

**MINUTES
ZONING BOARD OF ADJUSTMENT
JULY 2, 2013
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

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

Excused: Larry Wolf and Rochelle Conway.

Staff Present: Steven Boka, Director of Community Development
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 May 7, 2013, meeting, with one correction; seconded by Reischauer. All present voted aye.

Appeal Case No. 907, filed by Marshall Prashak of 417 Fairview Avenue, to replace existing 16x20 foot garage with a new one on the same footprint. Marshall Prashak was present to discuss his request. Mr. Prashak stated that the proposed garage will be the same footprint and height of the existing structure. He indicated that he would like to remove the building, check the footings and square them up, then construct new garage. He indicated that he spoke with neighbor John Deason about the project. According to Mr. Prashak, Mr. Deason's only concern was if the structure would be taller. Mr. Deason had no conflict with the location of the structure. Boka relayed that he also spoke with Mr. Deason who indicated he was not opposed to the proposed garage as long as it was not taller than the current garage. Harvey noted that most of the buildings in the neighborhood are very near the property line per MAGIC. Reischauer motioned to approve the appeal as submitted; seconded by Edgmond. All present voted aye.

Appeal Case No. 908, filed by Frank Iliff for Rebuilding Together, to erect a sign at 1424 B Houser Street. Frank Iliff of Rebuilding Together was present to discuss the request. Mr. Iliff indicated that they signed a 10 year lease with Crossroads and put a new roof on the building. They wish to add a sign to the property to give them separate identification from Crossroads. He indicated that the white vinyl sign would be set back 27 feet from the sidewalk. The proposed sign would line up with the AEA sign on the property next door. Boka explained that a variance is required because Rebuilding Together and Crossroads share the same property. Crossroads already has a ground sign. City Code does not allow more than one ground sign per property. He added that Rebuilding Together could erect a post sign but have chosen not to. Edgmond requested that the empty sign on the north side of the sidewalk be removed. Iliff responded that he would work with Crossroads to have it removed. Linda Wilson, executive director of Crossroads, noted that they would have the sign removed. Ms. Wilson also indicated that they were in favor of the sign. Harvey stated that he didn't believe the sign to be visual pollution given the size of the property. Edgmond motioned to approve the appeal as submitted; seconded by Reischauer. All present voted aye.

Election of Officers: Edmond suggested postponing the election to the next meeting when more members should be available.

Adjourned.

Respectfully Submitted,

ATTEST:

Steve Boka, Secretary
Director of Community Development

Allen Harvey
Chairperson