

**AGENDA**

**BOARD OF ZONING APPEALS  
JUNE 15, 2004**

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

**CALL TO ORDER**

**ROLL CALL**

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF MAY 18, 2004**

**POSTPONED ITEMS**

**ITEM #2 – VARIANCE REQUEST. MR. & MRS. PRADEEP, 3839 WAYFARER**, for relief of the rear yard setback to construct additions to their home, which would result in 35.23' rear yard setbacks where Section 30.10.04 requires a 40' minimum rear yard setback in R-1C Zoned Districts.

**PUBLIC HEARINGS**

**ITEM #3 – VARIANCE REQUEST. MR. & MRS. MASAO TAKAI, 4412 WHISPER WAY**, for relief of the rear yard setback to construct a porch enclosure, which would result in a 37.5' setback to the rear property line where Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning Districts.

**ITEM #4 – VARIANCE REQUEST. MR. & MRS. TIMOTHY CAROWICK, 2018 JOHN R. (PROPOSED ADDRESS)**, for relief of the Zoning Ordinance to construct a new house, which will result in a total of 14' side yard setbacks where Section 30.10.06 requires a 15' minimum total for both side yard setbacks in the R-1E Zoning District.

**ITEM #5 – VARIANCE REQUEST. RWT BUILDING, LLC, 1309 BOYD (PROPOSED ADDRESS)**, for relief of the Zoning Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

**ITEM #6 – VARIANCE REQUEST. MR. & MRS. KEVIN LINDSEY, 6890 NORTON**, for relief of the Ordinance to park a camper in the front yard of residential property where Section 40.65.02 requires parking of recreation vehicles behind the front face of the principal building.

**ITEM #7 – VARIANCE REQUEST. DARRELL TIEDEMAN, 649 TROYWOOD**, for relief of the Ordinance to construct a new 900 square foot garage where Section 40.57.04 of the Ordinance limits the size of an accessory building on this site to 600 square feet.

## AGENDA EXPLANATION

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2. Mr. & Mrs. Pradeep, 3839 Wayfarer. Petitioners are requesting relief of the rear yard setback to construct additions to their home. The site plan submitted indicates separate dining room and master bedroom additions on the rear of the home with proposed 35.23' rear yard setbacks to each one. Section 30.10.04 requires 40' minimum rear yard setbacks in R-1C Zoned Districts.

This item first appeared before this Board at the meeting of April 20, 2004 and was postponed until the meeting of May 18, 2004 to allow the petitioners to meet with the Architectural Committee to bring back their recommendations to the Board.

This request was postponed from the meeting of May 18, 2004 to this meeting at the request of the petitioners.

3. Mr. & Mrs. Masao Takai, 4412 Whisper Way. Petitioners are requesting relief of the Zoning Ordinance to construct a porch enclosure. The site plan submitted indicates a rear porch enclosure with a proposed 37.5' setback to the rear property line. Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning Districts.

4. Mr. & Mrs. Timothy Carowick, 2018 John R. (proposed address). Petitioners are proposing to construct a new house on an existing lot at 2018 John R. Because this property is a legal non-conforming lot of record as regulated by Section 40.50.02, the construction of a house is permitted even though the lot does not meet width and area regulations. Building setbacks, however, must still comply with Section 30.10.06, which requires a 15' minimum total for both side yard setbacks. The plot plan submitted indicates both side yard setbacks total 14', (5' on the north side and 9' on the south side).

5. RWT Building, LLC, 1309 Boyd (proposed address). Petitioner is requesting relief of the Zoning Ordinance to divide a parcel and construct a new single-family residence. The existing home at 1321 Boyd is located on Lot #29 with a portion of the attached garage located on Lot #28. Although these two lots are shown as two separate parcels for tax purposes, since the same individual owns them, Section 40.50.02 of the Zoning Ordinance considers this to be an undivided parcel. Individually these lots are only 7,200 square feet in area. Section 30.10.05 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District. The plans submitted propose to remove the garage, separate the lots creating two 7,200 square foot parcels, and build a new home on Lot #28.

6. Mr. & Mrs. Kevin Lindsey, 6890 Norton. Petitioner is requesting relief of the Zoning Ordinance to park their camper in the front yard of residential property. Section 40.65.02 of the Zoning Ordinance requires that recreational vehicles be parked in a building or behind the front face of the principal building on residential property.

## **AGENDA EXPLANATION**

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7. Darrell Tiedeman, 649 Troywood. Petitioner is requesting relief of the Zoning Ordinance to construct a detached garage at 649 Troywood. The permit application indicates removing an existing 600 square foot detached garage and replacing it with a new 900 square foot detached garage. Section 40.57.04 limits the area of all accessory buildings on a site to 600 square feet or one-half the ground floor area of the main building whichever is greater. The house footprint is 1,200 square feet; therefore, accessory buildings are limited to 600 square feet on this site.