chairman  
Jim Arwood, Vice Chairman  
Vincent Snider, Secretary  
Bryan Atchley, Mayor  
Wayne Helton  
Daryl Roberts  
Austin Williams

**MEMBERS ABSENT**

None

**STAFF PRESENT**

Pam Caskie, Development Director  
Butch Stott, Director of Code Enforcement  
Judi Forkner, Senior Planner  
Dustin Smith, Planner/Recording Secretary  
Jim Ellison, Project Manager  
Bryon Fortner, Director of Public Works  
Russell Treadway, City Administrator

Chairman Overbay declared a quorum present and announced the meeting would proceed.

**APPROVAL OF MINUTES**

Mr. Arwood made a motion, seconded by Mr. Roberts to approve the Minutes of the August 4, 2016 meeting. The motion passed with a unanimous vote.

**CASE NUMBER 17-01 – JUTTA G. OGLE REQUESTS A VARIANCE TO PLACE A RESIDENTIAL STORAGE BUILDING IN THE SIDE YARD – 329 BEAL WOODS DRIVE (CITY).**

**Staff Comments**

Mr. Stott noted the applicant is seeking a variance to place a garage (20' x 24'), in the side yard rather than within the rear yard, as required by the zoning ordinance, due to topographical conditions. He said if the BZA grants the variance, he recommends conditions be attached requiring the garage be set back at least 10' from the side property line, the driveway be set back at least 12' from the side property line, and that the driveway width be restricted to 16'.

**Action Taken**

Following discussion with the applicant, a motion was made by Mr. Roberts, and seconded by Mr. Snider to grant the variance with the conditions applied as outlined by staff, and, with the request the motion to be amended to state the variance was being granted due to topographical conditions. Mr. Roberts accepted the amendment, which then passed with a unanimous vote.

**CASE NUMBER 17-02 – AMANDA P. YOUNG REQUESTS A REAR YARD SETBACK VARIANCE DUE TO A TOPOGRAPHICAL HARDSHIP – 344 SADDLEBACK WAY (CITY).**

**Staff comments**

Mr. Stott explained this lot was created as part of a Planned Unit Development (PUD) subdivision in 1997 with setbacks established that would not meet setback requirements for a PUD in the present zoning ordinance. He provided a topographical map and said the lot falls steeply to the rear with the most buildable area being close to the street. Mr. Stott said there are several homes on the street that have been built as provided for on the plat with similar topographic conditions. Noting that Ms. Young was requesting both a front yard variance of 15' and a rear yard variance of 10' (the agenda mistakenly only stated a request for a rear yard variance), he stated it would be difficult to construct a home on this lot without the variances requested.

**Action Taken**

Mr. Snider moved the side and rear setbacks be granted as outlined by staff due to topographical conditions and that the location of the home on this lot in relationship to the street would be in keeping with the placement of other homes on lots along this street. Mr. Arwood seconded the motion which passed with a unanimous vote. Members asked staff to assist in ensuring that lots created are of a size and configuration able to accommodate a home without the need for variances.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:12 PM.

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Lyle Overbay, Chairman

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Vincent Snider, Secretary

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Dustin Smith, Recording Secretary