

BOARD OF ADJUSTMENT

MINUTES

JULY 31, 2013

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Park Lampson, Vice Chairman
Laurie Vallett, Member
Gil Green, Member
David Littell, Member

ABSENT:

Paul Skipper, Chairman (excused)

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Mary Jo Murphy, Recording Secretary
Bruce Cooper, Building Code Administrator

1. Minutes for Acceptance

Ms. Vallett made a motion to approve the minutes of June 26, 2013, as presented. The motion was seconded by Mr. Littell and unanimously approved by voice vote.

2. Public Hearings

Case 20130026: Property address is 504 69th Avenue. Applicant requests a variance from Section 6.15 maximum 4.0' fence/wall height in the front yard to maintain the existing fence/wall height (columns and light fixtures) in the front yard at 6.0' high.

Anne Marr, Zoning and Permit Administrator, stated that there were no letters received on this particular case but there was a phone call that was not in favor of the request.

Thomas Garthwaite, 504 69th Avenue, stated he had recently purchased this house and is trying to finish some odds and ends that were started and not completed. Mr. Garthwaite reiterated they wanted to keep the columns and fill in the ballisters across the front of the house.

Vice Chairman Lampson asked if there was anyone who wanted to speak on behalf or against this application. There were no audience comments.

Vice Chairman Lampson closed the public hearing portion and asked for discussion from the Board.

Member Green asked the applicant if the previous owner built the 6-foot columns. Mr. Garthwaite replied yes and that he had a permit history stating it was for 6 feet. Bruce Cooper, Building Code Administrator, stated that the placard may have stated the 6 feet they were applying for, but the plans were approved for 4 feet.

Mr. Cooper stated the previous owner of this home had multiple previous violations. The only outstanding item now is this wall but the City only approved a 4-foot high wall.

Ms. Marr added that the owner had mentioned adding to the existing structure but the application was for the columns and the lights.

Mr. Littell made a motion that the application for Case 20130026 to be approved as written. The motion was seconded by Ms. Vallett and the variance was approved by a 3-1 roll call vote with Vice Chairman Lampson voting against.

Case 20130027: Property address is 3610 E Maritana Drive. Applicant requests a variance from Section 9.8 of the Land Development Code to permit the increase in building height from 30.0' to 46.0' for a stairwell enclosure.

Ms. Marr stated she had received two letters of objection from adjacent neighbors.

Henry Butcher, Anglo Consolidated, Inc., President and General Contractor, representing Heidi and Robert Pandis, asked for approval of the variance from the Board.

Vice Chairman Lampson asked if there was anyone who wanted to speak on behalf or against this application. There were no audience comments.

Vice Chairman Lampson closed the public hearing portion and asked for discussion from the Board.

Mr. Littell asked the applicant if the extension to the roof was just for maintenance of the solar panels. Mr. Cooper informed Mr. Littell that it was for access to the roof for occupancy on the deck.

Mr. Littell asked for an explanation of how this meets the hardship criteria of the variance. Mr. Butcher explained the property is a very small site with very little ground left around it for use. It is overbuilt in this area and the hardship would be an area for a backyard.

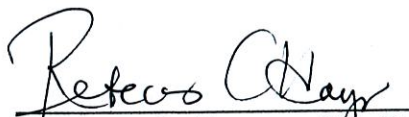
Mr. Littell made a motion that variance 20130027 to be approved as written. The motion was seconded by Mr. Green. An individual roll call vote was taken, and the variance was denied with a vote of 4 to 0.

3. Adjournment

Ms. Marr informed the Board the next meeting would be August 28, 2013 and there would be three or four cases. Ms. Vallett stated she would be out of town for the next meeting.

There being no further business before the board, the meeting was adjourned at 2:40 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Park Lampson, Vice Chairman

Minutes approved on: 8/28/13

