



**BOARD OF ZONING APPEALS
MINUTES
JUNE 4, 2020**

The regularly scheduled meeting of the Sevierville Board of Zoning Appeals was held at the Civic Center, 130 Gary Wade Blvd., Sevierville, Tennessee on Thursday, June 4, 2020 at 5:20 PM.

There were present and participating:

MEMBERS PRESENT

Lyle Overbay, Chairman
Jim Arwood, Vice Chairman
Vincent Snider, Secretary
Robbie Fox
Wayne Helton
Daryl Roberts

MEMBERS ABSENT

Austin Williams

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
Jim Ellison, City Surveyor

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

APPROVAL OF MINUTES

Mr. Arwood made a motion, seconded by Mr. Snider to approve the minutes of the April 2, 2020 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 20-03 – BOTKIN AND COLE BUILDERS REQUEST A FRONT YARD SETBACK VARIANCE – 125 CEDAR TERRACE (CITY).

Mr. Smith stated that this variance would allow a front porch to be added to an existing single-family dwelling. The current structure already encroaches into the setback. The subdivision was created prior to annexation into the City, but the house was built after annexation. Cedar Terrace was not built in the center of the Right-of-Way, which exasperates the issue. While staff considered abandonment of a portion of this R-O-W, they determined it to not be a good course of action. Mr. Smith explained that while no other variance requests in this neighborhood have been made, other houses in the subdivision are not in compliance with City setback regulations.

Action Taken

Mr. Arwood made a motion to approve a 16 ½ foot front yard variance request due to governmental hardship and inability to abandon a portion of the R-O-W. The motion received a second from Mr. Roberts and passed unanimously.

STAFF REPORT

Mr. Smith introduced Kristina Rodreick, the City’s new Senior Planner. Ms. Rodreick joined the Development Department in April but due to COVID-19 restrictions and online meetings, this meeting was the first opportunity to meet the board in person.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:28 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary