

**AGENDA**

**BOARD OF ZONING APPEALS  
OCTOBER 17, 2006**

**COUNCIL CHAMBERS  
7:30 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 19, 2006**

**POSTPONED ITEMS**

**ITEM #2 – VARIANCE REQUEST. JAE DUK CHO, OF ADA ARCHITECTS, 1304 E. MAPLE**, for relief of the Ordinance to alter an existing industrial building, that will result with a parking lot on the north side of the building to within 10' of the north property line and 21'-8" to the east property line where Section 30.20.09 requires a 50' front setback and Paragraph L of Section 31.30.00 requires that the front yard remain free of parking and maneuvering lanes.

**ITEM #3 – VARIANCE REQUEST. YEN CHEN, 4679 JOHN R.**, for relief of the Ordinance to construct an addition at the rear of his home that would result in a 26' rear yard setback, where Section 30.10.04 requires a 40' minimum rear yard setback in the R-1C Zoning District.

**PUBLIC HEARINGS**

**ITEM #4 – VARIANCE REQUEST. JOHN KUHN, 2172 E. WATTLES**, for relief of the Ordinance to maintain a shed constructed in the front yard, where Section 40.56.02 prohibits the location of a shed in any yard except a rear yard.

**ITEM #5 – VARIANCE REQUEST. DENNIS SIAVRAKAS, 338 OLYMPIA (PROPOSED ADDRESS)**, for relief of the Ordinance to split an existing parcel of land that will result in a 59.27' lot width, where Section 30.10.09 requires a 60' wide minimum lot width for single-family homes in the R-2 Zoning District.

## AGENDA EXPLANATION

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2. Jae Duk Cho, of ADA Architects, 1304 E. Maple. Petitioner is requesting relief of the Ordinance to alter an existing industrial building.

The site plan submitted indicates the removal of the existing office portion of an industrial building and the expansion of the parking lot on the north side of the building to within 10' of the north property line along Maple Road and within 21'-8" of the east property line along Allen Drive. Section 30.20.09 of the Zoning Ordinance requires a 50' front setback in the M-1 (Light Industrial) Zoning District and Paragraph L of Section 31.30.00 requires that this front yard remain free of parking or maneuvering lanes. The parking lot along the east property line farther south on the lot is currently located 21'-8" from the front property line along Allen Drive based upon a variance granted in 1992.

This item last appeared before this Board at the meeting of September 19, 2006 and was postponed to allow the petitioner the opportunity to look at other options that are available; and to allow the petitioner to demonstrate to the Board the reason this much parking will be required.

Since that meeting revised site plans have been received that indicate additional landscape areas at the northeast and northwest corners of the site and information on truck movements on the site as well as details on the interior layout of the building. These revised plans have been provided in your agenda packets.

3. Yen Chen, 4679 John R. Petitioner is requesting relief of the Ordinance to construct an addition at the rear of his existing home. The site plan submitted indicates the proposed three-season enclosure will result in a 26' rear yard setback. Section 30.10.04 requires a 40' minimum rear yard setback in the R-1C Zoning District.

This item last appeared before this Board at the meeting of September 19, 2006 and was postponed to allow the petitioner the opportunity to explore other options regarding this sunroom and if possible to make the variance request smaller.

4. John Kuhn, 2172 E. Wattles. Petitioner is requesting relief of the Ordinance to maintain a shed constructed in the front yard of this property. This storage building was constructed by a previous owner of the property without first obtaining the required building permit. It is located in the front yard, 19' from the existing front property line. This also places the building within the area designated as future right of way for Wattles Road. Section 40.56.02 prohibits the location of a shed in any yard except a rear yard.

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5. Dennis Siavrakas, 338 Olympia (proposed address). Petitioner is requesting relief of the Ordinance to split a 158.77 wide parcel of land at 330 Olympia into two parcels, one 99.5' wide containing the existing single family home and the other 59.27' wide proposed to be the site for a new single family residence. Because of the minimum required side yard setback of 5' from the existing structure the proposed new lot cannot be made wider without removing a portion of the existing home. This property is located within the R-2 (Duplex) Zoning District. If the property is going to be developed with single-family homes as permitted by Section 13.20.01, then the development standards of the R-1E (One-Family Residential) are to apply. Section 30.10.09 requires a minimum lot width of 60' for single-family homes constructed in R-1E Zoned property.