

AGENDA

**BOARD OF ZONING APPEALS
NOVEMBER 20, 2001**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF OCTOBER 16, 2001

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUESTED. EAST LONG LAKE PROPERTIES, L.L.C., 906 E. LONG LAKE, for relief of the Zoning Ordinance expand a non-conforming structure to construct an addition to the existing office building at 906 E. Long Lake.

ITEM #3 – VARIANCE REQUESTED. SUSAN IM, 2586 PORTOBELLO, for relief of the rear yard setback to construct a 3-season patio room.

ITEM #4 – VARIANCE REQUESTED. TONY & DOREEN VALENTE, 132 ASPINWALL, for relief of the Ordinance to maintain an addition to a detached garage that exceeds the maximum allowable square footage requirement.

AGENDA EXPLANATION

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- 2.** East Long Lake Properties, L.L.C. Petitioner is requesting relief of the Zoning Ordinance to construct an addition to the existing office building at 906 E. Long Lake. Based upon the ultimate Right of Way of Long Lake Road in front of this property, the front setback to the existing building is 5.71 feet. Section 30.20.04 requires a 25' minimum front yard setback in the B-1 (Local Business) Zoning District. As such, this existing building is a legal non-conforming structure. The petitioners are proposing to construct an addition on the rear of the structure. Section 40.50.04 prohibits the expansion of legal non-conforming structures.
- 3.** Susan Im. Petitioner is requesting relief of the Zoning Ordinance to construct a 3-season patio room at 2586 Portobello. The site plan submitted indicates that the proposed patio room would result with a rear yard setback of 29.7'. Section 30.10.06 of the Zoning Ordinance requires a 35' minimum rear yard setback in the R-1E Zoning District.
- 4.** Mr. & Mrs. Tony Valente. Petitioners are requesting relief of the Ordinance to maintain an addition to a detached garage. The application submitted indicates a 480 square foot addition has been built to an existing 1200 square foot detached garage, resulting in a 1680 square foot building. This addition was constructed without first obtaining a building permit. Section 40.57.04 limits the size of all accessory buildings on a parcel of land to 600 square feet or one-half the ground floor area of the main building whichever is greater. The house footprint is 2145 square feet. As such, accessory buildings are limited to 1073 square feet on this site.