

5. PUBLIC HEARINGS

A. Public Hearing - Side Yard Variance - 8317 Fillmore Street

Administrator Buchholtz provided an overview of the request from Bill Henrickson. He stated that Mr. Henrickson was seeking a 1-foot variance to the 5-foot side yard setback requirement to allow for a 22 foot by 26 foot addition to his detached accessory building and a 1-foot variance for his existing driveway to facilitate its reconstruction. He stated that he evaluated the project against other code provisions and found that the proposed project complied with all other provisions of the Zoning Code. He stated the findings of fact to include 1) the proposed addition will not alter the character of the neighborhood as the proposed addition is residential in nature; 2) the proposed addition will not change the aesthetic of the home and property, increasing the value and usability of the property; and 3) will create a more functional building by allowing a flat wall along the north property line rather than a 1-foot jog in the building.

Administrator Buchholtz recommended approval with the following conditions: 1) addition must be architecturally compatible with the existing garage (siding, roof pitch, roof material and the like) and must comply with all other requirements as set forth in the City's zoning code; 2) driveway modifications must be constructed pursuant to the standards set for by the City. Applicant must secure a zoning permit from the Code Enforcement Department for the expanded driveway; 3) drainage must be handled in such a way not to deposit storm water or snow onto a neighboring property; and 4) applicant must apply for all building permits as required.

Chair Hansen inquired about the timeline for construction. Bill Henrickson, 8317 Fillmore Street NE, expressed his desire to begin construction this fall.

Chair Hansen opened the public hearing at 7:05 PM. Hearing no public comment, Chair Hansen closed the public hearing at 7:06 PM.

Commissioner Eischens expressed his support for the proposed project, commending the property owner for reinvesting in his property.

Motion made by Commissioner Eischens, seconded by Commissioner Cobbs to recommend approval of the side yard variance at 8317 Fillmore Street, subject to the following conditions: 1) addition must be architecturally compatible with the existing garage (siding, roof pitch, roof material and the like) and must comply with all other requirements as set forth in the City's zoning code; 2) driveway modifications must be constructed pursuant to the standards set for by the City. Applicant must secure a zoning permit from the Code Enforcement Department for the expanded driveway; 3) drainage must be handled in such a way not to deposit storm water or snow onto a neighboring property; and 4) applicant must apply for all building permits as required.

Voting Yea: Chairperson Hansen, Commissioner Ali, Commissioner Bernhagen, Commissioner Cobbs, Commissioner Eischens, Commissioner Julien. Motion carried.