

September 20, 2018

The Board of Zoning Appeals met on the above date in City Council Chambers, First Floor, City-County Building. Chair Ron Sinclair called the meeting to order at 9:30 a.m.

BOARD MEMBERS: Smith, Maness, & Sinclair (Johnston absent)
CITY CLERK'S OFFICE: Brenda J. Delbert City Clerk
ECD DEPARTMENT: Tom Connelly, Assistant ECD Director
CITY SOLICITOR'S OFFICE: Howard Klatt Assistant City-Solicitor

APPROVAL OF MINUTES

Member Maness moved, seconded by Member Smith, to approve the Minutes from the August 16, 2018 meeting. Motion carried. All in favor.

NEW BUSINESS:

David Wheeler, 39 Popular Ave. Variances from section 4.11.H: to increase the allowed Percentage of accessory building to principal, from 50% to 68%. **Purpose of request:** Carport. Mr. Wheeler was present to speak. The construction for the structure has already begun. The contractors stopped when it was discovered there was no building permit. In response to questions from member Smith Mr. Connelly explains the need for one variance. There is already a garage on property and code states you are allowed two; this would be the second accessory structure; the variance is for size only. Mr. Wheeler explains the neighbors are in favor because it frees up more on street parking for all. No one is present to speak against the variance. Member Smith moves, seconded by Member Maness to grant the variance. Motion carried. All in favor.

The House of Carpenter, 200 S. Front Street. Variances from Table 9-A: to reduce the required number of parking spaces from 82 to 43; from section 9.01.C.1: to allow parking in the required 10' front yard setback. **Purpose of request:** building addition. Adam Mull is the architect on project and is present to speak. Mr. Mull addresses the nature of the recreation center is intended for children walking and parking cars will not be an issue. There is allowance under current plan for 47 cars and they believe that will be plenty. Most children visiting the center will walk or be dropped off. There will not be events/public games held at the facility. In response to question Mr. Connelly informs the board this project has been in front of the planning commission on two separate occasions. Member Smith moves, seconded by Member Maness to grant variance. Motion carried. All in favor. Time of completion 18 months.

Paul Alig, 7 Franklin Ave. Variances from section 4.11.H: to increase the permitted size of accessory building on the property, from 50% of the footprint of the house to 114%. **Purpose of request:** Carport. Mr. Alig is present and speaks on behalf of the property owner, his mother. The intention of car port is to build one large enough to store boat. Franklin Ave is surrounded by Centre Foundry property; the property sits on the end of a dead-end street. Member Maness, seconded by Chair Sinclair to approve. All in favor. Motion carried. Time for completion 18 months.

OLD BUSINESS:

Bruce Young, 1901-1903 Warwood Ave. Variances from section(s) (1) 3.11.A: to increase the number of accessory buildings from 2-4 (2) section 3.11.H increase square footage of accessory building to principal from 50%. (3) section 3.15.3 to allow a non-conforming use be enlarged, increased, extended, or expanded. **Purpose of request:** 3-Storage Units- non-rental. Bruce Young is present and speaks on behalf of request. This request was tabled at the last meeting. Mr. Young was directed to meet with city staff to work on a solution. After several changes, mainly using an office for business transactions, variance (3) is no longer requested. There is no principal structure thus variance number two does not elaborate on a percentage change. Although there were neighbors present to speak for and against the variance at the August meeting no one was present today. Mr. Young informs the board his intentions are to develop land, either sell or lease. Chair Sinclair, seconded by Member Maness to approve variances one and two with the conditions Mr. Young returns in 18 months and provides a status update. Member Smith chose to abstain from voting as he missed the discussion at the August 16, 2018 meeting. Motion carried. All in favor.

There being no further business, Member Maness moved, seconded by Member Smith to adjourn. Time: 10:06 a.m.