



BOARD OF ADJUSTMENT
Thursday, April 27, 2023
7:00 PM

CALL TO ORDER

Chair Balint called the meeting to order at 7:00PM

ROLL CALL

Chair Jared Balint
Sue Kaiser via zoom
Kristen McDaniels
Scott Stinson
Adam Sommer

AGENDA APPROVAL

Mr. Sommer made a motion to approve. Mr. Stinson seconded. All in favor.

CITIZEN COMMENTS

None

NEW BUSINESS

Variance from Section 400.1330(D)(3)(b) of the B Single Family District where the minimum side yard setback is five (5) feet, to allow for the renovation and a building addition to the existing home, where the existing home sits 3.2 feet from side property line for the property addressed as 8705 Rosalie. As part of this variance, the applicant also requests a variance from Section 400.3180(B) allowing the building addition to a nonconforming structure.

Those speaking to the request were sworn in.

Mr. Paul Turner, architect, spoke to the request. He said if they made it fit they would lose the bedrooms on the second floor. He said the neighbor had comments and they had made some revisions based on the comments.

Mr. Sommer asked if the driveway would be replaced on the west side and asked if the garage would be replaced.

Mr. Turner said it would be resealed and the garage door would be fixed.

Mr. Sommer asked if the revision handed out met the approval of the neighbor who had submitted a comment.

The homeowner said the neighbors were happy they were keeping with the character of the current home.

Ms. Kelly said the non-conformity is why this application was before the Board. She spoke to the request and said it does meet current zoning requirements without the changes. She said updating the home would likely need a variance. She said the variance should not adversely affect adjacent property owners. She said it is debatable whether denying the variance would create an extreme hardship. Ms. Kelly said the request would not affect the general welfare of the community. She said the home was built too close to the east property line in the side yard setback.

She said the variance would not be detrimental to the neighborhood.

Ms. Karr entered the exhibits for the record.

Mr. Balint said it appeared the window was the only item that was addressed in the revisions.

Ms. Kelly said the storm water concerns would be addressed by the building code.

Mr. Sommer asked if other property owners had any concerns.

Ms. Kelly said she had not received any others.

Mr. Sommer made a motion to approve. Mr. Stinson seconded. All in favor. A motion was made to direct staff to prepare the findings of facts and conclusion of law.

ADJOURNMENT

Mr. Sommer made a motion to adjourn. All in favor. Meeting adjourned at 7:22pm