

BOARD OF ADJUSTMENT MINUTES
December 20, 2023 – 2:00 P.M.
Commission Chambers

PRESENT: Paul Skipper, Chair
Michael Bomar, Vice Chair
Denise Chase, Member
Dan Small, Member

STAFF PRESENT: Kristin Coman, Senior Planner; Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City Clerk

Chair Skipper called the meeting to order at 2:00 P.M.

1. Approval of the Agenda -

Motion: Member Chase moved, and Member Bomar seconded the approval of the December 20, 2023 agenda; the motion carried unanimously by a voice vote.

2. Audience Comments – There were no comments.

3. Approval of Minutes – November 29, 2023 Meeting

Motion: Member Bomar moved, and Member Small seconded approval of the November 29, 2023 meeting minutes as presented; the motion carried unanimously.

4. Action Items

- a. Case No. 23089 - 311 N. Tessier Dr.
Practical Difficulty Variance; Jerome and Julia Zibrida request to construct a front covered front porch and open staircase that does not meet the required front yard setback of 20' (porch) and 17' (open staircase) with 14'4" and 9'4" proposed (LDC Sec. 8.7(a)(1) and LDC Sec. 6.22(b)).

Senior Planner Kristin Coman presented a thorough review of the application for this Practical Difficulty Variance application. Her presentation is part of the meeting record and included photographs, zoning, zoning table, survey, property description, plans, hearing notices, variance criteria, staff analysis and staff comments. Ms. Coman reviewed the property setbacks and proposed elevations of the dwelling. She reviewed a list of comments which staff suggested the applicant address. The Variance Application had been included in the meeting packet.

The staff recommendation was to approve the variance with the conditions that the applicant submit a sealed As-Built Plan noting all setbacks and impervious surface ratio (ISR) calculation and have it approved by Zoning prior to final inspection, and that gutters and downspouts be installed as necessary.

Applicant Jerry Zabrida appeared to testify and answer questions. Plans are to remove the current driveway and add pavers, remove current vinyl siding and replace with HardiePlank, change the roof to metal with the required underlay. He will be adding more royal trees and foliage and

replacing the older pool tiles. He explained access point to the elevator through the garage and some of the interior features. The front entrance will not be extended, just the stairs. Mr. Zabrida explained that he currently has a portable generator and gave the specs; he was unsure if he was going to install another, but it would be to City Code, if so.

No public was present to speak for or against and the none of the Board members declared any ex-parte communications.

The Board deliberated and discussed briefly.

Member Chase moved and Member Small seconded to approve the variance for Case No. 23089 with the conditions that the applicant submit a sealed As-Built Plan noting all setbacks and ISR calculation and have it approved by Zoning prior to final inspection or COA, and that gutters and downspouts be installed as necessary; the motion passed unanimously.

5. Items for Discussion – A brief discussion followed on any potential membership changes with the upcoming change of Commissioners. Mr. McConnell advised that appointments may or may not change and members should check emails and stay in touch.

6. Adjournment – The next meeting is scheduled for January 31, 2024.

Member Chase moved and Member Small seconded to adjourn the meeting at 2:25 PM.

These minutes were approved at the February 28, 2024 Board of Adjustment meeting.