

BOARD OF ADJUSTMENT
December 2 2015
6:00 P.M.

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

Marty Miller
Dennis Parker
Jim Sullivan
Reed Thacker

Also present: Rich Piper, Josh Tenges, Louis Nady and Chuck Burgin.

The minutes of the November 4, 2015 meeting were approved on a motion by Sullivan and seconded by Miller. On voice vote: All ayes.

Consider request from Rich Piper for construction of a garage on real estate locally known as 1800 Fairway Drive which is in an R-1 zoning classification. The applicant requests a 4' height variance. Chapter 165.10 Paragraph 2 zoning states the maximum height of an accessory building is 12'.

The Board considered the application from Rich Piper. Mr. Piper spoke in favor of his request stating he wanted to match the 10/12 pitch of the existing home. Mr. Piper originally brought the same request to the Board and was approved on October 2, 2013.

Motion was made by Miller and seconded by Sullivan to approve the request from Rich Piper to construct a garage at 1800 Fairway Drive with a 4' height variance to match the existing roof pitch of the home with a year to complete the project. On voice vote Ayes: All ayes.

Consider request from Josh Tenges for construction of a detached garage at the lot on real estate locally known as 3208 West 14th Avenue which is an A-1 zoning classification. The applicant requests a 570 square foot variance for a 1,620 square foot building and a 90" mean height for a total mean height of 234". Chapter 165 A-1 zoning restricts buildings to a 12' maximum mean height and 1,050 maximum square foot area.

Josh Tenges spoke in favor of his request stating the subdivision covenant requires indoor storage of trailers and campers. He further stated the building will sit behind the two-story home he is constructing. Parker stated two similar variances have been approved in the area. Board members discussed those previous approvals.

Motion was made by Miller and seconded by Thacker to approve the request from Josh Tenges to construct a detached garage at 3208 West 14th Avenue with a 570 square foot variance and a 90" mean height because the proposed location was to the rear of the home and previous approvals. On voice vote: Ayes Miller and Thacker. Nays Parker and Sullivan.

Motion was made by Parker and seconded by Miller to continue the public hearing for the Tenges request on December 9, 2015 at 6:00 p.m. On voice vote: All ayes.

Consider request from Louis Nady for construction of a garage on real estate locally known as 409 South Buxton Street which is in an R-3 zoning classification. The applicant requests an 8% increase of the required 30% maximum rear yard and a 50” variance of the mean height leaving 194” mean height and a two foot front yard variance leaving 23’ front yard. Chapter 165 R-3 zoning limits an accessory structure to occupy a maximum of 30% of the required rear yard, limits an accessory structure to a 12’ mean height and requires a 25’ front yard setback.

Lou Nady spoke in favor of his request stating he requests the 2’ front yard variance to match the house setback the 3’ variance to reduce the grading and therefore reducing the height of the retaining wall. The height request is to allow for the storage of a camper with a 14’ overhead door. He further stated the area is approximately 8’ lower than the dwelling finished floor elevation.

Motion was made by Parker and seconded by Sullivan to approve the request from Louis Nady to construct a garage at 409 South Buxton Street for the reasons stated above with an 8% increase of the required 30% maximum rear yard and a 50” variance of the mean height leaving 194” mean height and a two foot front yard variance leaving 23’ front yard with a one year time limit to complete the project. On voice vote: All ayes.

Meeting adjourned.

Dennis Parker, Chairman

Charles Burgin