

Board of Zoning Appeals Meeting

04/15/14 7:00 PM - Called to order by President Roy

Voice Roll taken-members Roy Middendorf, Steve Moore, Kevin Fleetwood, David Leas, Jim Biles all present.

03/26/14 meeting minutes approved with changes to include individual votes on Rosenberry request. Jim moved and Kevin seconded.

1-Andy Sholle represented Ralph and Charles Lee requesting variances on 17 lots in Crooked Creek addition changing front lot from 25' to 16' and rear lot from 30' to 20'. Reasoning was that current ordinance only allowed for 30' with which to build a house. A variance would allow for easier sales of lots.

Kevin Foster, a current resident in the addition asked if the variance could allow for all lots in the addition so he could build an addition to his in the future. He was told that he should submit if/when he wanted to build.

Donna and Bob Stevens who live across the street received a letter regarding the variance and they wondered why it was now a problem. They were told all adjoining property owners received appropriate letters.

Fire Chief Scott Chasteen weighed in with his opinion that such a blanket variance would set a precedent among all builders in the city and that would be extremely cumbersome to deal with. Glenn Tebbe from the Planning Commission felt that such a request would likely be considered a zoning issue and not an appeal issue. City Attorney Stephen warned that a blanket variance does not allow adjoining property owners the opportunity to request variances. Jim made motion to accept the request and seconded by Steve.

Request was denied by a vote of 5 to 0.

2-Libby Caswell requested variance for property at 732 N. Broadway for operation of a business relating to disability and autism system. Only small groups of 2 to 4 would be in house at a time and it would only be an office. Graveling for 5 cars maximum would be done if necessary. Fire Chief indicated any remodeling would be done according to code. Any problems would be addressed within 12 months.

Jim moved to approve, David seconded and it was passed 3 to 2.

Jim, Roy and David voted for and Kevin and Steve voted against.

Meeting adjourned 7:32 PM.

  
Secretary

  
President