

Board of Zoning Appeals Meeting

9/15/15 7:01 PM - Called to order by President Roy Middendorf

The Pledge of Allegiance was recited

Voice Roll taken-members Roy Middendorf, Richard Richardson, Kevin Fleetwood, David Leas, Jim Biles all present. Also present was attorney Chad Smith in lieu of Chris Stephen.

Minutes of 08/18/15 were approved by vote of 5-0

1-Ramsey Health Care LLC requested a Special Exception to operate a nursing home at 2320 North Montgomery Road zoned R4. Special Exception is required in this zone per Section 155.019 (B) (2) of Zoning Ordinance. Jim Edwards represented Ramsey Development. Kevin moved and Jim seconded to grant the Special Exception. It passed 5-0.

2-Sun Properties Group LLC and Schreiber and Whitaker LLC requested variances to reduce front yard setbacks to 15' for lots #201, 202, 203, 204, 205, 206, 207, 210, 213, 216, 217, 219, 220, 221, 223, 224, 232, 233, 234, 235, 237, and 239 on zoned R2 lots on Westridge Phase II Subdivision. Also to reduce the front yard setback to 13' for Lot #236 and to reduce the front yard setback to 10' for Lot # 239. The minimum permitted front yard in an R2 District is 25' measured from the front property line. They are also requesting variances to rear yard setbacks to 12' for Lot # 232. The minimum permitted rear yard in an R2 District is 30' measured from the rear property line. Apparently lot sizes and setbacks were not scrutinized sufficiently at the onset of construction as the setbacks were made from the edge of the curb and not the edge of the property line. According to Ron May it looks okay visually and the best solution is to re-plat.

Richard moved to approve front yard setback from 25' to 15' on all except to 13' on #236 and 10' on #239. It was approved 5-0.

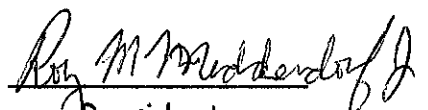
Jim moved to approve variance on rear lots from 30' to 25' on Lot #'s 233, 234, 237, and 238. Also lot #232 from 30' to 12', #235 from 30' to 1', #236 from 30' to 22' and 239 from 30' to 9'. There was no second so motion died.

David moved to allow variance on Lot #'s 233, 234, 237, 238 from 30' to 25' and #232, 235, and 236 to 22". These will be re-platted in one month. Kevin seconded and it passed 4-1 with Richard voting no.

The board found that various requests meet all statutory requirements.

Meeting adjourned at 8:05 PM

  
Secretary

  
President