

**MINUTES
ZONING BOARD OF ADJUSTMENT
AUGUST 7, 2012
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

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

Excused: Larry Wolf.

Staff Present: Steve Boka, Director of Community Development

Others Present: Mike TeStrake, Dennis Fry and one other person in the audience.

Acting Chairperson Harvey called the meeting to order at 5:30 p.m. Boka informed the appellants that there were only four members present and they could choose to table their case until June when more members may be present. A request to table should be made prior to Board deliberation of that particular request.

Minutes: Conway motioned to approve the minutes from the May 1, 2012, meeting; seconded by Edgmond. All ayes, motion carried.

Appeal Case No. 896, filed by Dennis Fry, to add on to the existing garage at 116 Lord Avenue. This variance is requested because the Height of the new structure will exceed 16 feet which is the maximum allowed in City Code 8-1-4 (C). The new structure will have a 21 foot ridge line. Mike TeStrake, 2908 Provence Lane, was present and stated that he is the contractor for Fry. He explained the site plan submittal with the appeal and noted a correction on the distance between the house and garage that will also require Board approval. Dennis Fry explained that he previously had a second floor office in his residence on Woodlawn Avenue. Fry continued by stating that the existing single-story garage was built to house older Model T type vehicles and is not practical for current vehicle models. Fry stated that the existing garage does not look like it belongs with the house since it has a different architectural design. Fry concluded his remarks by stating that he has been in contact with the neighboring residents and they do not have any objection to his request. When questioned by Board member Edgmond what he meant by item No. 3 in the first part of his written request to the Board, Fry responded by stating that the new addition and second story would be complimentary to the existing style and roof lines of the existing residence. TeStrake stated the new building will have a gambrel roof like the existing home. Boka stated that his office has not received any comments from the adjoining property owners. Fry stated that there is an existing guyed pole that prohibits him building a larger single-story building. Motion by Board member Edgmond to approve the request for a variance of the height and setbacks as discussed and submitted to indicate the garage is located within 9 feet of the house. Second by Conway. All present voted aye. Variances approved.

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Election of Officers: The Board members present decided to delay the election of officers until the next meeting when all members of the Board can be present.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary
Director of Community Development

ATTEST:

Allen Harvey
Acting Chairperson