

AGENDA

**BOARD OF ZONING APPEALS
JULY 17, 2001**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES OF MEETING OF JUNE 19, 2001.

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUESTED. MR. JAMES HARRIS, 4900 HYDE PARK, for relief to construct a patio enclosure resulting in a 26.4' rear yard setback where 40' is required.

ITEM #3 – VARIANCE REQUESTED. MR. ANDY DEANGELIS, 209 PARK, for relief to construct an 18,852 square foot building addition resulting in a rear yard setback of 10' where 20' is required.

AGENDA EXPLANATION

2. Mr. James Harris, 4900 Hyde Park. Petitioner is requesting relief of the Zoning Ordinance to construct an enclosed patio at his residence. The plans submitted indicate construction of a patio enclosure resulting with a proposed 26.4' rear yard setback. Section 30.10.04 requires a 40' minimum rear yard setback in the R-1C Zoning District.

3. Mr. Andy DeAngelis, 209 Park. Petitioner is requesting relief of the Zoning Ordinance to construct an 18,852 square foot addition to the east side of an existing 10,317 square foot industrial building. Section 30.20.09 of the Zoning Ordinance requires a minimum rear yard setback of 20' in the M-1 Zoning District. The site plan submitted indicates that the proposed addition would result in a rear yard setback of 10'.

This item appeared on the Zoning Board of Appeals Agenda of May 1998 and was approved. The petitioner however, failed to secure a Building Permit within 12 months as required by Section 43.85.00 of the Zoning Ordinance.