



Meeting Minutes - Final License and Variance Board

Wednesday, October 11, 2017

10:00 AM

Council Chambers

1. Roll Call

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

Also Present: 3 - Terri Graham, Joey Staubes and Russell Martin

2. Call to Order

City Administrator, License and Variance Board Chair Tammi Saddler Jones called the meeting of the License and Variance Board to order. She introduced the boardmembers, Boardmember Roy Acree Fire Chief sitting to her right and on her left Boardmember Scott Stokes Director of Public Works. City Clerk Terri Graham will be taking the official meeting minutes.

3. Business

A.

Public Hearing - Variance Request - V17-051 - Allow front setback reduction from 35 feet to 30 feet for an addition to an existing single family residence - 0.27 acres - Land Lot 417 - 861 Wayland Ct - Dana Williams

Chair Tammi Saddler Jones called the applicant to the podium to provide the reasons to the Board for the variance request on this property.

Mark Griswell steps up to the podium and states that he is there to speak on behalf of his wife who is the applicant, Dana Williams. They would like to reduce the front setback from 35 feet to 30 feet at 861 Wayland Court for an addition to build a front porch. This addition would be inline with other homes on the street.

Joey Staubes Community Development Planner 1, provided the background on the request. The applicant is requesting a variance to reduce the front setback from 35 feet to 30 feet at 861 Wayland Court for an addition to an existing single family residence. The existing structure is non-conforming being 31 feet from the front property line instead of 35 feet, and the applicant wishes to maintain the existing building line. Section 801 of the city's code of ordinance requires a front setback of 35 feet in the R-15 zoning district.

The applicant is requesting to deviate from the City's front setback requirement of 35 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. Community Development has reviewed the request against the variance review standards and found them to be in compliance with the review standards. Similar variances for additions have been granted, and Community Development believes that the requested variance will not adversely affect surrounding residents. At the time of this report, Community Development has not received any phone calls in opposition to the variance request. Therefore, Community Development recommended approval of the requested variances with the following condition:

1. Approval of the subject property for the requested variance shall be conditioned upon substantial compliance with the site plan submitted.

Tammi Saddler Jones asked the applicant if they were in agreement with the stipulation as cited by Joey Staubes.

The applicant Mark Griswell stated he was in agreement.

Chair Tammi Saddler Jones announced the public hearing for comment. No one came forward for comment, the public hearing was closed.

A motion was made by Boardmember Roy Acree to approve V17-051 for variance request - V17-051 to allow front setback reduction from 35 feet to 30 feet for an addition to an existing single family residence - 0.27 acres - Land Lot 417 - 861 Wayland Ct - Dana Williams. Conditioned upon substantial compliance with the site plan submitted; seconded by Boardmember Scott Stokes.

The motion to approve carried by the following vote:

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

4. Approval of Minutes:

A. Approval of the September 27, 2017 License and Variance Board Meeting Minutes

A motion was made by Boardmember Scott Stokes to approve the September 27, 2017 License and Variance Board Meeting Minutes; seconded by Boardmember Roy Acree.

The motion to approve carried by the following vote:

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

5. Adjournment

The meeting of the License and Variance Board was adjourned by Chair Tammi Saddler Jones at 10:04 AM.