

**Board of Adjustment
February 9, 2016**

Board Members Present

Carolyn Kalchthaler, Chairperson
Robert Miller
Peter Krause
William Gibson
Enghlab Eftekhari
Phil Head, Alternate
Phillip Pierceall, Alternate
Ban Alali

Absent

Jim Norton

Staff

Victoria Huynh, Deputy City Attorney
Selso Mata, Building Official
Patti Hoffer, Code Compliance Rep
Diana Casady, Sr. Administrative Assistant

Chair Carolyn Kalchthaler called the meeting to order at 3:00 p.m., Tuesday, February 9, 2016 in the Senator Florence Shapiro Council Chambers of the Municipal Center. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Kalchthaler admitted all documents and testimony given into the official Board of Adjustment record.

- 1. Public comments: There was no public comment.**
- 2. Approval of Minutes from January 12, 2016**

Board Member Robert Miller made the motion to approve the minutes from January 12, 2016, Bill Gibson seconded the motion. The Board voted 8/0 in favor of approving the minutes from January 12, 2016.

- 3. APPEAL # 16-04Z 1001 Southwestern Avenue: A request to vary from Subsection 9.1200 (.3) of Division 4, Article 22, Zoning Ordinance No. 2015-5-2 as amended, to allow a reduction of the required 90 foot lot depth to 76.82 feet.**

Patti Hoffer, Code Compliance Representative, gave a presentation on the variance request and answered questions from the Board.

Larry Rex, representing the Christ United Methodist Church, testified that he is the Chairman for the program "House on the Corner". As part of the program, they build one house per year at the church parking lot, and deliver it to the property they have purchased. In June of 2015, they acquired the property in question and in order to make it more usable, they would like the ability to build two houses on there.

The applicant has been before the Planning and Zoning Commission to request a replat to divide the property into two lots. The Planning and Zoning has approved the replat subject to the Board of Adjustment's approval of the variance to the lot depth. Although the lot itself is large, the triangular shape limits their ability to build and use the lot effectively. The variance to the lot depth requirement will allow them to build another affordable house for a qualified low income family. Mr. Rex went over the four factors for the Commission and answered their questions.

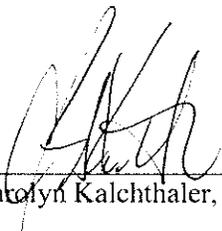
Chairperson Kalchthaler closed the floor to public comment, and discussion was confined to the Board.

After discussion, Board Member Peter Krause made the motion to approve Appeal #16-04Z. Phillip Pierceall seconded the motion. The Board voted 8/0 in favor of the motion,

4. Items for future Agenda.

There is one case for the February 23, 2016 meeting.

Meeting adjourned at 3:26 p.m.



Carolyn Kalchthaler, Chairperson