

BOARD OF ADJUSTMENT MINUTES

May 28, 2014

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
George Scribano, Member
Laurie Vallett, Member
Sandie Lyman, Member
David Littell, Member

ALSO PRESENT:

Anne Marr, Zoning and Permit Administrator
Rebecca C. Haynes, City Clerk
Jenine Thornley, Recording Secretary

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no comments from the audience.

3. Minutes for Acceptance

Member Vallett made a motion to approve the minutes of April 30, 2014 as presented. The motion was seconded by Member Lyman and unanimously approved by a roll call vote.

4. Public Hearings

Case 20140015: Address 517 – 55th Avenue. Applicant requests a variance from Section 8.7(a)(1) and (4) of the Land Development Code to permit the

construction of an addition that will encroach 5.0' into the required 20.0' front yard setback and 4.0' into the required 20.0' rear yard setback.

Anne Marr, Zoning and Permit Administrator, said the applicant previously made application to the Board in 2012 and was granted approval for a front and rear yard variance to encroach into the required setback. The applicant was unable to complete construction at the time, so both variances have expired. Ms. Marr stated there were no phone calls, complaints or letters received for this case.

Douglas Lampe, Agent for the applicants, confirmed the existing setback in the front of the house will not change with the proposed construction and that the house is located within the setback.

Chairman Skipper asked if there was anyone in the audience who wanted to speak in favor or opposition of the variance. There were no comments.

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

Member Vallett made a motion to approve the variance application for Case 20140015 to be approved as presented. The motion was seconded by Member Scribano and was unanimously approved by an individual roll call vote.

Case 20140019: Address 107 – 5th Avenue. Applicant requests a variance from Section 3.10(b)(1) and Section 11.7(a) & (4) of the Land Development Code to permit additions to a non-conforming structure consisting of a second story deck that will encroach 15.0' into the required 20.0" front yard setback and a second story addition that will encroach 11.0" into the required 20.0' rear yard setback.

Ms. Marr explained the property owners have also applied for and were granted several variances, all of which have expired. The applicant is requesting to build a second floor addition on both the front and rear of the structure, with all additions not complying with district regulations. Ms. Marr said one neighbor came to the office with questions regarding which side of the addition the structure is being placed. Ms. Marr said there were no other phone calls or letters regarding this request.

Chairman Skipper asked if there was anyone in the audience who wanted to speak in favor or in opposition of the variance. There were no comments.

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

Member Lyman made a motion to approve the variance application for Case 20140015 to be approved as presented. The motion was seconded by Member Vallett and unanimously approved by an individual roll call vote.

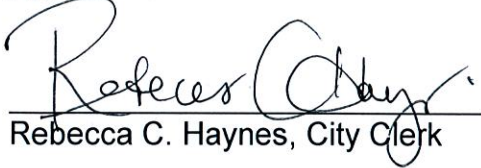
Chairman Skipper suggested electing a Vice Chairman to the Board of Adjustment. Chairman Skipper made a motion to appoint Member Littell as Vice Chairman. The motion was seconded by Member Vallett and unanimously approved by an individual roll call vote.

Ms. Marr informed Board members the next two meetings are scheduled for June 25 and July 30, 2014.

3. Adjournment

There being no further business before the Board, the meeting was adjourned at 2:17 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Paul Skipper, Chairman

Minutes approved on: 6/25/2014