SPECIAL ZONING BOARD OF APPEALS MINUTES OF APRIL 22, 2004

Meeting called to order by Chairman Zimmermann at 4:46 p.m. in the Executive Conference Room, City Hall Plaza.

PRESENT: Dean Markwardt, Wallace Reek, Don Wink and Karl Zimmermann

ABSENT: Harry Blackwood

Also Present: Planner/Zoning Administrator Curtiss, Deputy Clerk Panzer, Kevin Carolfi and Kelly

Carolfi

Deputy Clerk read the variance request from Kevin Carolfi to construct an addition to the home located at 1602 South Washington Avenue in the 'R-4' Low Density Single and Two-Family Residential District. Section 18-04(2)(b) of the Municipal Code requires that detached accessory buildings shall be at least 6' from the principal structure. Applicant is requesting a 1'-6" variance to construct the new addition 4'-6" from an existing detached garage.

Planner/Zoning Administrator Curtiss went over her statement of facts.

ZB04-008 Motion by Markwardt, second by Reek to grant a 1'-6" variance to construct the new addition 4'-6" from an existing detached garage. All Ayes.

Motion carried

The Zoning Board of Appeals considered the following issues in granting the variance.

- 1. Approximately only a two-foot section of the addition extends into the required 6' separation area. The remainder of the addition sets a distance of over 7' from the garage.
- 2. The Building Inspector has reviewed the site plan and has no objections to the variance request; however, may have additional building code requirements related to construction of the addition.
- 3. This is a minimal variance request.
- 4. Neighbors have been notified of the request. To date, there have been no objections to this variance request.

Motion by Wink, second by Zimmermann to adjourn at 4:49 p.m.

Motion carried

Lori A. Panzer Deputy City Clerk

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