

**ZONING BOARD OF APPEALS**

**Minutes**

**Meeting of May 2, 2017**

**City Hall, Council Chambers**

**7:00 p.m.**

**Members Present:** Messrs. Beardsley, Boettcher, Canfield, & Ms. Bourne

**Staff Present:** Mr. Noel

Mr. Boettcher chaired the meeting.

**1. Roll Call**

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

**2. #1-17 1908 Hogeboom Avenue**

Mr. Noel presented a request by Carol Cox for variance to allow an attached garage addition that would encroach 2.5 feet into the required 8 foot side yard setback. The request is needed to correct water drainage flowing from the rear alley into the garage and ultimately the basement.

Carol Cox of 1908 Hogeboom Avenue stated she has to pump water out after intense rain events or if the driveway's dry well gets pugged. She is seeking to correct the decades' long problem.

Wayne Hanson, Ms. Cox's builder, stated the City would not allow the dry well to be enlarged so the garage addition is the next best cost-effective solution. He will raise the garage floor 12 to 16 inches or about 8 inches above the alley. The flat roof would be raised higher and the addition will have new stairs to access the basement and the first floor.

Ms. Bourne moved to approve the variance finding that the project would remedy health, safety and building code concerns, that it is not self-imposed due to the drainage issue, and there were no concerns from the public. Seconded by Mr. Beardsley and the motion carried.

**3. Approval of June 7, 2016 Meeting Minutes**

Mr. Canfield moved to approve the meeting minutes of June 7, 2016. Mr. Beardsley seconded and the minutes were approved.

**4. Adjournment**

The meeting was adjourned at 7:34 p.m.

  
Paul Canfield, Secretary