

**MINUTES
ZONING BOARD OF ADJUSTMENT
JUNE 7, 2011
5:30 P.M.
CITY HALL COUNCIL CHAMBERS**

Present: George Fisher, Jim Edgmond, Rochelle Conway, and Jane Reischauer.

Excused: Larry Wolf.

Staff Present: Steve Boka, Director of Community Development
Andrew Fangman, City Planner, Community Development
Stephanie Oien, Office Coordinator, Community Development.

Chairperson Fisher called the meeting to order at 5:30 p.m. Fisher read the Mission Statement.

Appeal Case No. 886, filed by Leland Hanson, to permit a new home to be constructed at 3739 Mulberry Avenue while the existing home remains on the site and permit an existing detached garage to remain in front of the new home. Leland Hanson was present to discuss his request. Hanson indicated that he was making arrangements to have the existing home moved following the completion of the new home. He stated he would have the old home removed or demolished no later than 60 days after occupying the new home. He also planned to leave the existing garage. Fisher asked if the new home would have a garage. Hanson replied it would have a two-car garage. Fisher noted that accessory buildings cannot exceed a total of 1,440 square feet per City Code. Boka replied that the accessory buildings would total approximately 2,500 square feet on a 10-acre site. Fisher questioned what would be done with the existing basement once house is removed. Hanson answered that the area will be filled and graded. Fisher asked what the intended usage of the existing garage was. Hanson intends to use it for storage and a woodworking shop. Edgmond motioned to approve the request to include allowing the existing garage to remain; permitting accessory buildings to exceed City Code requirements at approximately 2,500 square feet; and allowing the existing house to remain for 60 days past occupancy of the new dwelling. Second by Conway. All ayes, motion carried.

Minutes: Conway motioned to approve the minutes from the May 3, 2011, meeting, second by Edgmond. All ayes, motion carried.

Adjourned.

Respectfully Submitted,

Steve Boka, Secretary
Director of Community Development

ATTEST:

George Fisher
Chairperson