

The Board of Adjustments met Monday, November 18, 2024, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Donna Cook; Ryan Baker; Frank Lamia; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; and Cindy Beaudreau, Planning Clerk.

Absent: None

Chairman Vira called the meeting to order at 5:02 PM.

Approval of Minutes

Cathy Slagle made a motion to approve the minutes from the October 21, 2024, meeting.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Ryan Baker, and Frank Lamia

Nay: None.

BOA 24.13 Public hearing to consider the request of the Owners, James and Heather DeLapp, for a building height variance, an accessory structure to be built forward of the principal structure and a variance to retaining wall height of 4' or 8' based on placement of primary home on property zoned R-1 – Low Density Single-Family Residential District. The property is located at 23335 Main Street and is approximately 0.82 acres. **PPIN#: 265003**

Mr. Baker stated that he needs to recuse himself due to him being the architect for the next-door neighbor.

Hunter Simmons, Planning and Zoning Director, presented the request of the Owners, James and Heather DeLapp, for a building height variance, an accessory structure to be built forward of the principal structure and a variance to retaining wall height of 4' or 8' based on placement of primary home on property zoned R-1 – Low Density Single-Family Residential District. Mr. Simmons stated that the applicant was able to modify his design and would only need a height variance now.

Recommendation:

Staff recommends approval of BOA 24.13 with the following condition:

1. The building height variance of the principal structure to use the average elevation of the building footprint.

Chairman Vira opened the public hearing at 5:08pm. Having no one present to speak, the public hearing was closed at 5:08pm.

Motion:

Cathy Slagle made a motion to approve BOA 24.13 with staff recommendations.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, and Frank Lamia
Nay: None.

BOA 24.16 Public hearing to consider the request of the Applicant, Apex Contracting Services LLC on behalf of the Owner, FST and Bell, Zachary, for a 23' front setback variance, a 25' rear setback variance and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 258 Equity Street. The property is approximately 0.18 acres. **PPIN#: 14343**

Mike Jeffries, Development Services Manager, request of the Applicant, Apex Contracting Services LLC on behalf of the Owner, FST and Bell, Zachary, for a 23' front setback variance, a 25' rear setback variance and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District.

Recommendation:

Staff recommends denial of BOA 24.16 for the front setback variance and the rear setback variance.

Staff recommends approval of the side street setback variance.

Zac Bell, Applicant, asked the Board to favorably consider his requests. Discussion was held among the board members.

Motion:

At the applicant's request Ryan Baker made a motion to table BOA 24.16, until staff meets with the applicant.

Frank Lamia seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Donna Cook, Ryan Baker, and Frank Lamia
Nay: None.

BOA 24.17 Public hearing to consider the request of the Owner, FST Beckwith/The Baker Living Trust, for a Special Exception - to place an accessory structure forward of the principal structure on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 519 Equality Avenue. The property is approximately 1.02 acres. **PPIN#: 15475**

Notice to withdraw this application was received from the applicant prior to the meeting, but after the agenda packet was posted.

Old/New Business

None

Adjournment

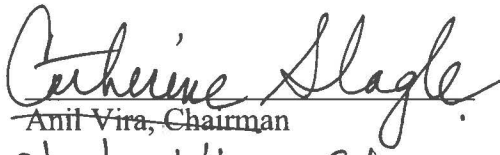
Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

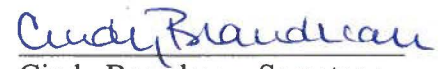
Aye: Anil Vira, Cathy Slagle, Donna Cook, Frank Lamia, and Ryan Baker

Nay: None.

Adjourned at 5:33p.m.


~~Anil Vira, Chairman~~

Catherine Slagle - Vice Chairman


Cindy Beaudreau, Secretary