

**MINUTES
ZONING BOARD OF ADJUSTMENT
JULY 1, 2014
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

Present: Allen Harvey, Jim Edgmond, and Jane Reischauer.

Excused: Rochelle Conway and Larry Wolf.

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: Edgmond motioned to approve the minutes from the June 3, 2014 meeting; second by Reischauer. All ayes, motion carried.

Appeal Case No. 920, filed by Sheila Chaudoin, to construct a garage at 1316 East 4th Street. The location of the garage will not meet the required property line setbacks required by City Code 10-20-3 (K). Sheila Chaudoin and contractor Joe Van Zandt were present to discuss the request. Ms. Chaudoin estimated that the current garage was built in the late 1940s or early 1950s. She explained that the garage is listing to the right and the concrete is cracking. She added that she would like to replace the garage at the same location and expand it four feet into the interior of the property. She advised that she had investigated offsetting the garage to meet the setback requirement but it creates an odd turn into the garage. Harvey asked if the existing footings would be removed. Mr. Van Zandt advised that the garage and foundation would be completely new. Ms. Chaudoin advised that she spoke with her neighbors to the left and rear and neither were opposed to her request. Edgmond motioned to approve the request as submitted; second by Reishauer. All ayes, motion carried.

Appeal Case No. 921, filed by Karol Beatty, to add a single car garage to an existing double car garage at 3602 Tipton Road. The proposed garage exceeds the 1,440 square feet of accessory building space allowed by City Code 10-19-11 (B) (2). Karol Beatty was present to discuss her request. Ms. Beatty explained that they would like to construct an additional garage stall to the attached garage. They would like to include a stairway on the lower wall of the garage to provide them access to the lower hill. She added that their parcel is more than eight acres. Harvey asked how wide the addition will be. Ms. Beatty replied that the addition will be 28x16 feet. It will be used to house their pickup and the stairway. Edgmond asked what hardship is created by not having the garage addition. Ms. Beatty replied that the hill is the hardship. It is large with a steep drop and they make multiple trips up and down the hill to the livestock barn. They would like to use the interior steps to make it easier to get up and down the hill out of the weather. Fangman stated that an appeal would not be required under the zoning ordinance that is being revised.

Conditional Use Case No. 264, filed by Kurtis Stevens with Meineke, 1503 Park Avenue. Stevens requests to sell vehicles at the site. Used car sales are only permitted as a conditional use in the C-1 zoning classification per City Code 10-11-2 (C). Kurt Stevens was present to discuss his request. Mr. Stevens indicated that he has owned the franchise for four years. He would like to buy and repair cars to keep his staff busy during slower times and add revenue. He

added that he would like to have a maximum of three to four cars. He cited not wanting to be considered a used car lot, taking parking spaces away from customers, and not having too much money out of pocket as reasons to limit the number of cars. He also added that the Colorado Street Project will be beneficial to his plan. Fangman noted that the Zoning Ordinance regulates the number of required parking spaces and would help regulate this in that function. Jim Edgmond, who is also the project manager for the Colorado Street Project, indicated that the lot layout and proposed vehicle will not cause any sight problems from the intersection. Edgmond motioned to approve the request with a maximum limit of four vehicles for sale at a time; second by Reischauer. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson