



Meeting Minutes - Final
License and Variance Board

Wednesday, October 25, 2017

10:00 AM

Council Chambers

1. Roll Call

Present: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

Also Present: 2 - Joey Staubes and Terri Graham

2. Call to Order

Char Tammi Saddler Jones called the meeting of the License and Variance Board to order at 10:00 AM.

A.

Public Hearing - Variance Request - V17-052 - Allow rear setback reduction from 30 feet to 15 feet for an attached garage addition to an existing single family residence - 0.27 acres - Land Lot 417 - 861 Wayland Court - Dana Williams

Mark Griswell (Dana William's spouse) stepped to the podium for the applicant Dana Williams. They requested a variance for an additional structure to a existing single family residence at 861 Wayland Court. The home is a non-conditioned R-15 zoning. At the previous License and Variance Board meeting, Mr. Griswell asked for a variance to reduce the front setback for an addition to the front of the home, which was granted. They are requesting a rear setback from 30 feet to 15 feet for a detached carriage house/garage. He would like to be granted the setback so he can obtain the architectural look of not being clustered together. The present house has a reverse gable on it, he is planning a reverse gable on the garage addition so it will match the house. He also plans to remove the vinyl siding from the existing structure and install Hardy Plank and stone along the front with brick. The exterior of the carriage house/garage will match the home. He plans to install a 4 foot cantilever on the front of the garage and replace the older posts on the existing house with architectural wood columns. He plans to install a 4 ft cantilever on the front of the carriage house/garage to esthetically match the front of the house. Allowing the variance for the setback for the carriage house/garage will eliminate any street parking. Presently, it will fit in a footprint with no variances, there are no other structures behind them. Ball fields are behind the property.

Boardmember Scott Stokes inquired if they planned to put in another driveway. Mr. Griswell answered in the affirmative that they will be adding an additional driveway. They are going to stay out of the stormdrain easement that runs down the side of the property. Ms. Saddler Jones called Joey Staubes to come to the podium to provide the city's response.

Joey Staubes Planner II, Community Development approached the podium. The applicant is requesting to deviate from the City's rear setback requirement of 30 feet in the R-15 zoning district, found in section 801 of the Zoning Ordinance. According to

Section 1403 of the Zoning Ordinance, variances must be reviewed under the following standards: (1) Whether there are unique and special or extraordinary circumstances applying to the property; (2) Whether any alleged hardship is self-created by any person having an interest in the property; (3) Whether strict application of the relevant provisions of the code would deprive the applicant of reasonable use of the property; and (4) Whether the variance proposed is the minimum variance needed. The property is located at 861 Wayland Court for an addition to an existing single family residence. The existing home is 31 feet from the front property line and 30 feet from the rear property line. The property is zoned R-15 with a minimum of 15,000 sq. foot. It is on an older lot and is approximately 9700 sq. ft., which does not include the easement on the left side. The easement was acquired from an abandoned right-of-way, it originally was not part of the lot it is older and is not useable. The buildable area on the lot is greatly reduced. The useable part of the lot is about 9700 sq. ft. which is considerably less than 15,000 sq. ft. which R-15 requires. The applicant could build the attached garage within the setbacks but it would not be more functional than if it was set back a little more. By reducing the setback they are not increasing the area of the garage structure but are offsetting it a little to make it more functional with the position of the existing house.

Community Development has reviewed the request and has not received any complaints from any of the neighbors. It is similar to other requests they have heard and approved. Community Development recommends approval with one condition: 1. Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan submitted.

License and Variance Board Chair, Tammi Saddler Jones announced the Public Hearing for comment. Seeing no one she declared the public hearing to be closed and recorded in the official record.

A motion was made by Boardmember Scott Stokes to approve V17-052 Variance Request - Allow rear setback reduction from 30 feet to 15 feet for an attached garage addition to an existing single family residence - 0.27 acres - Land Lot 417 - 861 Wayland Court the applicant Dana Williams; seconded by Boardmember Roy Acree. The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

4. Approval of Minutes:

A. Approval of the October 11, 2017 License and Variance Board Meeting Minutes.

A motion was made by Boardmember Roy Acree to approve the October 11, 2017 License and Variance Board Meeting Minutes; seconded by Boardmember Scott Stokes.

The motion to approve carried by the following vote:

Aye: 3 - Roy Acree, Tammi Saddler Jones and Scott Stokes

5. Adjournment

The meeting of the License and Variance Board was adjourned at 10:07 AM by Chair Tammi Saddler Jones