



Zoning Board of Appeals Minutes
July 6, 2021 at 7:00 p.m.
City Hall Chambers &
Virtual Online – WebEx Meeting

Members Present: Ms. Bourne, Messrs. Boettcher, Pederson, Nelson, Hay and Beardsley

Staff Present: Mr. Petrie and Mr. Allen

1. Call to Order
2. Roll Call – Chairperson Mr. Boettcher chaired the meeting at 7:00 p.m. Ms. Brenholt, Mr. Nelson, Mr. Pederson, Mr. Beardsley and Mr. Boettcher were present virtually online.
3. Mr. Nelson moved to approve the March 2, 2021 minutes. Mr. Beardsley seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion – None.
5. #3-2021 – 4531 Springfield Drive
Mr. Petrie presented a request for a variance to construct a 4-season room addition that encroaches approximately 13 feet into the required 25-foot yard setback located at 4531 Springfield Drive. The proposed attached 4-season room would be approximately 14 feet by 16 feet or 224 square feet. The single-family home was built in 2004, and is at the start of the cul-de-sac along Springfield Drive. The existing home is approximately 45 feet set back in the front. The proposed site plan shows the addition which is in the same location as the existing deck.

Kyle Larson with CS Construction noted that the property owner would prefer to age in place and with the addition would allow for this. He noted that the front yard is larger than most within the neighborhood because of the cul-de-sac.

Mr. Hay questioned about the utilities and if diggers hotline has been to the property. Mr. Larson noted that the water and sewer and other utilities are in the front of the property but prior to the start of construction, diggers hotline will be on the property to mark all the utilities.

Mr. Beardsley moved to approve the variance as shown with staff conditions. Seconded by Mr. Nelson.

Mr. Nelson amended with the findings of facts the proposed addition does not interfere with any abutting neighboring properties and does not interfere with any public interest and seconded by Mr. Beardsley and motion carried (4-1).
6. #4-2021 – 3102 Deerfield Drive
Mr. Petrie presented a request for a variance located at 3102 Deerfield Drive to construct a six-foot tall fence within the front yard. The property is zoned R-1 with an existing home that is approximately 70 feet back along the street. This was the original home to the neighborhood built in the 1940s. He noted that the proposed site plan shows the proposed fence location which is in line with the newly built home located next door at 3112 Deerfield Drive. He noted that three neighbors submitted letters to the board.

Paul Borowick, owner of 3102 Deerfield Drive, spoke about the proposed project and the fence. He noted the situation is unique given that his home is 70 feet from the street of Deerfield Drive. He explained the existing fence ordinance is more for areas that have similar setback for the entire block of the homes.

Mr. Pederson asked what was considered the backyard of the property. Mr. Borowick noted that north of the home is considered the backyard and most of the activity is on the north side of the home.

Cindy Hofacker, 3112 Deerfield Drive spoke about the proposed variance request and noted their new single-family home was trying hard to fit into the existing neighborhood. She questioned if the fence would go across the front of the home. In addition, she noted mobility issues with her husband and the zero entry thus resulting in elevation change of the construction of the home.

Mr. Nelson moved to approve the variance with the findings that section 18.03.040 D. fence within the zoning ordinance, in particular #3 and #6 considered by the board. Seconded by Mr. Pederson and the motion carried (5-0).

7. Future Agenda Items and Announcements. None.
8. Mr. Boettcher adjourned the meeting at 8:28 p.m.