

The Board of Adjustments met Monday, February 17, 2025, 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; Ryan Baker; Frank Lamia; Bryan Flowers; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager and Cindy Beaudreau, Planning Clerk.

Absent: Donna Cook

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

Approval of Minutes

Ryan Baker made a motion to approve the minutes from the January 23, 2025, meeting.

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

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

BOA 24.11 Public hearing to consider the request of the Owner, Jason LaSource, for a 15' front setback variance, a variance for an accessory structure 10.5' forward of rear building line and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. The property is located at 50 Fels Avenue. The property is approximately 0.22 acres. **PPIN#: 14503**

Mike Jeffries, Development Services Manager, presented the request of the Owner, Jason LaSource, for a 15' front setback variance, a variance for an accessory structure 10.5' forward of rear building line and a 5' side setback variance on property zoned R-2 Medium Density Single-Family Residential District. Mr. Jeffries shared the aerial and zoning maps.

Jason LaSource, applicant, stated that the home needs an 8' front porch, the new plan suits their needs and aligns with the neighbor. Hunter Simmons, Planning and Zoning Director, stated that Mr. LaSource's home and his neighbor's home are different zoning. Mr. LaSource continued that the footprint decides the design based on variance and notes the setbacks on surrounding homes.

Chairman Vira asked how many feet the current house is from the property line. Mr. Jeffries stated it is 20'.

Cathy Slagle asked if the front porch was removed, would staff approve the variances. Mr. Jeffries stated yes.

Mr. Simmons stated that staff received a new site plan on the Friday prior to the meeting after the applicant having the staff report for a month.

Ms. Slagle asked if other trees would qualify for heritage trees. Mr. Jeffries answered yes.

Chairman Vira asked for confirmation that staff does not have an updated site plan. Mr. Simmons stated no, but the request is within approximately 2' of recommendation and would need to be conditioned on a site plan.

Chairman Vira asked if the house could be extended. Mr. Simmons stated no, because the house is non-conforming.

Mr. LaSource asked if his request could be tabled.

Motion:

Cathy Slagle made a motion to table BOA 24.11 at the request of the applicant.

Ryan Baker seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

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, Ryan Baker, Frank Lamia and Bryan Flowers

Nay: None.

Adjourned at 5:44p.m.


Anil Vira, Chairman


Cindy Beaudreau, Secretary