A MEETING OF THE ZONING BOARD OF APPEALS WAS CALLED TO ORDER AT 7:30 PM, MONDAY, MARCH 12, 2018 AT CITY HALL BY CHAIRPERSON EVANS.

PRESENT:  Paul Evans          Miles Uhlar         Joe Krug          Scott Emmons
          Steve Allen          Mike Kerby         Greg Butts

ABSENT:   Susan McAlpine     Ryan Gesund

ALSO PRESENT:  Timothy McLean, Community Development Director
                 Don Swanson - Applicant
                 Several members of the public

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APPROVAL OF AGENDA
It was moved by Mr. Allen and supported by Mr. Kirby to approve the agenda as written.

AYES:        Evans, Krug, Uhlar, Allen, Kerby, Emmons, Butts,
NAYS:        None
ABSENT:      McAlpine, Gesund

Motion Carried.

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APPROVAL OF MINUTES
It was moved by Mr. Kirby to approve the minutes of December 11, 2017, and supported by Mr. Allen.

AYES:        Evans, Krug, Uhlar, Allen, Kirby, Emmons, Butts
NAYS:        None
ABSENT:      McAlpine, Gesund

Motion Carried.

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1. Application Number PBA-01-18
   Don Swanson – Creative Land Development, Inc., 3179 Kipling Ave., Lot 584 of Brookline Hills Subdivision, Parcel Id: 04-25-18-230-020 is requesting a dimensional variance to construct a residential home less than fifteen (15) feet from the adjacent dwelling.

   Community Development Director McLean discussed the variance request.
   Chair Evans asked a question about sideyard setbacks.

   Chair Evans opened the Public Hearing at 7:36 PM.

   Property owner at 3169 Kipling expressed concerns about the distance between dwellings,
potential drainage issues, negative impacts to property values, and size of the proposed residence.

Mr. Allen asked the applicant for clarification regarding drainage issues.

Chair Evans closed the Public Hearing at 7:38 PM.

Mr. Allen expressed concerns about the height of the proposed residence. He also suggested flipping the dimensions of the home to meet the required distance between dwelling units.

Mr. Krug expressed concerns about the building elevation as well as the sidewalk and parking conditions.

Mr. Emmons suggested flipping building dimensions to meet all required setbacks. He inquired about reducing the setback along Beverly Blvd.

Mr. Uhlar asked about any precedent on minimum distances between dwelling units.

Chair Evans stated that he didn’t believe variance standards had been met.

Mr. Uhlar asked if the applicant could rebuild on the existing footprint.

Community Development Director McLean stated that rebuilding in the existing footprint was not possible as this would create a new non-conformity.

It was moved by Mr. Emmons and seconded by Mr. Uhlar to deny BA-01-18 citing that a practical difficulty had not been proven by the applicant.

AYES: Evans, Krug, Uhlar, Allen, Kerby, Emmons, Butts
NAYS: None
ABSENT: McAlpine, Gesund

Motion Carried.

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OTHER BUSINESS

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LIAISON REPORTS

Mr. Allen discussed a recent ZBA training session that he found very informative.
Mr. Kirby stated that he was very glad to have worked with former Board Member of and Planning Commissioner Dean Smith.

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PUBLIC COMMENTS

Rachael Piacentini wished Board Member Steve Allen a Happy Birthday.

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There being no further business, Chair Evans adjourned the meeting at 8:08 PM.