

BOARD OF ADJUSTMENT

MINUTES

May 30, 2012

2:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Paul Skipper, Chairman
Doug Lampe, Vice Chairman
Park Lampson, Member
David Littell, Member

ABSENT

Stephan M. Phalor, J.D., Member

ALSO PRESENT

George Kinney, Community Development Director
Catherine Hartley, Senior Planner
Pamala Prell, Deputy City Clerk, MMC

1. Approval of Minutes - April 18, 2012

Member Lampe made a motion to approve the April 18, 2012 minutes, as written. The motion was seconded by Member Lampson and unanimously approved by a voice vote.

2. Public Hearings

- a. Case No. 2012-0013, Property address is 1205 Gulf Way. Applicant David Martin requests a variance from Section 3.10 (e) (1) of the Land Development Code that states: "No nonconforming accessory structure shall continue after the principal use or structure is terminated by abandonment, damage, or destruction". The applicant requests a variance from this section in order to keep the existing accessory detached garage.

Senior Planner Catherine Hartley explained that the applicant went before the Historic Preservation Board and was granted a Certificate of Appropriateness to demolish the house and accessory garage. She advised that the applicant demolished the house and decided to keep the accessory garage which would require a variance to Section 3.10 (3) of the Land Development Code.

Mr. Mark Hart, 2001 Gulf Way, was present to represent the applicant and answer questions. Mr. Hart advised that the applicant wanted to keep the garage for extra storage space.

Senior Planner Hartley advised that she did not receive any phone calls, letters or emails concerning this case.

Chairman Skipper called for audience comments. There were no audience comments. Chairman Skipper closed audience comments.

The Board held a general discussion regarding the location of the garage and its impact on traffic visibility from Sunset Way and that it was a non-conforming structure.

Member Lampe made a motion to approve the variance, as requested. The motion was seconded by Member Lampson and denied by a 1-3 roll call vote, with Member Littell voting yes.

- b. Case No. 2012-14, Property address is 3198 East Maritana Drive. Applicant Nila Allen requests a variance from Section 9.7 of the Land Development Code regarding required yards. Applicant requests an encroachment into the rear yard for the construction of entryway stairs and an encroachment into the rear yard for the construction of a deck.

Senior Planner Hartley explained that when this lot was re-platted it created an unusual circumstance for this property which requires the applicant to seek a variance to add a small addition to the front door area and a 10 ft. deck off the back of the house. She advised that one neighbor called and was concerned that the deck may block her view.

Kelly Eschray, 3198 E. Maritana Drive, was present to represent the applicant and answer questions.

Chairman Skipper called for audience comments. There were no comments. Chairman Skipper closed audience comments.

The Board Members did not express any concerns with the application.

Member Lampe made a motion to approve the variance as requested. The motion was seconded by Member Lampson and unanimously approved by a roll call vote.

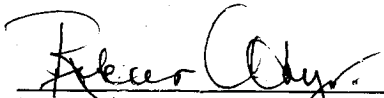
3. Other Discussion

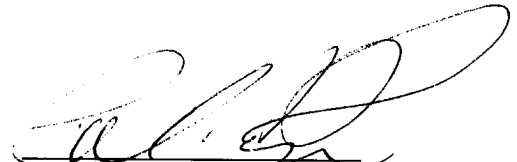
Senior Planner Hartley advised the Board that Member Steve Phalor resigned and their next meeting date is June 27, 2012 at 2 p.m.

4. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 2:30 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 6-27-12