

CITY BOARD OF ADJUSTMENT

MINUTES: February 4, 2009

Troy Boucher, Chairman Pro Tem called the meeting to order at 6:08 p.m. The City Board of Adjustment met in the City Council Chambers.

Name	Title	01/07/09	02/04/09	03/04/09	04/01/09	05/06/09	06/03/09	07/01/09	08/05/09	09/02/09	10/07/09	11/04/09	12/02/09
Jeff Bollman	Boardmember	1	1										
Barbara Walborn	Boardmember	1	1										
Lyn McKinney	Boardmember	1	1										
Troy Boucher	Chairman Pro Tem	1	1										
Daniel Eggen	Boardmember	1	1										
Brent Nelson	Boardmember	A	A										
Paul Cox	Boardmember	1	1										

TOTAL NUMBER OF APPLICATIONS 2009	01/07/09	02/04/09	03/04/09	04/01/09	05/06/09	06/03/09	07/01/09	08/05/09	09/02/09	10/07/09	11/04/09	12/02/09	TOTAL
Variance	2	1											

Chairman Boucher asked Nicole Cromwell, Zoning Coordinator to introduce the City Board of Adjustment Members and Planning Department Staff. The following staff was in attendance:

- Nicole Cromwell, Planner II/Zoning Coordinator
- Dave Green, Planner I
- Elizabeth Allen, Planning Clerk

Public Comment:

There were none.

Approval of minutes:

On a motion by Boardmember McKinney, seconded by Boardmember Cox and approved with a 6-0-1 voice vote the minutes of January 7, 2009 were approved with the following corrections:

Page 5 of 6: add that the agent resides in Laurel and is the agent not the owner.

Change the abbreviation of Interfaith Hospitality Network from IFHN to IHN

PUBLIC HEARINGS:

Chairman Boucher asked Ms. Cromwell to read the determinations for granting a variance as well as review the rules for the procedure by which the public hearings will be conducted.

Ms. Cromwell reviewed the procedures by which the meeting is conducted. She read the determinations for granting a variance.

Public Hearings:

Item #1: City Variance #1042 – 2933 Stinson Avenue - A variance from BMCC 27-308 requiring a minimum 8 foot setback for a 2-story structure to allow a 5 foot minimum setback; and 27-308 requiring a maximum lot coverage 30% to allow lot coverage of 33% for a proposed addition to a single family home, in a Residential 9,600 (R-96) zone, on a 6,906 square foot lot known as the East 54 feet of Lot 3 and the West 6 feet of Lot 4, Block 1, Cadwell Subdivision. Tax ID: A04019. John and Leslie Albright, owners.

Ms. Cromwell read the legal description and **Dave Green** reviewed the staff report with an overhead PowerPoint presentation for the audience and reviewed the surrounding properties while explaining the existing zoning of the subject property. He said staff is forwarding a recommendation of conditional approval.

Discussion:

Boardmember Bollman asked if there was any comment from the surrounding neighbors. **Mr. Green** stated that there was no comment from the neighborhood.

Boardmember Eggen asked what the height restrictions in this zoning and if the proposal meets the height requirements. **Mr. Green** stated that the roof pitch is at about 26 feet, height restrictions for this zoning allow a max height of 34 feet.

Applicant:

John Albright, 2933 Stinson Ave, purchased the home in 1987 and they like the area. The home and lot is small. They would like to make the improvements to the including a double car garage, more storage and more living space. They have done a lot of work on the property and that is why they chose an architect to draw up the plans. They are trying to maintain the 1950 California Rancher type of home.

Boardmember Boucher asked if the time line fits the plans. John stated that they will be able to complete the project in the time line presented.

Leslie Albright, 2933 Stinson Ave, they have spoken to the neighbors, especially to the east and they were all in favor of the variance.

Proponents:

There were none.

Opponents:

There were none.

The public hearing closed at 6:41 p.m.

Motion:

On a motion by Boardmember Walborn, seconded by Boardmember Cox and approved with a 6-0-1 voice Variance #1042 was approved with the following conditions:

1. The applicant must build the addition in substantial conformance to the drawing submitted with this application.
2. The applicant must obtain a building permit by August 4, 2009 and have the building constructed by February 4, 2010.

Discussion:

Motion:

Boardmember	Yes	No	Abstain	Not Present
Jeff Bollman	x			
Barbara Walborn	x			
Lyn McKinney	x			
Troy Boucher	x			
Daniel Eggen	x			
Brent Nelson				x
Paul Cox	x			

Other Business:

Election of Officers:

On a motion by Boardmember McKinney, seconded by Boardmember Walborn to nominate Boardmember Boucher as Chairman was approved by a 5-0-2 voice vote.

On a motion by Boardmember Eggen, seconded by Boardmember Boucher to nominate Boardmember McKinney as Vice-Chair was approved by a 5-0-2 voice vote.

The Board discussed the applications for the next month. The Board also discussed the Variance on Shady Lane that was approved at a prior Board of Adjustment meeting.

Adjournment:

The meeting was adjourned at 6:40 p.m.

Troy Boucher, Chairman

ATTEST:

Elizabeth Allen, Planning Clerk