

**BOARD OF ZONING APPEALS
MAY 15, 2001**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES OF MEETING OF APRIL 24, 2001.

RENEWALS

ITEM #2 – VARIANCE REQUESTED. LIBERTY PROPERTY TRUST, 2600 AND 2710 BELLINGHAM, for relief to construct two new industrial building with a 6' high berm in lieu of the 6' high masonry-screening wall required.

TABLED ITEMS

ITEM #3 – VARIANCE REQUESTED. EVANSWOOD CHURCH OF GOD, 2601 E. SQUARE LAKE, for relief to maintain a landscaped berm in place of the 4'6" high masonry wall required along the west side of off-street parking and relief of the 4'6" high masonry wall required along the north side of off-street parking.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUESTED. MR. DAN SIMIONESCU, 691 OTTAWA, for relief of the Zoning Ordinance regarding the size of accessory buildings and for approval to construct a barn.

ITEM #5 – VARIANCE REQUESTED. MR. MARK WHISNANT, 2106 VIRGINIA, for relief of the Zoning Ordinance regarding the square footage of accessory buildings.

AGENDA EXPLANATION

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2. Liberty Property Trust, 2600 and 2710 Bellingham. Petitioner is requesting renewal of relief granted by this Board in May 2000 to construct two new industrial buildings with a 6' high berm in lieu of the 6' high masonry-screening wall required. Conditions remain the same and we have no objections or complaints on file.

3. Evanswood Church of God, 2601 E. Square Lake. Petitioner is requesting renewal of relief granted by this Board to provide a berm in place of the 4'6" high wall on the west side of off-street parking and deletion of the 4'6" high wall required along off-street parking on the north side of the property. This relief was originally granted in 1995 based on the fact that the property immediately north of the parking lot is wetlands and has substantial growth. In 1998 this variance was granted a renewal for a period of three years. Conditions remain the same and we have no complaints on file. This item first appeared before the Board of Zoning Appeals at the meeting of April 24, 2001 and was tabled to allow the petitioner the opportunity to be present.

4. Dan Simionescu, 691 Ottawa. Petitioner is requesting relief of the Zoning Ordinance to construct a barn. The plans submitted indicate a proposed 1520 square foot barn located behind an existing 1440 square foot detached garage that will result in 2960 square feet of accessory buildings. Section 40.57.04 limits the size of accessory buildings on a parcel to 600 square feet or one-half the ground floor area of the main building whichever is greater. Because the main building on this site covers 3732 square feet, accessory buildings are limited to 1866 square feet. Also, Section 40.57.10 required Board of Zoning Appeals approval for the construction of a barn.

5. Mark Whisnant, 2106 Virginia. Petitioner is requesting relief of the Zoning Ordinance to construct a detached garage. The permit application indicates the proposed construction of a 1200 square foot detached garage. Section 40.57.04 limits the size of accessory structures to 600 square feet or one half of the ground floor area of the main building whichever is greater. Because the existing house has 1,554 square feet of ground floor area, accessory buildings are limited to 777 square feet.