

MINUTES – BOARD OF APPEALS

Meeting of April 20, 2011

Meeting called to order by Chairperson Pete Strysick @ 5:15 P.M.

Present: Pete Strysick, Richard Linde, Lee Montemayor , Harold Peek, Don Cvetan, Rob Ecker, Manager of Planning & Zoning – Steve Sokolowski, and Building Inspector - Jack Van Der Weele

Absent & Excused: Secretary – Traci Hermann

Pledge of Allegiance

A motion was made by Lee Montemayor and seconded by Richard Linde to approve the minutes. All in favor. MOTION CARRIED.

UNFINISHED BUSINESS:

HEARINGS:

APPEAL NO. 11-02 - JAMES KLOBUCHER – 1515 MARYLAND AVENUE
Requesting a variance to Section 15.105(d)3.b.M: to have a parking slab 0' from side property line where REQUIRED is 3'.

Present: James Klobucher

After discussion, a motion was made by Rob Ecker and seconded by Lee Montemayor to GRANT this variance request with the stipulation that the owner needs to locate the survey pipe or have his land surveyed prior to obtaining a building permit. MOTION CARRIED (AYE: 6 NAY: ABSTAINED: ABSENT:)

APPEAL NO. 11-03 - HABITAT FOR HUMANITY – N 19TH & NORTH AVENUE
Requesting variances to:

- 1) Section 15.105(d)3.b.B: for proposed lot ONE to have frontage of 52' where REQUIRED is 70'.
- 2) Section 15.105(d)3.b.B: for proposed lot TWO to be 47.4' wide where REQUIRED is 60'.
- 3) Section 15.105(d)3.b.A: for proposed lot TWO to be 5681 sq. ft. where REQUIRED is 6000 sq. ft.
- 4) Section 15.105(d)3.b.E: for proposed house on lot two to be 18.5' from front property line where REQUIRED is 25'.
- 5) Section 15.105(d)3.b.M: for proposed lot two to have driveway 1' from side property line where REQUIRED is 3'.
- 6) Section 15.702(10) to have a driveway not leading to a legal parking space (9'x18') where NOT ALLOWED.
- 7) Section 15.105(d)3.R. for proposed house on lot two has a core dimension of 26' x 30' where REQUIRED is 40' x 24'.

Present: Dave Whistling

After discussion, a motion was made for items 1-5 by Harold Peek and seconded by Don Cvetan to approve as presented, MOTION CARRIED (AYE: 6 NAY: ABSTAINED: ABSENT:). A motion was made on item 6 by Richard Linde and seconded by Lee Montemayor to DENY variance request, but will allow a driveway to extend to far edge of house (according to the survey the driveway will be a total length of 49') by Rob Ecker

and seconded by Lee Montemayor. MOTION CARRIED (AYE: 6 NAY: ABSTAINED: ABSENT:). A motion was made for item 7 by Richard Linde and seconded by Rob Ecker to approve variance request as presented. MOTION CARRIED (AYE: 6 NAY: ABSTAINED: ABSENT:)

APPEAL NO. 11-04 - HOMES FOR INDEPENDENT LIVING – 2305-07 N 30TH

Requesting variances to:

Section 15.405(4) to change existing attached garage spaces to living space which would create existing parking slabs in required front yard where NOT ALLOWED.

Section 15.206(g)4: to have two parking spaces on new parking slab where REQUIRED is three (3).

Present: Craig Reineking

After discussion and review of two letters on file from Mr. Keith Potter and Praise Fellowship Church in favor of the variance request, a motion was made to GRANT this variance request with the stipulation that this variance is dependent on the USE of this residence. If the use should change the owner would have to reapply for a variance for parking. MOTION CARRIED (AYE: 6 NAY: ABSTAINED: ABSENT:)

NEW BUSINESS:

OLD BUSINESS:

APPEAL NO. 10-18 - ELDON BURG – 2214 N 8TH STREET

Requesting a variance to Section 15.702(10): to have a new driveway on the south side of residence 7'3" wide where REQUIRED IS 9' and a request to Section 15.105(d)3.b.M: to have a new driveway 0' to side property line where REQUIRED is 3'.

After discussion, a motion was made by Lee Montemayor and seconded by Richard Linde to DENY the request. MOTION CARRIED (AYE: 6 NAY: ABSTAINED: ABSENT:)

ADJOURN

Being no further business, a motion was made by Lee Montemayor and seconded by Richard Linde to adjourn at 5:20 P.M. All in favor – MOTION CARRIED.

Pete Strysock, Chairperson

Jack Van Der Weele - Secretary