

BOARD OF ADJUSTMENT
MARCH 28, 2012

MEMBERS PRESENT:
DON MUELLER
CAMERON McCALL
BRIAN WING
ANASTASIA TUTSON
KATHLEEN GALARZA
BRIAN COBBEL, ALT.
SHANNON MOTT, ALT.

ABSENT:

STAFF PRESENT:
GARRY ADAMS,
ASST. BLDG. OFFICIAL
TERESA NOBLE,
ADMINISTRATIVE ASST.

Don Mueller called the meeting to order at 5:30 p.m., and introduced the Board members and explained the purpose and authority of the Board.

The next item was the approval of the minutes from the November 23, 2011 meeting. Kathleen Galarza moved to approve the minutes as read. Second was made by Cameron McCall, the minutes were approved unanimously.

Item #12-01 A request by Ron Lustig for a 1355 sq. ft. variance to the lot size, a 2.5' variance to the lot width, a 2.09' variance to the lot depth, a 1' variance to the side yard setbacks, and a 5' variance to the front yard setback for the property located at **803 Virginia Street**.

Cameron McCall moved to open the public hearing with second made by Anastasia Tutson. Ron Lustig addressed the Board. He stated that this was an undersized lot and needed variances to build a new residence. He stated that the house would be a regular size home with adequate parking.

Shannon Mott, 1005 Louisiana, stated that she lives across from the subject property. She inquired about the type of house that was to be built.

Barry Barnes, builder, advised Ms. Mott and the Board that they build early 1900 Victorian style homes that will fit nicely in that neighborhood. They have a modern floor plan.

Chairman, Don Mueller advised that the Board of Adjustment is only ruling on the hardship relating to the lot size, and what is going to be built there in the future is irrelevant as far as the variance is concerned.

Cameron McCall moved to close the public hearing and second was made by Kathleen Galarza. Brian Wing moved to grant the variances as requested. Second was made by Cameron McCall. The motion to grant the variances passed unanimously.

Item #12-02 A request by Patricia A. Rojas for a 945 sq. ft. variance to the lot size, 9' variance to the lot width, and a 2' variance to the side yard setbacks for the property located at **807 Fitzhugh Street**.

Kathleen Galarza moved to open the public hearing and second was made by Cameron McCall.

Charles Bradley, new owner of the property, addressed the Board. He stated that he had purchased the property from Ms. Rojas. This lot is slightly undersized as the width is only 41'. The plan is to build a new residence.

Anastasia Tutson moved to close the public hearing and the second was made by Brian Wing. Cameron McCall moved to grant the variances as requested. Second was made by Anastasia Tutson. The motion to grant the variances passed unanimously.

Item #12-03 a request by Habitat for Humanity for variances at the property located at **409 Carver Street** was removed from the Agenda by Assistant Building Official, Garry Adams, due to ownership issues which were brought to his attention before the meeting began.

Item #12-04 a request by Habitat for Humanity for a 500 sq. ft. variance to the lot size, and a 10' variance to the rear yard setback for the property located at **407 Wilson Street**.

Blane Pound, Habitat for Humanity, addressed the Board. He stated that Habitat for Humanity owns the lot but it is unbuildable without the requested variances. He stated there is an alley between 405 and 407 Wilson and a lot that abuts them which has no means of access and can't be built on.

Ms. Bonifacia Arellano addressed the Board. She stated she lives at 409 Wilson Street. She believes there is something being built on the small lot behind her house that has no means of access and she is concerned.

Garry Adams and Mr. Pounds assured Ms. Arellano that nothing was being built on that lot. They also reiterated that the lot is unbuildable.

Brain Wing moved to close the public hearing and second was made by Kathleen Galarza. Cameron McCall moved to grant the variances as requested. Second was made by Brian Wing. The motion to grant the variances passed unanimously.

Cameron McCall moved to adjourn the meeting and second was made by Brian Wing.. The meeting adjourned at 5:52 p.m.

Don Mueller, Chairman