

ZONING BOARD OF APPEALS

Minutes

Meeting of July 5, 2017

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Beardsley; Ms. Bourne, Brenholt & Doyle

Staff Present: Mr. Noel

Vice Chair Mr. Beardsley chaired the meeting.

1. Roll Call

Mr. Beardsley called the Zoning Board of Appeals to order.

2. Approval of June 6, 2017 Meeting Minutes

Ms. Bourne moved to approve the meeting minutes of June 6, 2017. Ms. Doyle seconded and the minutes were approved.

3. #3-17 1726 7th Street

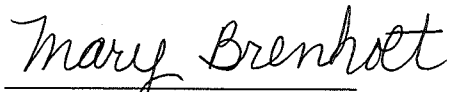
Mr. Noel presented a variance request at 1726 7th Street to construct a duplex that encroaches 25 feet into the required 30 foot front yard setback. The lot is vacant and has a steep rear hill. This topographic issue affects the property and existing homes along the block. Adjacent residences also encroach into the front setback and in some case may cross into the right-of-way. The duplex will meet side (8 feet) and rear (25 feet) property line setbacks. Proposed 2 foot front eaves are allowed to encroach, up to 3 feet, provided at least a 1 foot is maintained from the property line.

Appellant, Lee Haremza with Bee Restoration, stated the steep hill precludes him from meeting the 30 foot front yard setback. He will address drainage and building design concerns by having runoff flow around the duplex and will add two false dormers to enhance the appearance.

Ms. Bourne moved to approve the variance with adding dormers and finding that: the duplex does not hinder the public's welfare; there were no objections from adjacent owners or City departments; and that the 25 foot encroachment keeps with the established setback line for structures in the block due to the steep rear yard. Seconded by Ms. Doyle and the motion carried.

4. Adjournment

The meeting was adjourned at 7:35 p.m.



Mary Brenholt, Secretary