

AGENDA

**BOARD OF ZONING APPEALS
MARCH 19, 2002**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF FEBRUARY 19, 2002

RENEWALS

ITEM #2 – RENEWAL REQUESTED. K MART, 100 E. MAPLE, for relief to display and sell flowers and plants in a designated area.

TABLED ITEMS

ITEM #3 – VARIANCE REQUESTED. MR. & MRS. STEVEN NOVOSELL, 2225 VERMONT, for relief to store a recreational vehicle in the front setback.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUESTED. GRANT NORRIS, 1800 E. LONG LAKE, for relief to repair/replace an accessory building.

ITEM #5 – VARIANCE REQUESTED. TIMOTHY OSTLER, 1854 EASTPORT, for relief to maintain an addition to a detached garage.

ITEM #6 – VARIANCE REQUESTED. LANCE KAZAROSIAN, 37 BIRCHWOOD, for relief to construct a detached garage.

ITEM #7 – VARIANCE REQUESTED. MICHAEL & CHRISTINE VANHAERENTS, 5150 CROWFOOT, for relief to construct an enclosed patio.

AGENDA EXPLANATION

BOARD OF ZONING APPEALS

MARCH 19, 2002

2. 100 E. Maple. Petitioner is requesting renewal of a variance granted by this board which allows for an outdoor display of plant materials in front of K-Mart along the north side of the fenced area and a four-foot section of the sidewalk, at the west end of the building, adjacent to the building. The display is used for plants and flowers. This relief has been granted on a yearly basis since 1978 and the variance is valid during the months of April through July. This request has been subject to the petitioner providing a corral type fence to both enclose the area of the display and maintain a safe sidewalk at the same time. Conditions remain the same and we have no complaints or objections on file.

3. 2225 Vermont. Petitioner is requesting relief of the Ordinance to park an 8' x 40' recreational trailer on the drive in front of his home during a construction project. Section 40.65.02 prohibits the storage of recreational vehicles in the front yard. This item first appeared before this Board at the meeting of February 19, 2002, and was tabled to allow the Legal Department to determine if this request falls under the jurisdiction of the Board of Zoning Appeals.

4. 1800 E. Long Lake. Petitioner is requesting relief to repair/replace an accessory building at 1800 E. Long Lake. The site plan submitted indicates three(3) existing accessory buildings on this property having a total area of 2,892 square feet. Section 40.57.04 limits the total amount of square footage for accessory buildings on this property to 849 square feet. The plans submitted indicates repairs on the existing structure equivalent to replacing the 904 square foot dilapidated structure with a new building of the same size. Because the existing structures exceed the allowable area, they are non-conforming structures. Section 40.50.04 prohibits reconstruction of non-conforming structures to an extent of more than 60 percent of their replacement cost, exclusive of the foundation.

5. 1854 Eastport. Petitioner is requesting relief to maintain a 180 square foot addition to a detached garage. This addition was constructed without first obtaining a building permit and resulted in a 637 square foot detached garage. Section 40.57.04 limits the total of all accessory buildings on this site to 600 square feet or one-half of the ground floor area the main building; whichever is greater. The ground floor area of the existing home is 887 square feet; therefore the total area of accessory buildings on this property cannot exceed 600 square feet.

6. 37 Birchwood. Petitioner is requesting relief to construct a detached garage at 37 Birchwood. The site plan submitted indicates that the existing home is located very near the rear property line and that the proposed construction of this garage would be in the front yard of this property. Section 40.57.03 prohibits the placement of an accessory building in any yard except a rear yard.

7. 5150 Crowfoot. Petitioner is requesting relief to construct an enclosed patio at the rear of an existing home. The site plan submitted indicates that the proposed enclosure would result in a 34' rear yard setback. Section 30.10.04 requires a 40' minimum rear yard setback in the R-1C Zoning District.