

BOARD OF ZONING APPEALS MINUTES
Tuesday, September 18, 2018 @ 6:00 p.m.

Members Present: Jason Krone, Sherri Neff, Lloyd Mesmer, and Merle Parks
Members Absent: Craig Stephan
Staff Present: Don E. Slone, AICP, CFM, City Planner

Chairman Mesmer called the meeting to order at 6:05 p.m. and called roll. Roll call listed above.

Chairman Mesmer asked for a motion to approve the minutes from the August 21, 2018 Board of Zoning Appeals meeting. Merle Parks made a motion to approve the minutes with a second from Sherri Neff with one correction. The correction was to add Sherri Neff's name to the attendance list as it was mistakenly left off. The City Planner stated that he would revise the minutes to reflect that correction.

Motion passed 4-0.

Chairman Mesmer introduced **Item No. 2: Variance: BZA-115: "502 Lake Forest Drive"**, requested by Bill Giles for RoxAnn Banks Dicker, property owner of record is requesting the following variances/appeal:

1. Article VIII, "R-1", Single-Family Residential District, Section 4, Height Regulations from the maximum structure height of two and one-half stories, or thirty-five (35) feet to thirty-seven (37) feet;
2. Article VIII, "R-1", Single-Family Residential District, Section 5, Yard Regulations, Paragraph (1) Front Yard Setback within the required twenty-five (25) feet to the current four and one-half (4 ½) feet; and
3. Article VIII, "R-1", Single-Family Residential District, Section 5, Yard Regulations, Paragraph (3) Rear Yard Setback within the required twenty-five (25) feet to seventeen (17) feet.

These requests are to allow the property to be a "legal conforming structure". The property is located at 502 Lake Forest Drive.

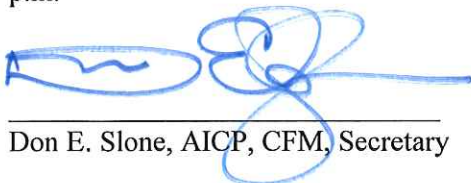
Chairman Mesmer opened the public hearing at 6:07 p.m. and asked for Staff presentation. The City Planner presented the Staff Report with support to grant the three (3) Variances requested subject to the applicants filing the "Variance Approval Letter" and provide a "filed copy" to the City Planner to close the file.

Chairman Mesmer asked the applicant if he had questions or comments. Bill Giles requested the Board approve the requested variances as his home will not look any different than what it currently does. He stated it was built in 1950 and after the remodel; it would not look any different than what it does today except it will be totally revitalized. Mr. Giles went on to ask the Board about the two one-half story and what it meant? He could not find a definition of two one-half stories and recommended the City consider adding it. Mr. Giles stated that he thought if the front of the house is two-story and the rear is a three-story, then it is probably a two one-half story house per our regulations. The City Planner concurred with Mr. Giles analysis.

Chairman Mesmer seeing no additional public in attendance, he closed the public hearing at 6:09 p.m. and asked for a motion. Jason Krone made a motion to approve the three (3) variances with the one listed condition with a second from Merle Parks.

Chairman Mesmer asked for the vote. Motion was approved 4-0.

Chairman Mesmer asked if the Board had any additional business, seeing none, he adjourned the meeting at 6:12 p.m.



Don E. Slone, AICP, CFM, Secretary