

b) The Zoning Regulations State:

The proposed additions would encroach into the 30-foot rear-yard setback approximately 6 feet and encroach into the 30-foot front-yard setback (per plat) approximately 5 feet. See Code of Ordinances Section 100.7.03.2.

c) Interested Property Owners:

Ms. Rice submitted a letter in favor of her request signed by many of the surrounding neighbors. There were no other written or verbal comments.

d) Discussion:

Chairperson Lampe briefly reviewed the request and asked Secretary Passmore to review the zoning code items. Mr. Passmore explained that there are really two separate variances being requested, one for a front-yard and another for a rear-yard. He first explained that the proposed garage addition that would line up with the back of the house would require a rear-yard variance because the house does not meet the required setback. He further explained that the proposed front addition to the house would need a front-yard variance because the plat specifies a front-yard setback of 30-feet instead of a standard ordinance-required 25-foot setback. Chairperson Lampe confirmed with the Board that two individual motions would be needed but that the entire project can be discussed at one time.

Ms. Rice reviewed her request and distributed pictures of her existing house along with renderings of what the proposed additions would look like. She illustrated that the neighbor's house to the west already exists at a 25-foot front-yard setback even though the same 30-foot setback was required. She stated that allowing the proposed front addition would conform to the appearance of the neighborhood. Member Shea confirmed that there is no current garage on the property and that the driveway would be widened off of Maple Avenue. Mr. Lampe mentioned that the size of the proposed garage is approximately a standard two-stall garage.

Mrs. Shea asked why the existing house to the west did not meet the required front-yard setback. Mr. Passmore mentioned that this area was annexed into the City, but that the platted front-yard setback seemed to just be missed for this house. Mr. Lampe reviewed when the area was annexed into the City and stated that the plat was created while it was still within the County, thereby meeting different County setback ordinances than what exist today within the City. Mrs. Shea noted that likely any addition to the house will require some type of a variance. Member Brown noted that the corner lot and the adjacent eastern street not being constructed add to the difficulty of meeting all the required setbacks. Mrs. Shea mentioned that the reasons behind the creation of the plat and its requirements no longer exist. Member Brown confirmed that the proposed front-yard variance would place the addition at a 25-foot front-yard setback and align with the neighboring house.

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.