



BOARD OF ADJUSTMENT

Minutes

June 3rd, 2020

The meeting was called to order at 6:01pm by Chairperson Wes Sharp and on roll call the following members were present:

Bill Mettee (via Zoom)
James Sullivan
Wes Sharp (via Zoom)

Members not present: Rene Soldwisch

Also present: Charlie Dissell, Cortney Marmon, Tim Little, Michael Greubel 106 N Kenwood, Brad Eveland (via Zoom)

The agenda of the June 3rd, 2020 meeting was approved on a motion by James Sullivan seconded by Bill Mettee. On voice vote: All ayes

The minutes of the March 4th, 2020 meeting were approved on a motion by Bill Mettee seconded by James Sullivan. On voice vote: All ayes.

Consider request from Michael Greubel for a variance to permit construction of an accessory building on a vacant lot between 106 North Kenwood Boulevard and 202 North Kenwood Boulevard to which if permitted as requested, would not be in conformity with Section 165.03.1 and Section 165.10.2.

Board Member Sullivan asked about building height. Mr. Greubel stated it would be 12 feet
Board Member Mettee asked why they didn't just combine the lots. Mr. Grubel said it would be taxed differently
Chairman Sharp asked for plans and Mr. Greubel provided pictures to the Board.
Chairman Sharp asked about square footage. Mr. Little stated it does not take up 30 percent of the lot
Chairman Sharp asked for mean roof height. Mr. Greubel said 16 or 17 feet.

Motion was made by Board Member Mettee to approve request from Michael Greubel for a variance to permit construction of an accessory building on a vacant lot between 106 North Kenwood Boulevard and 202 North Kenwood Boulevard to which if permitted as requested, would not be in conformity with Section 165.03.1 and Section 165.10.2. This motion was seconded by Board member Sullivan.

On voice vote: All ayes. Motion to approve was carried unanimously.

Consider request from Brad and Carmen Eveland for a variance to permit construction of a driveway at 1609 West 5th Avenue, to which if permitted as requested, would not be in conformity with Section 165.10.12.D. and Section 165.11.8.

Mr. Eveland said he can't lay cement because of easements so he will need to put gravel down.
Chairman Sharp asked if flags in the yard indicate where the driveway would be. Mr. Eveland said yes.

Board Member Mettee asked what final square footage of the gravel pad would be and Mr. Eveland said 55 square feet. Mr. Dissell said there is a 15-foot utility easement but there is nothing stating you can't put hard surfaces over it but if it needs to be removed it would be at the owner's expense.

Board Member Mettee asked if there would be a way to contain the gravel. Mr. Eveland said the gravel wouldn't start at the road.

Chairman Sharp asked if this would be seasonal storage or year-round. Mr. Eveland said year-round or when it is not in use.

Mr. Eveland stated there are two easements in the yard. Mr. Dissell said there may be something there, but it is not showing on GIS, GIS is only showing the public utility easement.

Mr. Eveland said they had to move the house six feet when they were having it built because of the storm sewer easement and he can provide a copy of the easement.

Chairman Sharp said the flags are at an angle but if added wouldn't be over 25 percent.

Mr. Eveland said then they would be on top of a storm sewer.

Mr. Dissell said there is a storm sewer line exactly halfway between the house and the lot line, but he doesn't show an easement.

Mr. Dissell said it's an option to delay the decision of this item to get more information from the applicant.

Mr. Eveland said he was told if he is too close to the sewer line, he would be in violation. Mr. Dissell stated GIS isn't always completely current.

Mr. Eveland asked if one of the main concerns is gravel moving down the driveway. Mr. Dissell said yes that is one of the concerns as well as trying to reduce gravel driveways in town.

Chairman Sharp said you could put the camper parallel and not take up 25 percent of the driveway.

Motion was made by Board Member Mettee to choose option 4 allowing for further review of the request from Brad and Carmen Eveland for a variance to permit construction of a driveway at 1609 West 5th Ave, to which if permitted as requested, would not be in conformity with Section 165.10.12 D. and Section 165.11.8 and submittal of additional documentation from the applicant. This motion was seconded by Board Member Sullivan.

On voice vote: All ayes. Motion to approve was carried unanimously.

Consider request from William Bussanmas for a variance to permit construction of an accessory building on a currently vacant lot located between 1411 West 6th Avenue and 1109 South K Street to which if permitted as requested, would not be in conformity with Section 165.10.2.

Mr. Dissell advised this lot is currently vacant, but a single-family home is being built this will just be an accessory building.

Board Member Sullivan asked if this would be a two-story home.

Mr. Dissell advised it would be zoned A1 and there is no physical address yet but there is frontage on K street and 6th Ave.

Mr. Dissell added they can take access from any public right of way.

Chairman Sharp asked if West 6th must be extended and Mr. Dissell said no.

Chairman Sharp asked for overall size of the building and Mr. Dissell advised we haven't received specific plans on it yet, but the height will be around 18 feet.

Chairman Sharp asked if we could approve with a height restriction and Mr. Dissell advised they could.

Mr. Little said the accessory building would be behind the house.

Motion was made by Board Member Sullivan to approve the request with an 18 foot height requirement from William Bussanmas for a variance to permit construction of an accessory building on a currently vacant lot located between 1411 West 6th Avenue and 1109 South K Street to which if permitted as requested, would not be in conformity with Section 165.10.2. This motion was seconded by Board Member Mettee.

On voice vote: All ayes. Motion to approve was carried unanimously.

Comments:

Mr. Dissell advised Community Development is still working on updating apps. He also advised that Marty Miller's term is up and there will be an opening on the Board of Adjustment.

Meeting adjourned at 6:51pm

A handwritten signature in black ink, appearing to read 'Wes Sharp', written over a horizontal line.

Wes Sharp, Chairperson

A handwritten signature in blue ink, appearing to read 'Charlie E. Dissell', written over a horizontal line.

Charlie E. Dissell