

b) *The Zoning Regulations State:*

The proposed addition would protrude into the 23-foot average front-yard setback requirement approximately 3 feet. Currently the existing house is 20 feet from the property line but exists as a non-conforming building. Non-conforming buildings on lots of record can not further increase the non-conformance of the original building. See Code of Ordinances Section 100.4.09 and 100.21.07.5.

c) *Interested Property Owners:*

No written or verbal comments were submitted.

d) *Discussion:*

Mr. Kevin Russell began the discussion by reviewing his addition project. The addition would include increasing both kitchen and living room space along with attaching the garage to the house. Mr. Russell stated that other options were considered but that asking for a variance was still the option most desired. Chairperson Block asked if the old garage would be removed. Mr. Russell confirmed that the existing garage would be moved off-site.

Member Brown confirmed that the only problem with the project is the front-yard setback but that the addition would align with the existing front of the house. She did not see any difficulty in granting a variance. Mr. Block agreed with Mrs. Brown's comments. He also considered how the neighboring houses sit non-conforming as to the front-yard setback. Secretary Passmore reviewed the average front-yard setback calculations for the property.

Vice-Chairperson Lampe reviewed some of the history regarding the houses in the area and what the setbacks would have been at those times. He further stated that he also does not see a problem with the request and asked Mr. Passmore for his opinion. Mr. Passmore stated that the property does present a problem with the significant slope in the rear-yard and that he and Mr. Russell had explored different options, but none were very desirable.

e) *Motion by the Board:*

Motion By: Chris Foy

Seconded By: Pat Brown

Move that a variance to allow the proposed addition to extend into the front-yard setback requirement approximately 3 feet and further increase the non-conformance of the original building at 815 2nd Avenue NE be approved.

Yes: 4

No: 0

Absent: 1

Board of Adjustment Minutes
March 11, 2002

F. Old Business: None

G. New Business: None

H. Adjournment:

Motion By: Pete Lampe

Seconded By: Chris Foy

That the Board of Adjustment meeting be adjourned.

Yes: 4

No: 0

Absent: 1

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