



**BOARD OF ZONING APPEALS
MINUTES
JUNE 3, 2021**

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 3, 2021 at 6:34 PM.

There were present and participating:

MEMBERS PRESENT

Austin Williams, Vice-Chairman
Douglas Messer, Secretary
Robbie Fox
Wayne Helton
Butch Stott

MEMBERS ABSENT

Vincent Snider, Chairman
Daryl Roberts

STAFF PRESENT

Dustin Smith, Development Director
Kristina Rodreick, Senior Planner
David Black, Building Official
JC Green, Fire Marshal
Bryon Fortner, Public Works Director
Brooke Fradd, Recording Secretary

Vice-Chairman Williams declared a quorum present and announced the meeting would proceed.

APPROVAL OF MINUTES

Mr. Messer made a motion, seconded by Mr. Williams to approve the minutes of the May 11, 2021 meeting. The motion passed with a unanimous vote.

OLD BUSINESS

CASE NUMBER 21-08 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS A 10-FOOT FRONT SETBACK VARIANCE – 2315 ISLAND BOULEVARD (CITY).

Mr. Smith explained that this variance request was deferred at the May meeting to review the neighbor's setback encroachment and determine if a variance is needed. He stated that according to his interpretation of Section 1.4.8 of the City's Zoning Ordinance both sides must be used to calculate the average allowable minimum front setback, and since the lot to the north has not been built, an average cannot be determined. However previous staff interpretations have made calculations based on just one neighbor's setbacks. If this section of the zoning ordinance cannot be used, Mr. Smith continued, a variance would be needed.

Rod McCarter of Civil & Environmental Consultants, Inc addressed the board, explaining that the request is for a covered porch on the front of the house. As presented, the encroachment would be less than that of the neighbor to the south. Mr. Smith stated that the 60-foot right-of-way on the local road, is larger than typically necessary. The City's subdivision regulations require the 40-foot ROW and MUTCD standards require 50-foot ROW.

Mr. Stott made a motion to deny the variance request. The motion did not carry, due to lack of second. Mr. Black then provided additional information regarding similar instances in the past and how the Zoning Ordinance has been interpreted.

Action Taken

Mr. Williams made a motion to approve the variance due to governmental hardship from the excessive ROW width. Mr. Messer provided a second and the motion passed with a unanimous vote.

NEW BUSINESS

CASE NUMBER 21-09 – CIVIL & ENVIRONMENTAL CONSULTANTS, INC REQUESTS A 5.5-FOOT SIDE YARD SETBACK VARIANCE – 2941 DOUGLAS DAM ROAD (CITY).

Action Taken

The applicant withdrew this variance request.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:51 PM.

Vincent Snider, Chairman

Douglas Messer, Secretary

Brooke Fradd, Recording Secretary