

**MINUTES
ZONING BOARD OF ADJUSTMENT
MAY 6, 2014
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

Present: Allen Harvey, Rochelle Conway, Larry Wolf, Jim Edgmond, and Jane Reischauer

Staff Present: Andrew Fangman, City Planner
Adam Thompson, Planning & Community Development Coordinator
Stephanie Oien, Office Coordinator, Community Development

Chairperson Harvey called the meeting to order at 5:30 p.m.

Minutes: Wolf motioned to approve the minutes from the March 4, 2014, meeting; seconded by Conway. All ayes, motion carried.

Appeal Case No. 918, filed by Kathy McGlothlen, to remove greenhouse at 612 Hope Avenue and replace with a building the same size. This is a non-conforming use, as such, any changes require Zoning Board of Adjustment approval. Kathy McGlothlen was present to discuss the request. Ms. McGlothlen explained that they would like to remove the greenhouse because it is very costly to maintain. They also have a lot of competition with bedding plants, which are house there. The proposed building would house more gift items and give them more room for event consultation. Harvey asked why this is a non-conforming use. Fangman explained it is non-conforming because it is located in a residential zone. Edgmond asked if there would be a second floor and what the height of the structure would be. Ms. McGlothlen responded that there would not be a second floor. She continued that the building would be taller than the greenhouse at 10-12 feet but would not exceed 20 feet. Harvey noted that the plans submitted show a loft area may be available. McGlothlen replied that they may use it as a loft or possible office space. Harvey questioned if the building would be constructed on a slab. McGlothlen replied it would. Edgmond expressed concerns about the height of the building. He added that the existing garage code restriction is 16 feet. Fangman explained that the maximum height of structures in the R-3 zoning classification is 35 feet. Wolf motioned to approve the request as presented; second by Conway. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson