



**BOARD OF ZONING APPEALS
MINUTES
AUGUST 1, 2019**

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, August 1, 2019 at 5:11 PM.

There were present and participating:

MEMBERS PRESENT

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

MEMBERS ABSENT

None

STAFF PRESENT

Dustin Smith, Development Director
Charles Valentine, Building Inspector
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 July 9, 2019 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

None

NEW BUSINESS

CASE NUMBER 19-08 – LEON RHOAD REQUESTS A VARIANCE TO THE REAR YARD SETBACK – 1441 CHEROKEE CIRCLE (CITY).

Mr. Smith explained that this lot on Cherokee Circle is zoned LDR/R-1 (Low Density Residential), which has a rear yard setback requirement of 30 feet. When Mr. Rhoad originally applied for his building permit to construct the house at this address, staff made him aware that any additional building in the rear yard, including a deck, would not meet City regulations. He proceeded with his plans, then returned once construction was complete, requesting to add a deck. The proposed deck would encroach about 10 feet into the rear yard setback, and staff can see no grounds on which to base a variance.

Action Taken

Mr. Roberts made a motion to deny the variance request, which received a second from Mr. Snider. The motion passed with a unanimous vote.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:13 PM.

Lyle Overbay, Chairman

Vincent Snider, Secretary

Brooke Fradd, Recording Secretary