

BOARD OF ADJUSTMENT

April 6, 2016

6:00 P.M.

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

Dennis Parker
Jim Sullivan
Reed Thacker

Also present: Ryan Cambron and Rich Parker.

The minutes of the March 9, 2016 meeting were approved on a motion by Sullivan and seconded by Reed. On voice vote: All ayes.

Consider the application from Ryan Cambron for a detached garage addition on real estate locally known as 821 South G Street, which is in an R-1 (Single Family Residential) zoning classification. The applicant requests a variance of 6' 10" in height and 1,472 square feet in area for an accessory structure with a total mean height of 18' 10" and a total floor area of 2,522 square feet. Chapter 165 Zoning requires a maximum mean height of accessory structures of 12' and a maximum area of 1,050 square feet.

Ryan Cambron spoke on behalf of his request explaining the size and the height variance request is needed for storage of his R.V. Cambron further stated his neighbor, Pat McConnell, was approved for a variance for a garage with a 55" mean height.

Motion was made by Parker and seconded by Thacker to approve the request from Ryan Cambron for a detached garage with a total mean height of 18' 10" and 2,522 square feet, based on the location of the structure in relation to the property, with a one year time limit to complete the project. On voice vote: All ayes.

Consider the application from Joe Bell for a deck addition on real estate locally known as 1105 North O Street, which is in an R-1 (Single Family Residential) zoning classification. The applicant requests a variance of 4' for a 31' rear yard setback. Chapter 165 Zoning requires a 35' foot rear yard in R-1 zoning.

Ryan Cambron spoke on behalf of his client, Joe Bell, for the request. Cambron explained the lot depth of the property is only 112' and that the proposed deck will expand to the west and will not further encroach into the rear yard, as the existing deck has the same 4' foot print.

Motion was made by Sullivan and seconded by Parker to approve the request from Joe Bell for a deck with a 31' rear yard setback with the conditions that the deck not be converted to an enclosed room and a one year time limit to complete the project. On voice vote: All ayes.

Meeting adjourned.

Dennis Parker, Chairman

Rich Parker