

The applicant is requesting a variance to the zoning regulation governing the minimum front-yard setbacks in the R-2 Residential District.

b) The Zoning Regulations State:

The proposed front porch addition would encroach into the required 25-foot front-yard setback by approximately 9.5 feet. See Code of Ordinances Section 100.7.03.2.

c) Interested Property Owners:

There were no new comments received. The Board briefly reviewed the comments that were received at the March meeting and are reflected in the minutes. Chairperson Lampe stated that after the April meeting he spoke with neighboring property owner Jim Block, who was in favor of the request.

d) Discussion:

Mr. Magnall briefly reviewed the request and stated that they would like to create the front wrap-around porch to enhance the old Victorian appearance of the house. He stated that the existing porch needs to be replaced and along with painting his house, he desires to complete the entire wrap-around porch. Mr. Magnall stated that there are other houses in the area with this feature and he would like to add this feature back to his house. He further stated that the line of sight along 4th Street SW will not be affected or changed from its current condition. Member Shea mentioned that the encroachment becomes longer versus any further towards the right-of-way.

Member Gidley stated that this request seemed consistent with other requests of similar proposals that have been granted a variance. Mr. Magnall confirmed with Council Liaison Grace that there was not objection with the City Council when they remanded the case back to the Board. Mr. Grace mentioned that the City Council really did not have any other option but to send the case back and also stated that no street project adjacent to this property is planned for the immediate future. Member Foy stated that he viewed this project as a great project, but believed that it failed to meet the hardship standards. Mrs. Shea stated that it is a difficult determination regarding the hardship for a front porch, but the fact that the wrap-around porch previously existed contributed to the request. The Board agreed that the restoration of an existing front wrap-around porch was favorably considered in previous variance requests. The Board desired to limit a potential variance to only the proposed plan submitted with the building permit application. Mrs. Shea mentioned that she viewed this request as an unusual condition to restore what was once the original structure. Member Brown agreed and stated she viewed this as a very good project that will also incorporate the replacement of the existing entryway that is in need of repair.

e) *Motion by the Board:*

Motion By: Pat Brown

Seconded By: Chris Foy

Move that a variance to allow the proposed front porch addition to encroach into the required 25-foot front-yard setback by approximately 9.5 feet for 315 4th St. SW be approved as proposed in the plan submitted with the permit application.

Yes: 4

No: 1

Absent: 0

Member Foy cast the "No" vote and stated that he viewed an undue hardship was not established.

E. Old Business: None

F. New Business: None

G. Adjournment:

Motion By: Chris Foy

The Board of Adjustment meeting was adjourned.

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