

BOARD OF ADJUSTMENT
February 15, 2017
6:00 P.M.

The meeting was called to order by Chairperson Sullivan and on roll call the following members were present:

Marty Miller
Wes Sharp
Reed Thacker
Aaron Rasko
Jim Sullivan

Also present: Dan Wood, Jake Doering and Rich Parker.

The minutes of the December 7, 2016 meeting were approved on a motion by Miller and seconded by Rasko. On voice vote: All ayes.

The application from Doering Properties LLC to construct a three unit dwelling on real estate locally known as 323/325/327 South Spruce Street. The applicant requests a one foot variance leaving a 9 foot side yard. Chapter 165 Zoning requires a 10 foot side yard in R-3 (Mixed Residential) zoning for three to twelve unit structures.

Jake Doering spoke on behalf of the request for 323/325/327 South Spruce Street. Mr. Doering stated that he will be using the plans Downing Construction used on the existing units on South Spruce Street. Miller moved and Thacker seconded to approve this request with a one year time limit to complete the project. On voice vote: All ayes.

The application from Daniel Wood to construct a room addition on real estate locally known as 901 North Howard Street. The applicant requests a four foot variance leaving a 26 foot front yard and a four foot side street variance leaving a 21 foot side street setback. Chapter 165 Zoning requires a 30 foot front yard and a 25 foot side street setback in R-1 (Single Family Residential) zoning.

Dan wood spoke on behalf of the request at 901 N. Howard Street. Mr. Wood stated the existing porch is 9'x 16' and the new addition would be 11'x17', 43 square feet larger. The homes within the same three or four blocks all have non-conforming setback. Dan also added the one-way street on North Howard in his mind did not create a visibility issue. Motion was made by Sharp and seconded by Miller to approve this request with a one year time limit to complete the project. On voice vote: All ayes.

The Board discussed the Board of Adjustment policies. It was moved by Miller and seconded by Sullivan to approve the following policies: On voice vote: All ayes.

- Set an attendance requirement for each member. As with some other board and commission appointments, a mandatory attendance of 70% in a given year is required. Because of the limited number of meetings the Board of

Adjustment holds in a calendar year, the attendance requirement will be over a two year time span.

- Added election of officers every two years

It was moved by Sullivan and seconded by Thacker to appoint Wes Sharp as Chair and Aaron Rasko as Vice-Chair. On voice vote: All ayes.

The 2016 Annual Report was approved on a motion by Sullivan and seconded by Thacker. On voice vote: All ayes.

Meeting adjourned.

Chairman

Rich Parker