

Russ Hose convened the Board of Zoning Appeals meeting at 6:00 p.m. Present were Lee Kleinbeck, Bill Daniel, Bob Juve and Russ Hose. Dave Robinson and Joe Weinstein were absent. Sue Schultz, Assistant Zoning Inspector was present.

NEW BUSINESS:

PUBLIC HEARING – 6:00 PM
APPLICANT: JAMES SHULTZ
LANDOWNER: JAMES & EVELYN SHULTZ
LOCATION: 1086 OAKTREE
VARIANCE: ART. III, SEC. 302 CC. PRIVATE GARAGE
ZONING DISTRICT: R-3

Hose opened the public hearing.

Hose swore in all persons who wished to speak for any of the issues on tonight's agenda.

Hose swore in Schultz for the evening.

Schultz gave some background on this issue:

The Zoning Department was contacted due to the size and location of a carport. The Zoning Department followed up with the landowners and found that the carport had been built without any permits. The Zoning Department informed the landowners that a variance was required due to the carport being less than five (5) feet off of the side lot line.

Question #12 from the Variance application: Please explain the practical difficulties or unnecessary hardship which justify this application for a Variance: Carport already built".

Schultz entered into the permanent record the complete file, the Zoning Resolution & Map and the Comprehensive Land Use Plan.

James Schultz stated that he did not realize that he needed any permits due to the structure not having enclosed walls. The carport was built four feet, three inches from the north property line. The minimum setback requirement is five feet.

Hose asked for additional comments from the floor. None were offered.

Daniel moved to close the public hearing, Juve, second. Hose called for the vote. Daniel, aye, Kleinbeck, aye, Juve, aye, Hose, aye. The motion carried.

Kleinbeck moved approval of the variance as submitted for a reduction in the minimum side yard setback (four feet, three inches from the north property line), Juve, second. Hose called for the vote. Daniel, aye, Kleinbeck, aye, Juve, aye, Hose, aye. The motion carried.

PUBLIC HEARING – 6:05 P.M.
APPLICANT: RICHARD HATCH
LANDOWNER: RICHARD HATCH
LOCATION: 1298 CENTERVIEW CIRCLE
VARIANCE: ART. IV., SEC. 430-4 C. MINIMUM SIDE YARD WIDTH
ZONING DISTRICT: I-1 INDUSTRIAL

Hose opened the public hearing.

Hose swore in all persons who wished to speak.

Schultz stated that the applicant was requesting a reduction in the side yard setback (minimum 25 feet, requesting the side yard setback to be 15 feet) for an addition.

Question #12 from the Variance application: Please explain the practical difficulties or unnecessary hardship which justify this application for a Variance: "Without additional space – prevent growth of business – may have to move to find additional space."

Schultz entered into the permanent record the complete file, the Zoning Resolution & Map and the Comprehensive Development Plan.

Dick Hatch stated that he would like to add an addition onto his existing building. Due to the layout of the existing building, the only feasible place to build the addition is to the east. The property is pie-shaped. Mr. Hatch needs the addition for storage space. To the west of the existing building is a retention pond and the parking area is to the south.

Hose asked for comments from the floor. None were offered.

Daniel moved to close the public hearing, Kleinbeck, second. Hose called for the vote. Daniel, aye, Kleinbeck, aye, Juve, aye, Hose, aye. The motion carried.

Kleinbeck moved to approve the variance as submitted for a reduction in the east side yard setback from twenty-five feet to fifteen feet, Juve, second. Hose called for the vote. Daniel, aye, Kleinbeck, aye, Juve, aye, Hose, aye. The motion carried.

The minutes of April 26th, May 24th and June 21st will be reviewed at a later date.

