

SUMMARY MINUTES OF BOARD OF ADJUSTMENT ACTION HELD FEBRUARY 24, 2015

CALL TO ORDER – 7:05 P.M.

PLEDGE OF ALLEGIANCE -

ROLL CALL OF MEMBERS – Those Present: T.O. Owens, Chairman; Jenny Riley, Secretary; Christine Duncan, Dave Marquez, Kathy Drulard, Cindi Kreutzer, Ted Terranova

ALSO PRESENT: Reid Betzing, Sr. Ass't. City Attorney; Gary Hammond, Senior Planner; James Cramer, Planning Intern; Shalisa Daugherty, Recording Secretary; Jodi Baros; Admin Assistant

APPROVAL OF MINUTES FOR February 10, 2015 – Stand as approved

PUBLIC HEARING –

VAR2015-0002 - Otis Basham - 6249 Otis St.

The public hearing was opened.

The property was posted and the fee was paid.

Mr. Owens entered the staff report, posting log, affidavit of mailing.

Mr. Otis Basham explained his previous homes and the square footage of those garages and his current home only has a car port with no garage, so he would like to add a garage to the property that is 736 sq. ft. and 5 ft. from the property line.

Ms. Drulard asked if the applicant considered a 600 sq. ft. garage.

Mr. Basham stated he needs the extra 136 sq. ft. for his wife's hobby shop, if he has to build a 600 sq. ft. garage then he will have to also build a storage shed and he doesn't want to do that. He believes that it looks better as one unit instead of 2 units.

Mr. Owens asked staff if the combined square footage of the garage and shed could only be 240 sq. ft.

Mr. Cramer explained the residential properties can have 2 accessory structures. He went on to explain that the combined square footage could only be 220 sq. ft.

Mr. Hammond stated that the 220 sq. ft. only applies to sheds.

Mr. Marquez asked if the site plan was done by the applicant or by a company, and whoever prepared this drawing did they show any other options.

Mr. Basham stated that the drawing shows what he wants and he explained why he needs the garage in that location.

Public input was closed

Mr. Owens stated that he can see the need but he can't see a practical difficulty, he believes that the garage could be built where the current patio sits and it would provide relief from the LDC and, he could build the size of garage he wants, and still be able to back out and pull forward out of the yard.

Ms. Duncan stated she agrees with Mr. Owens, and if the garage was built where Mr. Owens stated it would be closer to the house and she believes it would be better for the applicant.

Mr. Terranova stated the reason he could support it is because there are other garages in the neighborhood like what Mr. Basham is asking for, and those haven't affected the neighborhood. He believes there are other options for the applicant to look at, so he just can't support this variance.

Ms. Kreutzer stated she would love to support the variance but she agrees with Mr. Terranova she just can't see the practical difficulty.

Ms. Riley stated she agrees with the other board members and she can't support the variance because there are many other options that the applicant has.

Public hearing was closed.

MOTION:

It was moved by Mr. Terranova that variance request VAR2015-0002, Otis Basham, 6249 Otis St., to construct a 736 sq. ft. detached garage 5' from the side (south) and rear (west) property lines when Sec. 6.2.1 of the LDC requires 10' setbacks for lots containing garage space that exceed 600 sq. ft. within the R-L Zoning District, be granted.

This motion is based on Findings No. 1 through 8 on Page 10 of the Staff Report.

As to Finding No. 1, the special circumstance is that the home owner's needs.

The following votes were cast on the motion:

Those voting Yes: Owens

Those voting No: Drulard, Duncan, Kreutzer, Riley, Marquez, Terranova

Those absent:

The variance is denied.

Meeting adjourned at 7:17 pm

OTHER ITEMS -

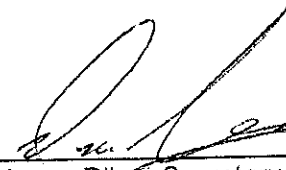
Next meetings are:

03-10-15 with 1 case

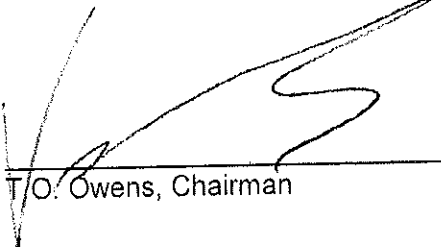
03-24-15 with 1 case

04-14-15 as of right now we have 1 case

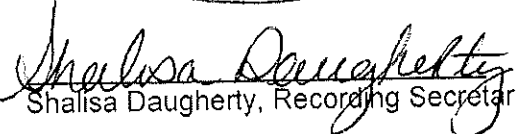
ADJOURNED -



Jenny Riley, Secretary ~~DAVE MARQUEZ IN LIEU OF~~



T.O. Owens, Chairman



Shalisa Daugherty, Recording Secretary